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! A ste Armi

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 - Exist	ing

100 Business H	Park L	Drive - I	EXIS	ting
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60,000
24'
Yes
+/- 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

\$21 psf NNN ASKING LEASE PRICE

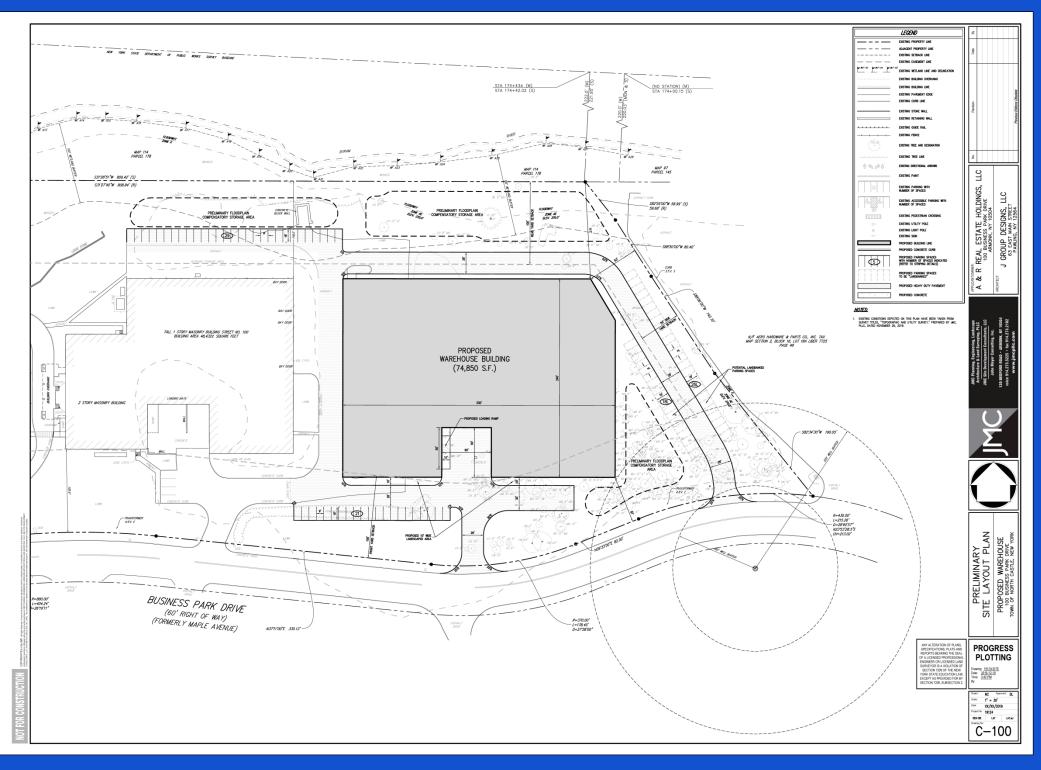




AERIAL VIEW



SITE PLAN







Exclusively Marketed By New York Commercial Realty Group LLC:

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