

15,000sf Flex Property – FOR SALE / LEASE

Can be delivered 100% vacant or partially occupied

State of the Art Flex Property in Central Westchester
155 Lafayette Ave. White Plains, NY 10603



Features

- ◆ 3 story Flex property consisting of +/- 15,000sf (+/- 8,000sf warehouse / +/- 7,000sf office)
- ◆ 16' ceiling heights in warehouse / 1 loading dock
- ◆ Walk to the Metro North Train Station
- ◆ +/-60 Total parking space - 1/3rd covered (possible additional secured storage space), 2/3rd parking lot across the street
- ◆ "Turn key" office space, pantry, conf. room, etc.
- ◆ One of a kind Security System
- ◆ Can be delivered 100% vacant or partially occupied
- ◆ Property Taxes +/- \$51,500
- ◆ Conveniently located near I287, Bronx River Pkwy, Sprain Pkwy, Rt. 22 & I684
- ◆ Floor Plans available

ASKING SALE PRICE
\$2,295,000

REDUCED SALE PRICE
\$1,975,000

ASKING LEASE PRICE
\$14 psf gross - Warehouse
\$19 psf gross - Office

For further information, please contact Exclusive Broker:

Frank M. Rao

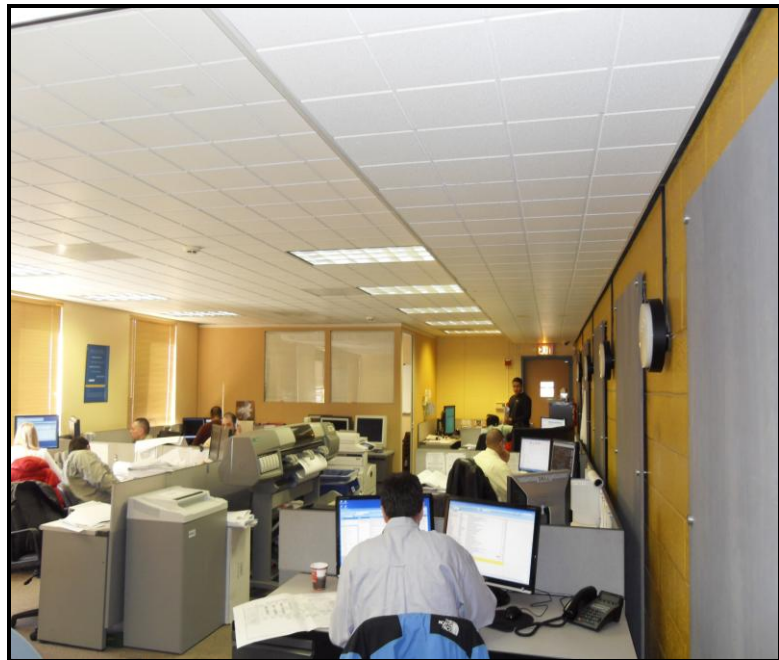
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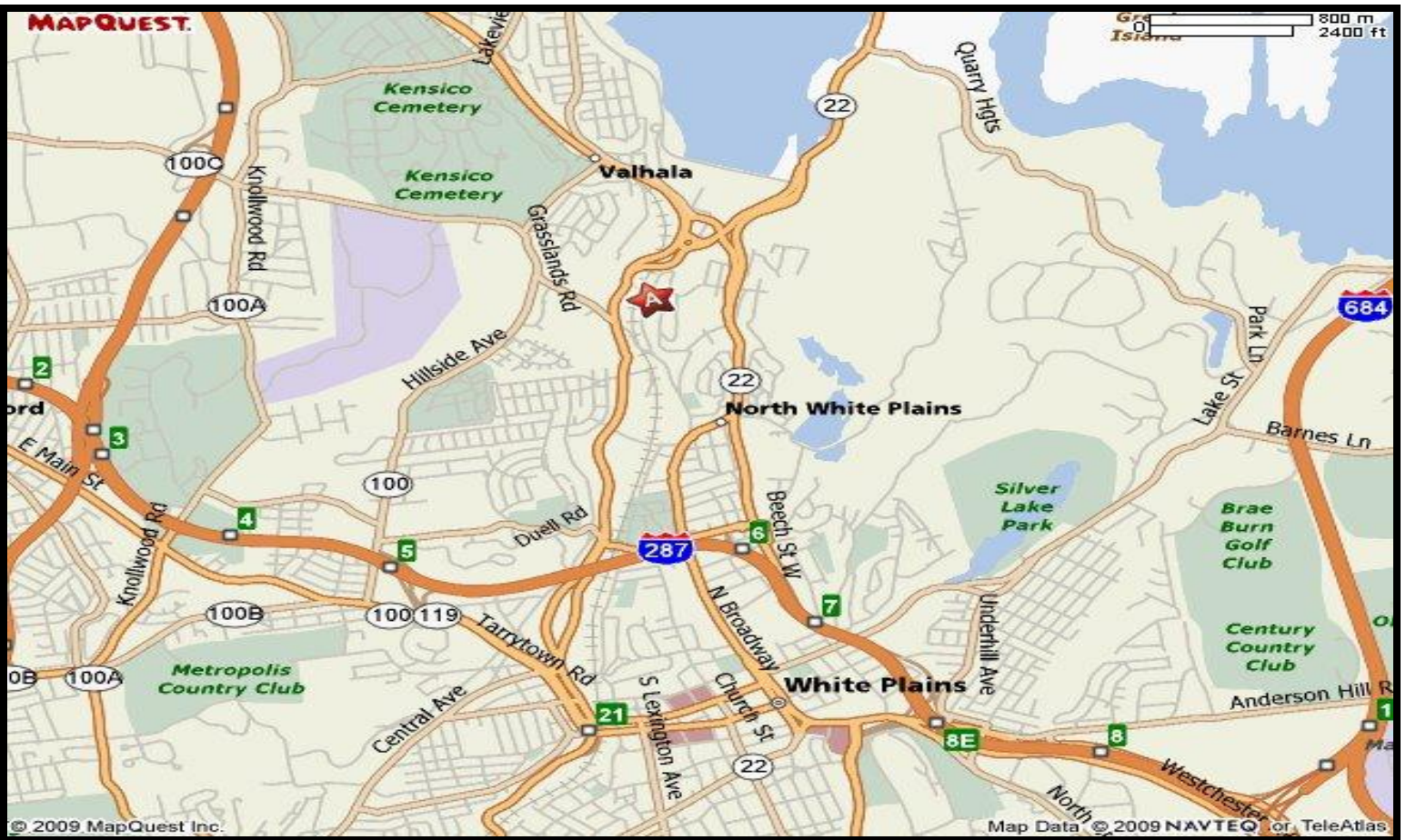
Michael P. Rao

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