



# Available for Sublease

## Building specifications

Lease Expiration: 12/17/2027

Projected Availability Date: End of Q2 2020

Acres: 36.72 acres

Size: Office: +/- 10,391 SF  
Warehouse: +/- 102,400 SF  
Total: +/- 112,791 SF

\*Additional +/- 10,000 SF of office space available for lease outside of sublease offering

Date of Construction: 1997

Ceiling Height: Eaves: 24' clear  
Peak: 27' clear

Column Spacing: 40' x 40'

Parking: +/-90 striped and lined car parks with room for expansion

Power: Supplied by Con Edison, 480/277V, 2,000 amp, 3-phase, 4-wire

Sprinkler: ESFR, 100% wet system protected

## +/- 112,791 SF

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Armonk, New York

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**Office Facilities:** Two (2) story office space accessed via stairwell and elevator. Well-appointed industrial-style office space with a combination of open plan areas, break rooms, meeting rooms, lobby and private offices.

Finishes include carpet and tile over concrete slab floors, 8'8" drop ceiling, florescent lighting and sheetrock partitioning

**Truck Loading Facilities:** Nineteen (19) total doors, as follows:

- Fifteen (15) 8'x10' dock high loading doors with levelers and dock seals;
- Two (2) 8'x8' compactor-use doors
- One (1) 10'x12' manual grade level door
- One (1) 12'x14' manual grade level door

## Location:

The property is located in the Westchester Business Park at the end of Business Park Drive. The site is immediately adjacent to I-684 and less than 1.5 miles from its on-ramp.

