



100

GRASSLANDS ROAD
ELMSFORD, NY

Second Floor Warehouse at \$16.75 PSF w/Freight Elevator Access to Shared Loading

METICULOUSLY MAINTAINED UNIQUE FLEX BUILDING IN CORPORATE PARK SETTING

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

PROPERTY DETAILS



SOUTH SIDE DRIVE-IN

- 3,230 RSF & 2,548 RSF second-floor availability
- 3 Drive-In Doors (shared access)
- Center door has electric hydraulic dock lift platform w/5000lb capacity
- Modern, open entryway
- Second-floor freight elevator access
- Ceiling heights up to 20' in various areas
- 100% air conditioned
- Fully sprinklered throughout
- Ample parking
- Interior alterations available to suit tenant needs



INTERIOR WITH HIGH CEILINGS



LOBBY

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Jillian Reiner

914.968.8500 x 343

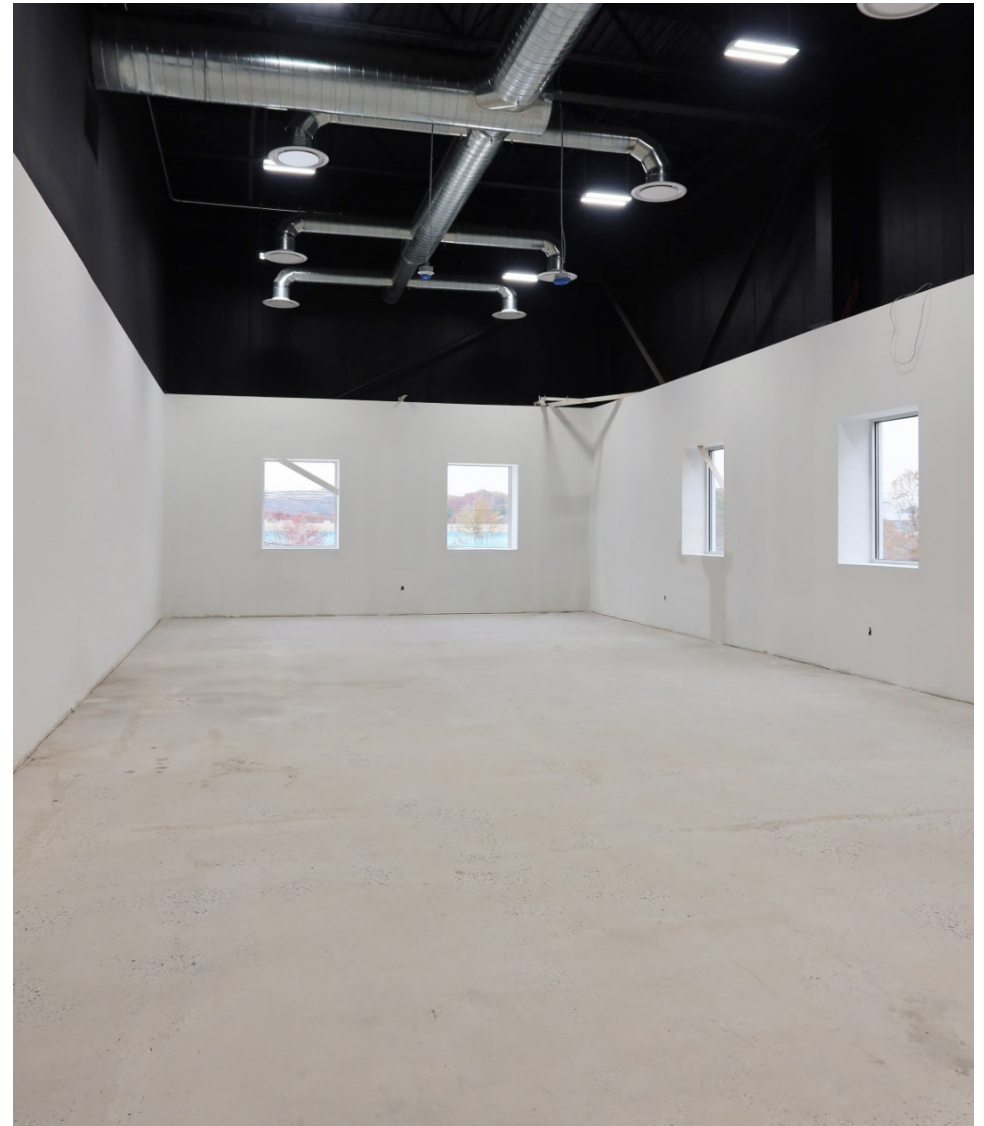
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SECOND FLOOR



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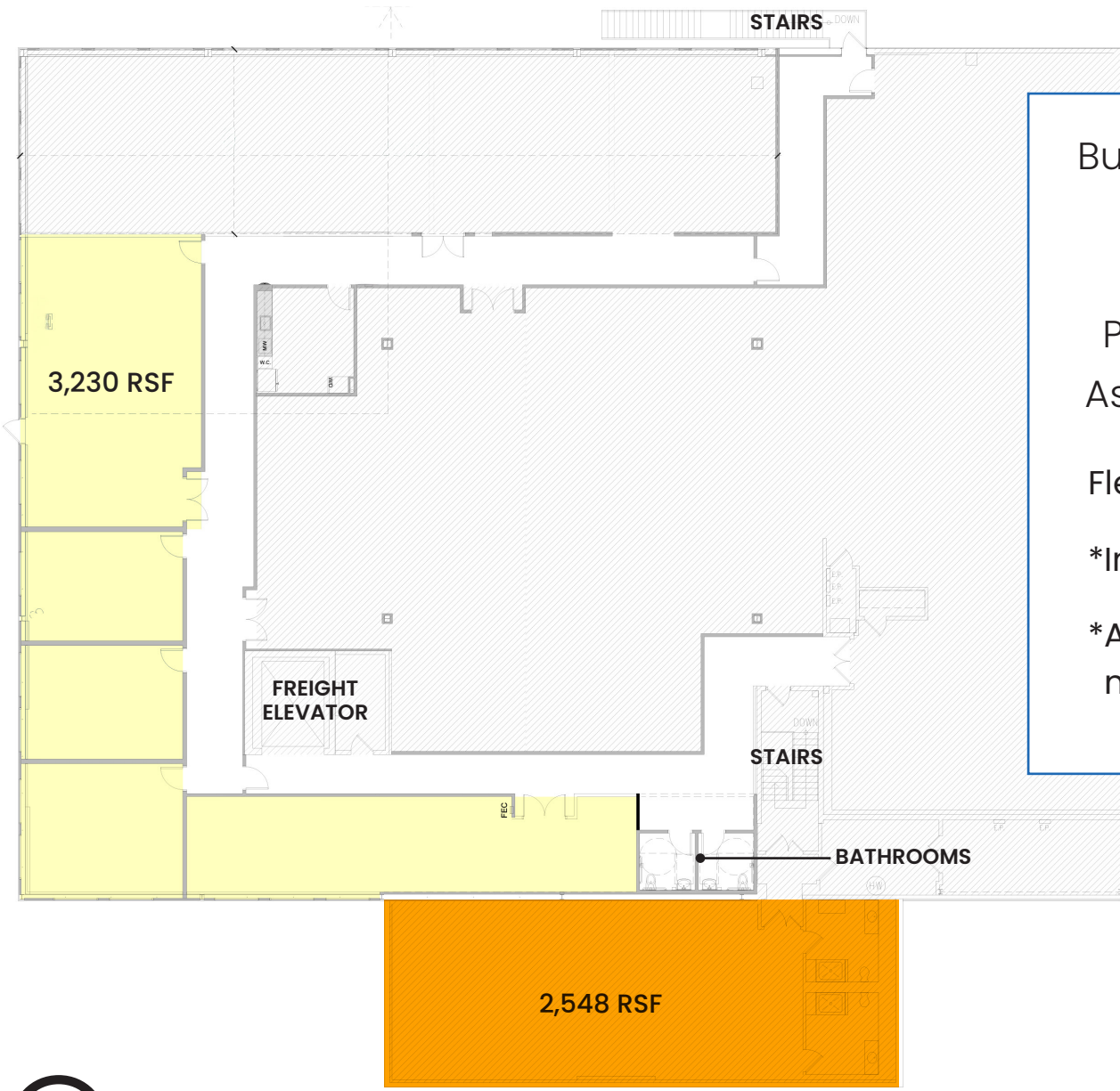
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SECOND FLOOR PLAN



Building Size: **48,682 RSF**
Available: **3,230 RSF**
2,548 RSF
Possession: **Immediate**
Asking Price: **\$16.75 +TE**

Flexible configurations available

*Interior alterations to suit

*Additional space can be made available

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AREA MAP



2.1 MI



1.9 MI



2.3 MI

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