

FOR SALE

581 N State Road, Unit 6, Briarcliff Manor, NY

STANDALONE INDUSTRIAL FLEX CONDO



PRESENTED BY

RICHARD APONTE

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Commercial

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PROPERTY OVERVIEW



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ASKING

\$1,000,000

The property lends itself to an owner / user requiring open garage space with high ceiling.

Storage area for inventory and shop area for assembly of parts.

Open office space with conference room.

- Standalone Flex Condo unit
- Two level office w/ conference room
- Garage space with 18 FT ceiling
- 225 Amps 3-Phase power
- Ample onsite parking
- Two overhead doors

Offering Price: **\$1,000,000**

Property Type: Flex Condo

Square Feet: 4,560

Zoning: GB - Retail, Enclosed Storage, Warehouse, Etc.



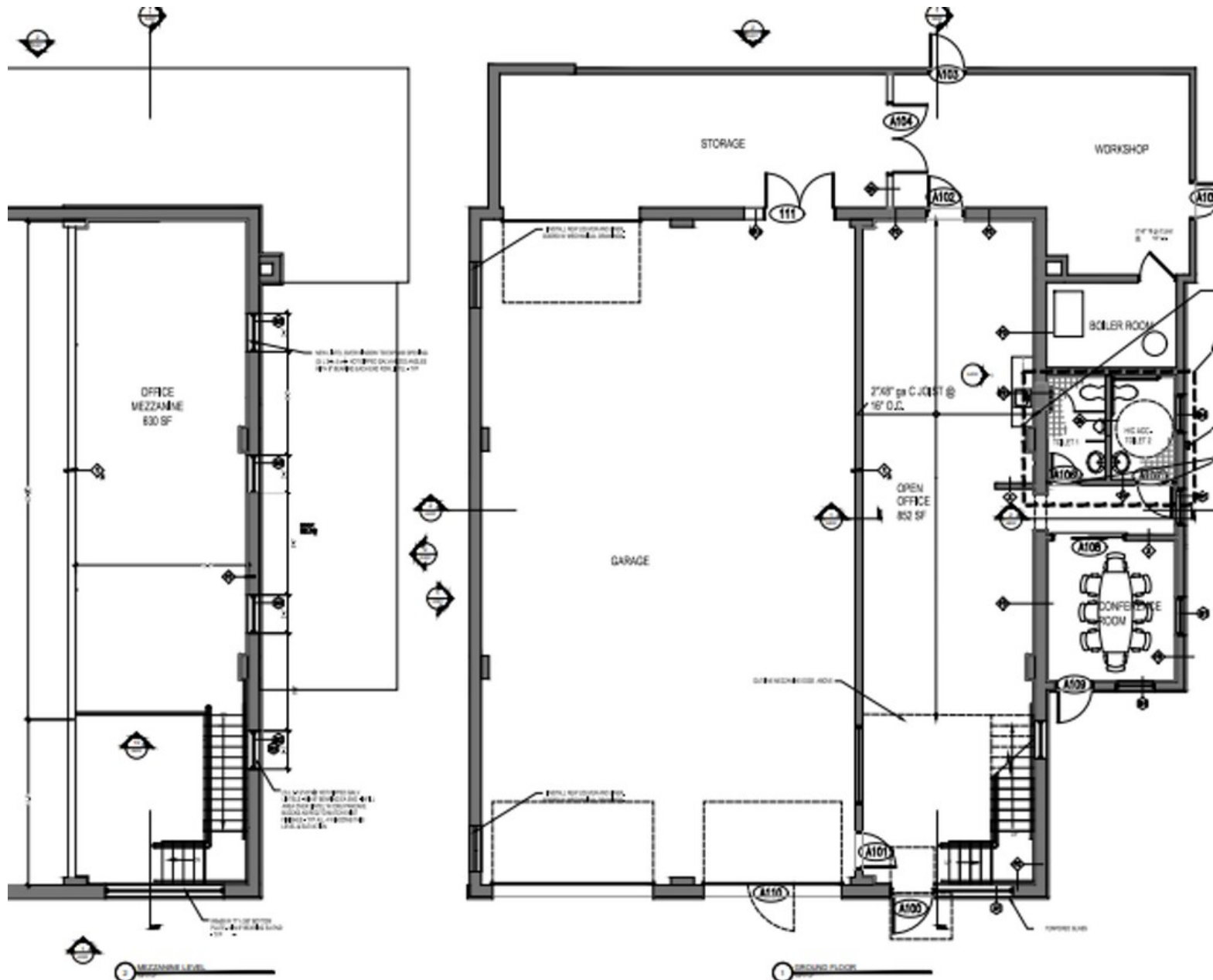




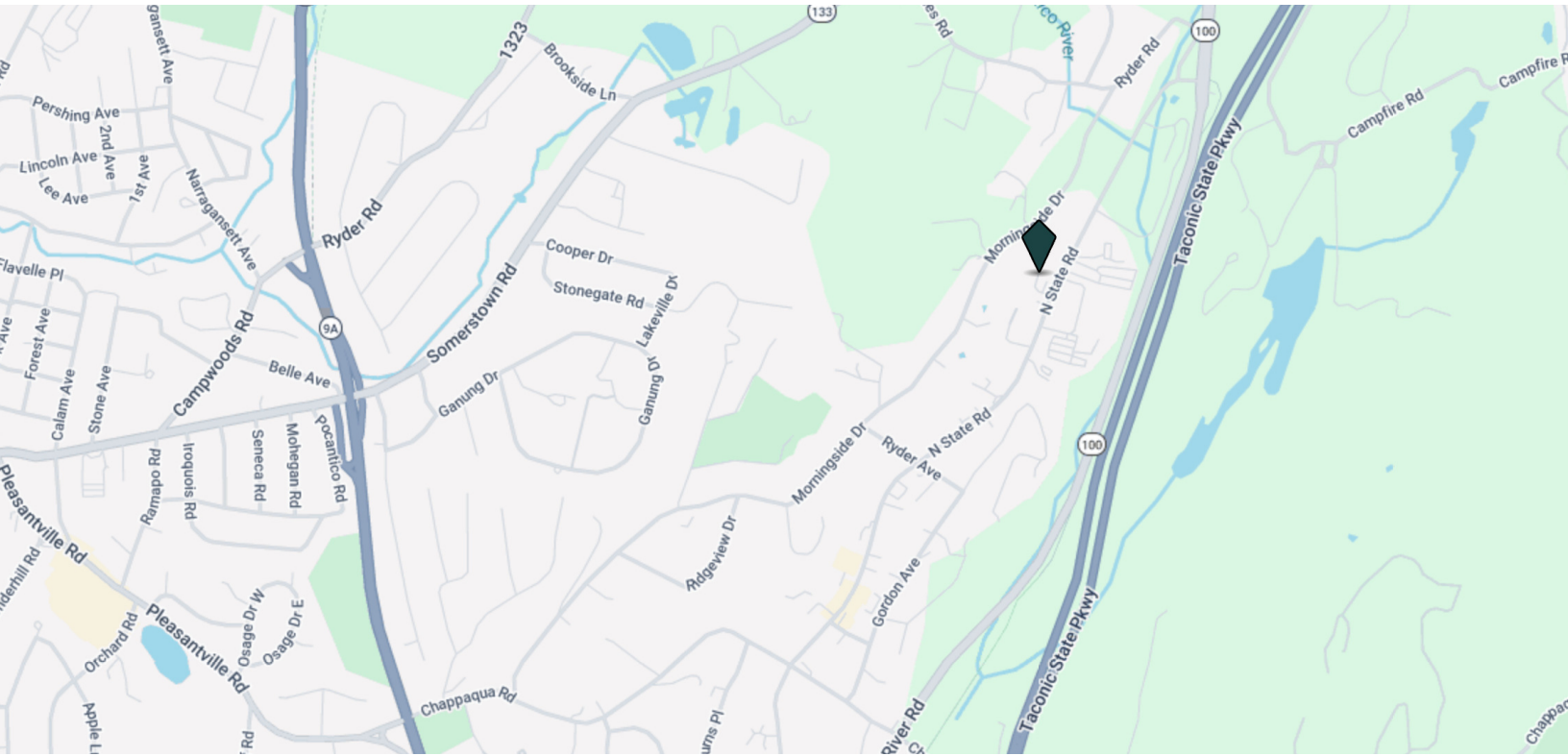
FLOOR PLAN



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LOCATION



Transportation

 Commuter Rail		
Ossining Station 	9 min drive	4.0 mi
Pleasantville Station 	10 min drive	5.0 mi
Chappaqua Station 	10 min drive	5.4 mi
Scarborough Station 	11 min drive	4.6 mi
Hawthorne Station 	10 min drive	6.0 mi
 Airport		
Westchester County	25 min drive	13.6 mi
LaGuardia 	51 min drive	34.3 mi