

SPACE AVAILABLE

NEW
OWNER

WILL
DIVIDE



375

Executive Boulevard
Elmsford, New York

81,500 Square Foot
Warehouse
Flex / Office
Tech / Medical



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PROPERTY OVERVIEW

375 Executive Boulevard is located in the Cross Westchester Executive Park which includes the U.S. Post Office, a hotel and restaurant, a child care center, a health club, and banking services.

Property Overview	
Property Type	Warehouse - Manufacturing
Building Size	81,500 square feet
Warehouse Space	75,000 square feet
Office Space	2,500 - 6,500 square feet
Occupancy	Immediate
Parking	Newly paved asphalt parking lot
Loading	4 Loading docks and 3 drive-in doors
Ceiling Height	14'6" Clear
Column Spacing	40'x40'
Fire Protection	Fully Spinklered
Heat	Gas heat with capacity for manufacturing
Water	Municipal water and sewer
Roof	New single-ply membrane roof
Electric	208V - 3 Phase Service 1,200 - 2,000 amp
Zoning	Town of Greenburgh District PD - intended to permit flexibility in the design and development of office, warehouse and industrial park developments, and to promote economic and efficient use of land by permitting commercial uses within an industrial park development.



PROPERTY DETAILS

Sought after Westchester County location. The combination of numerous highways, proximity to NYC and the County's large population, serves to make Westchester the center of technology, education, and economic development.

Elmsford Location

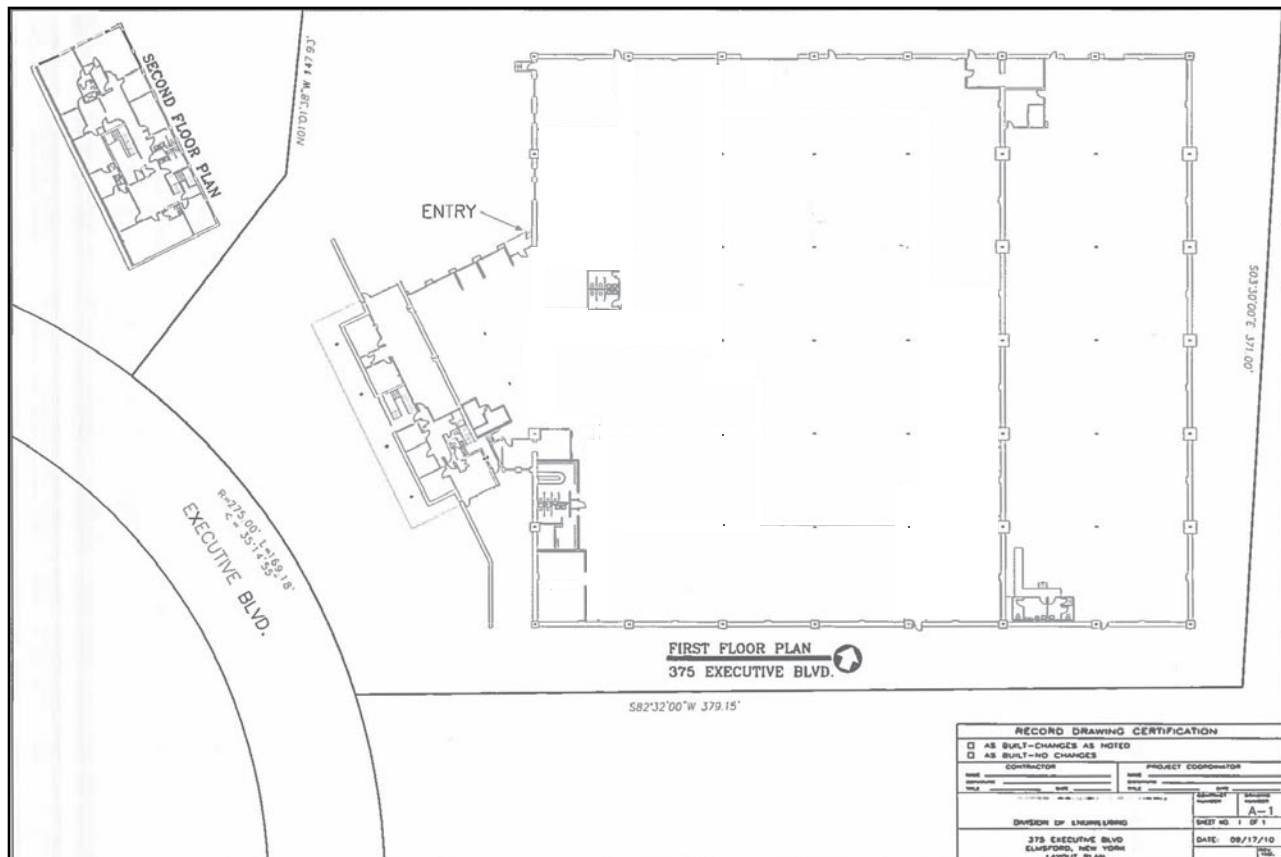
Access to major highways

Intersection of I-287 (Cross Westchester Expressway) and I-87 (New York State Thruway), Saw Mill River, Sprainbrook, and Taconic State Parkways

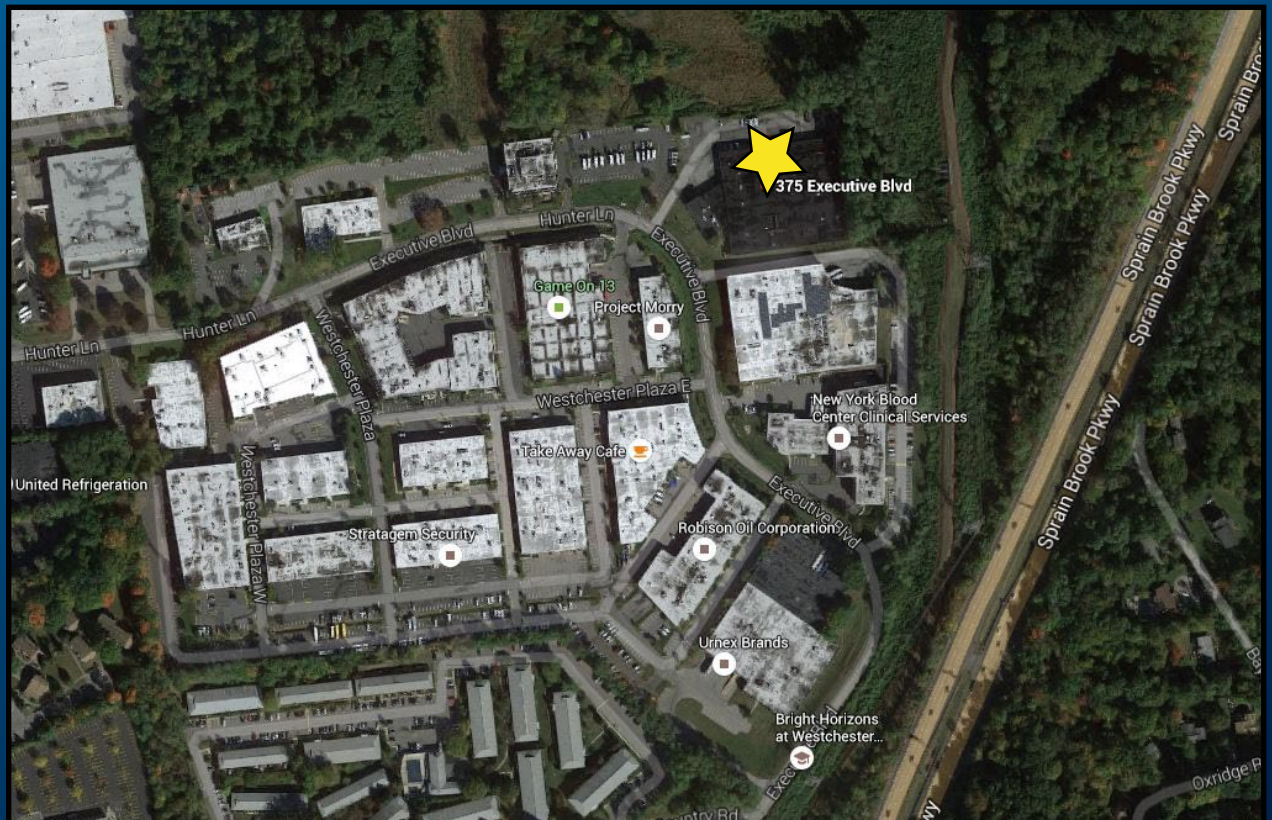
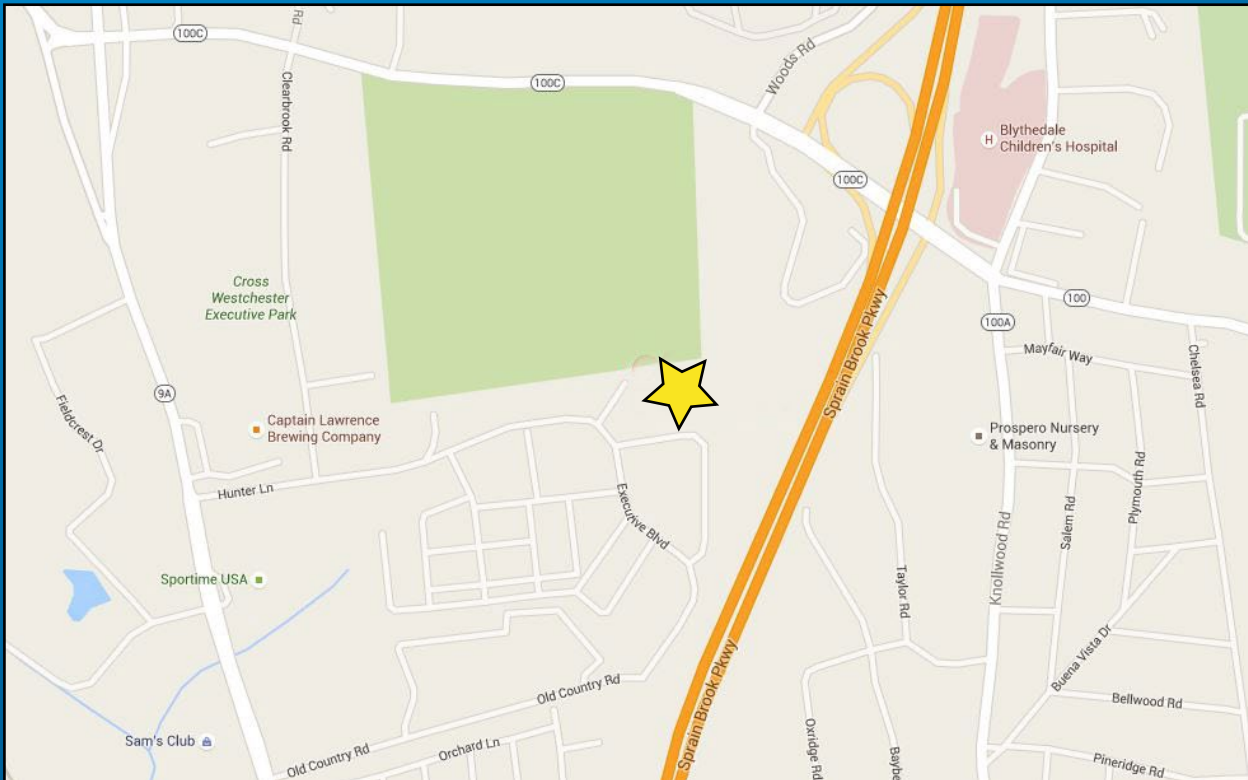
20 miles to Midtown Manhattan

15 minutes to Westchester County Airport

Bus service to Metro-North Railroad White Plains and Tarrytown Stations



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