

Prime Industrial / Flex Building
One Zeiss Drive
Thornwood, NY 10594

SIMONE[®]
DEVELOPMENT COMPANIES



+/- 66,000 SF LEASED!

Only +/- 58,000 SF Remaining!

Direct Loading & Abundance of Parking

PROPERTY FEATURES

NUMBER OF EXISTING FLOORS	2
1ST FLOOR SF (FULLY LEASED)	+/- 62,000
2ND FLOOR SF (AVAILABLE)	+/- 58,000 (Direct Loading & Divisible)
ZONING	Industrial / Flex / Office
ACRES +/-	12.5
WAREHOUSE DIVISIBLE	14,000 SF and up
PARKING SPACES +/-	188
CEILING HEIGHTS +/-	11'6" slab to slab
COLUMN SPACING	25' x 30'
EXISTING OVER SIZED DRIVE IN'S	2
ZONING CODE	OB-5 / Press this link
LOADING DOCKS	2 existing drive-in doors / Possible to convert
RENDERING & PLANS AVAILABLE	Yes
OFFICE DIVISIBLE	Division considered 2,500sf to 15,000sf
UTILITIES	Warehouse Space: \$2.50 PSF Office Space: \$3 PSF

FOR LEASE

ASKING LEASE PRICE	Warehouse Space: \$18.50 psf Modified Gross + Utilities
	Office Space: \$22.50 psf Modified Gross + Utilities

SIMONE[®]
DEVELOPMENT COMPANIES



AERIAL VIEW





Exclusively Marketed By New York Commercial Realty Group LLC:

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