

Prime Industrial Warehouse

100 Business Park Drive Armonk, NY 10504
OFFERING MEMORANDUM



FOR LEASE
Up To a 135,000 SF
Abundance of Parking
Rare Opportunity!

PROPERTY FEATURES

NUMBER OF BUILDINGS	2
TOTAL BUILDING SF +/-	135,000
100 BUSINESS PARK DRIVE SF +/-	60,000
PROPOSED BUILD TO SUIT SF +/-	75,000
ACRES +/-	11.3
ONSITE PARKING	Yes
ZONING TYPE	Industrial / Flex
SPINKLER SYSTEM	Yes
OFFICE SPACE	State of the Art / Prime condition
SITE PLANS AVAILABLE	Yes
TRANSPORTATION	Blocks to I684 / Minutes to Greenwich CT & White Plains
LOCATION	Walk to town (banks, restaurants, cafes, hair salons, gym, post office, supermarket, etc.)
NOTES	Ownership is flexible with the building design

100 Business Park Drive - Existing

SQUARE FOOTAGE +/-	60,000
CLEAR CEILING HEIGHT	24'
DOCKS / DRIVE IN	Yes
EXISTING 2ND FL. OFFICE SPACE	+/- 12,000 SF

"Build To Suit" - Proposed Warehouse

SQUARE FOOTAGE	+/- 75,000
CLEAR CEILING HEIGHT	+/- 24'
DOCKS / DRIVE IN	Yes
NEW CONSTRUCTION	Yes

FOR LEASE

ASKING LEASE PRICE **\$21 psf NNN**



AERIAL VIEW





Exclusively Marketed By New York Commercial Realty Group LLC:

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