



For Lease

Property Highlights

- Available SF: Warehouse High-Bay: 31,500 SF
Warehouse/Light Assembly/Low-Bay: 6,600 SF
Office 2nd Floor: 6,600 SF
- Ground: 5.324 acres
- Construction: Floor: 6" concrete
Walls: Insulated metal panel
Columns: Circular Steel
- Date of Construction: 1989
- Ceiling Heights: Warehouse High-Bay: 26'9" at the eave, 28'2" at the peak
Warehouse Low-Bay: 9' clear
Office: 7'11" drop ceiling
- Column Spacing: 25' x 50' (on center)
- Power: Supplied by ConEdison; 480/208V, 1200 amp service
- Sprinkler: 100% wet system protected
- Truck Loading Facilities: Four (4) 8' x 8' dock high loading doors with weather seals and manual levelers
- Parking: 34 car parks; additional street parking available
- Zoning: RELIP (Research, Electronic & Light Industrial Park District)

44,700 SF Available

**12 Labriola Court,
Armonk, NY**

James Panczykowski

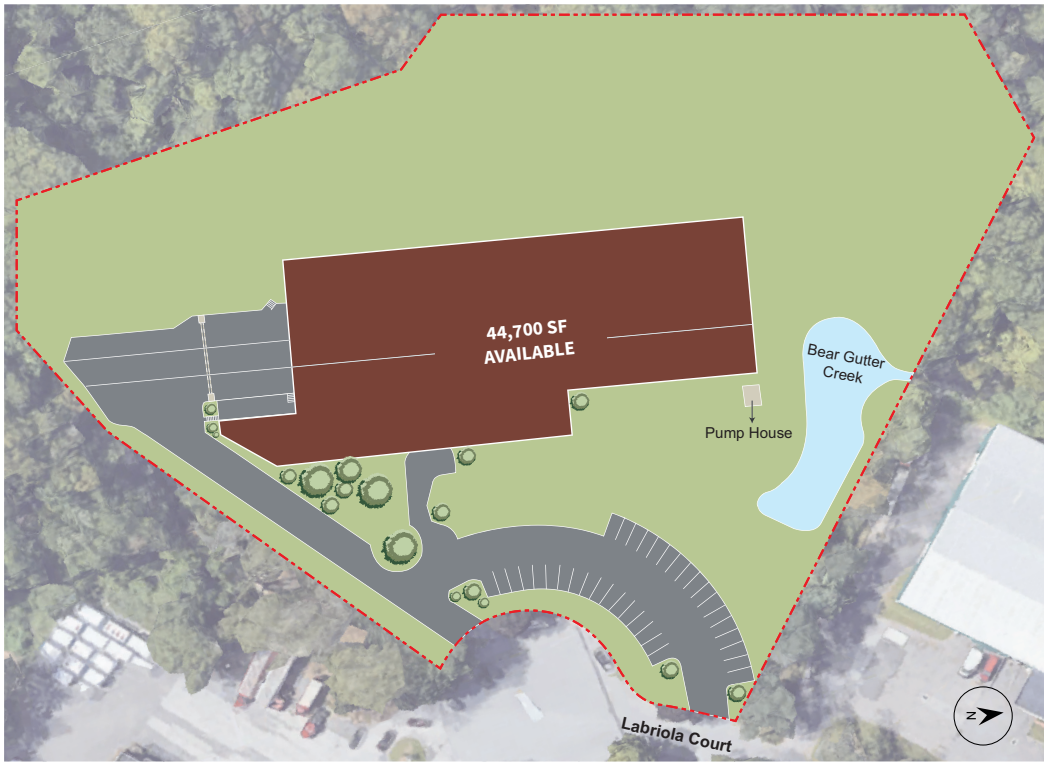
Managing Director

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Site Plan



Location Highlights

The property is ideally located in Westchester County, New York and less than 1.5 miles from I-684 and immediately off Route 22.

0.2 Miles
from Route 22

1.5 Miles
from I-684

4.1 Miles
from Westchester
County Airport

7.6 Miles
from I-287

12.2 Miles
from I-95



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