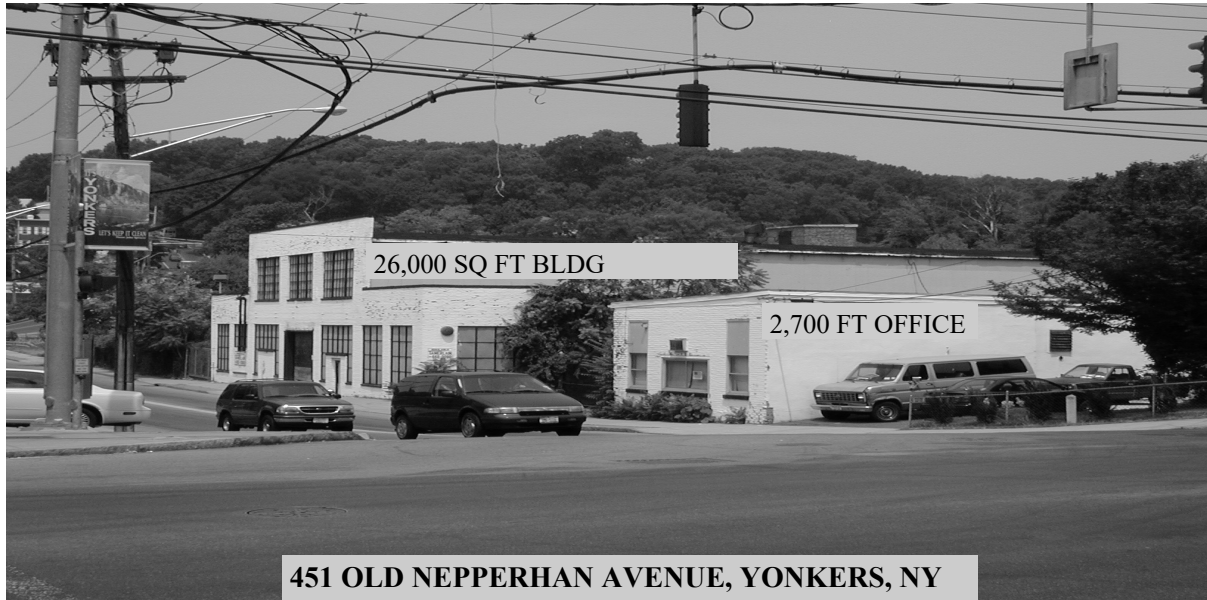


FOR SALE/LEASE: 26,000 SQUARE FEET

BEST INDUSTRIAL BLDG IN WESTCHESTER COUNTY



THIS SITE IS PERFECT:

FOR ANY TYPE OF WAREHOUSE,
BUS, TRANSPORTATION, TRUCKING,
AUTOMOTIVE, ANY TYPE OF MFG

- GOV'T BENEFITS AVAILABLE
- ONE OF A KIND SITE
- HEAVIEST ZONING IN LOWER WESTCHESTER
- IMMEDIATE ACCESS TO ALL NY METRO AREA
- EXPANSION AVAILABLE ON SITE

FOR INFORMATION & APPOINTMENT
PLEASE CONTACT:

WILLIAM A. CIANELLI
CORPORATE REALTY
914-347-2112
914-843-5354(cell)

LOCATION: LOWER WESTCHESTER COUNTY

EASY ACCESS TO I-87. SPRAIN BROOK & BRONX RIVER PARKWAYS,

SPECIAL FEATURES:

- 26,000 FT INDUSTRIAL FACILITY ON 2.5 ACRES OF LAND
- 17-28 FT CEILINGS, 2 LARGE LOADING DOORS, SPRINKLER, ALARMED/600 AMPS/ CLEAR SPAN/ CONCRETE FLOORS
- FENCED PARKING AREA ON SIDE & REAR FOR VEHICLE AND EQUIPMENT
- I ZONED SITE
- IMMEDIATELY AVAILABLE
- FREE STANDING OFFICE BUILDING
- WILL DIVIDE PROPERTY FOR TENANT

SALE/LEASE PRICE:

\$8.5 MILLION
\$15 PER FOOT—NET RENTAL