



# 102 FAIRVIEW PARK DRIVE ELMSFORD, NY

## For Lease:

20,130 SF Industrial Warehouse  
with 2 Docks & 1 Drive in!

*Ideal Opportunity for Showroom and Front  
Counter Space!*

*Heavy Power Available – Building Serviced  
by Approximately +/- 12,000 amps of Electric*



Exclusively  
Marketed By:



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New York Commercial  
Realty Group, LLC  
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# Property Overview



Total Space Square Footage: **+/- 20,130 SF**



2 Loading Docks



1 Drive-In Door



Ceiling Heights +/- 14'



Heavy Power Infrastructure – The Multi-Tenant Building is Serviced by Approximately +/- 12,000 amps of Electrical Capacity, Supporting a Wide Range of Industrial Uses



Excellent On-site Parking



Sprinklered & Gas Heat



Prime Corner Unit with Frontage & Visibility



Ideal Opportunity for Showroom and Front Counter Space



Existing "Turn Key" Office Space with direct access from the parking lot



Central Station Alarm, Excellent Lighting & Brand New Roof with 15 years of warranty left



Strategic Location – Easy access to major highways/parkways and the Tri-State market



**ASKING LEASE PRICE: \$18.95 PSF NNN**  
(NNN's +/- \$6 psf: Property Taxes, Insurance & CAM)



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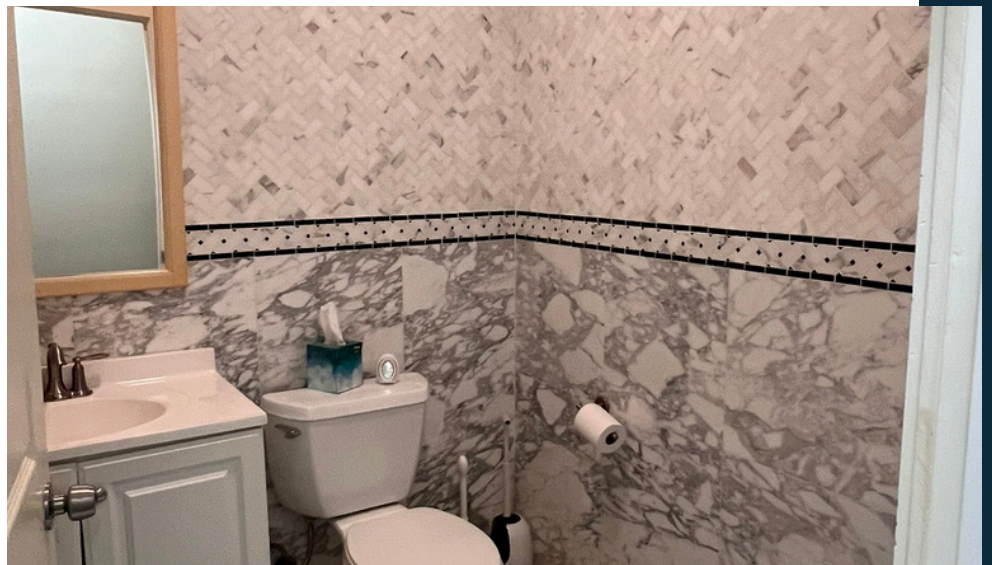
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Map

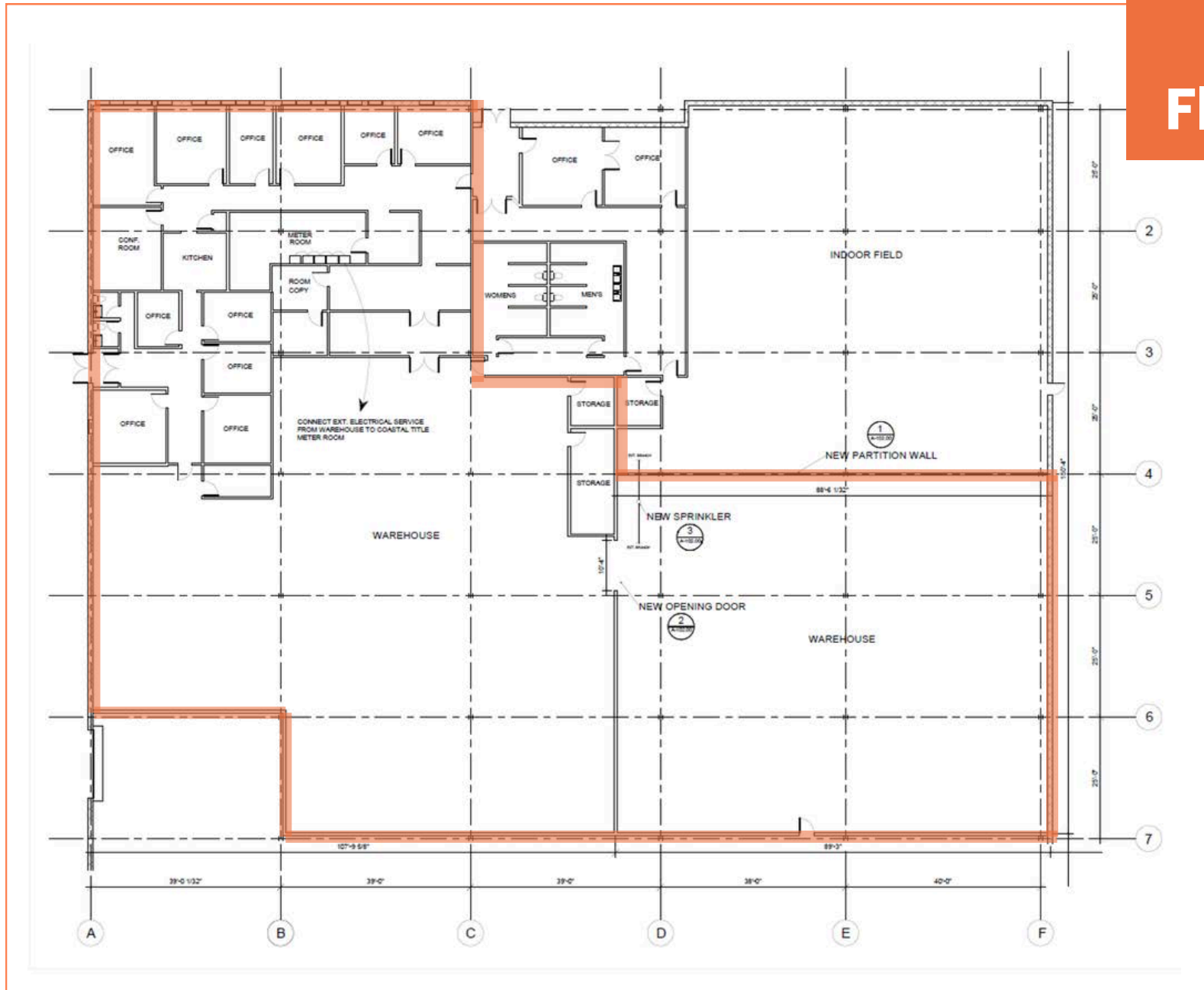




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## Floor Plan



Floor plan is conceptual and provided for reference only. All dimensions, layouts and features are approximate and subject to change without notice. Prospective parties should verify all information independently

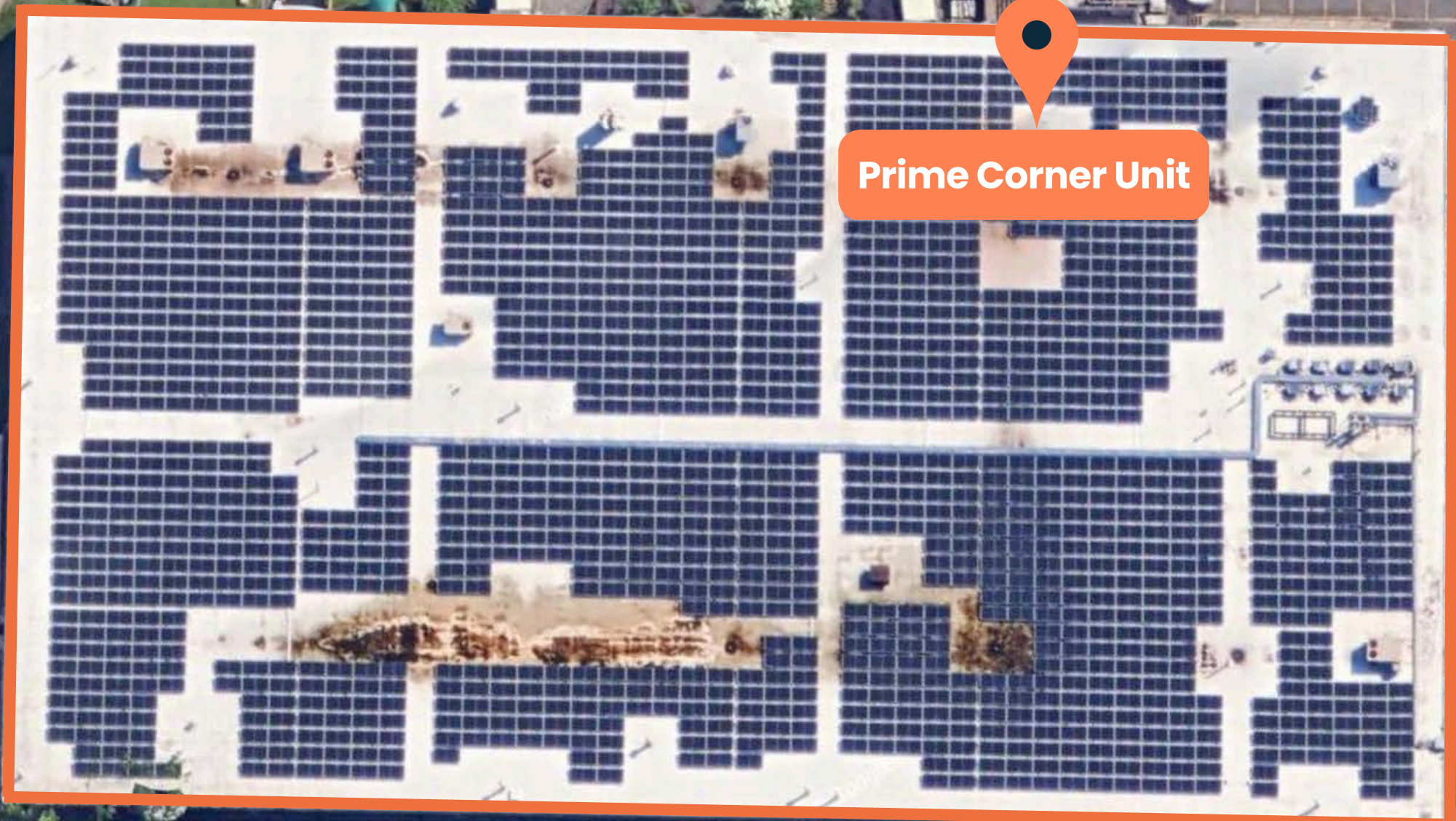


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**Aerial**





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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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