

# 100 MIDLAND AVE. PORT CHESTER, NY

**For Sublease:**

**+/- 27,275 SF Industrial Warehouse  
with 22' Ceiling Heights!**

***3 Docks, 1 Oversized Drive-In Door  
& Only a 1/2 Mile to I-95 / I-287!***



**Exclusively  
Marketed By:**



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**New York Commercial  
Realty Group, LLC**  
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# Property Overview



Total Space Square Footage Available: **+/- 27,275 SF**



3 Docks, 1 Oversized Drive In-Door, Heavy Power & Sprinklered



Ceiling Heights +/- 22'



Excellent Truck and Commercial Vehicle Parking in the Rear of the Property, with Parking Available for Employees, Visitors and Passenger Vehicles in the Front



Strategic Location with Outstanding Regional Access to the Tri-State Area



+/- 2,500 SF of 2<sup>nd</sup> Floor Office Space.



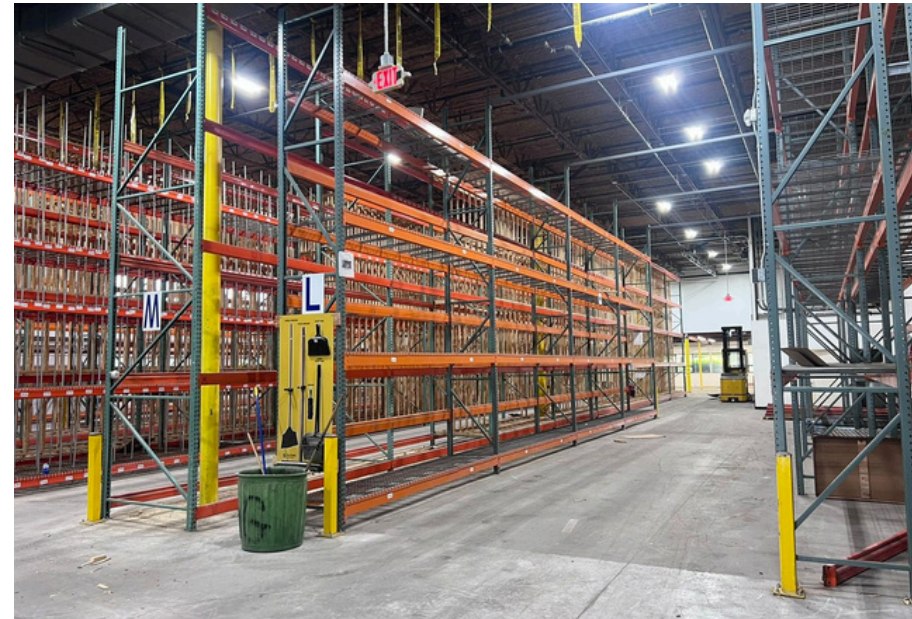
Direct Access from the Front Parking Lot with a Passenger Elevator or Walkup



+/- 1/2 Miles to the to I-95 and I-287



Sublease Expiration Date: 12/31/2032



## ASKING SUBLEASE PRICE: PLEASE CALL

*All information contained herein, including but not limited to zoning, building size, square footage, permitted uses, and development potential, is not guaranteed. Prospective tenants should conduct their own independent investigations and verify all information with appropriate governmental authorities and professionals.*



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Map





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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT NEW YORK COMMERCIAL REALTY GROUP, LLC FOR MORE DETAILS.

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