

CROSS WESTCHESTER EXECUTIVE PARK

150 CLEARBROOK RD, ELMSFORD, NY



17,863 RSF FOR LEASE | Q3 AVAILABILITY

CONTACT EXCLUSIVE LISTING AGENTS:

WILLIAM ANSON

914.968.8500 X 329

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RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave | Harrison, NY 10528 | rmfriedland.com | 914.968.8500

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150 CLEARBROOK RD, ELMSFORD, NY

CURRENT USE = GYM
**OWNERSHIP WILL DEMO AND
CONVERT BACK TO
WAREHOUSE USE**

LOADING
2-3 Docks

CEILING HEIGHT
23' Clear

MISC
Sprinklers, gas,
and separate meters

TRANSPORTATION
Easy access to NYST—
I-87, Cross Westchester
Expressway, I-287, Saw Mill
River Pkwy and Sprain Pkwy,
Rte 9A, and Bus

NEIGHBORHOOD
Convenient to hotels,
restaurants, local shopping
and services



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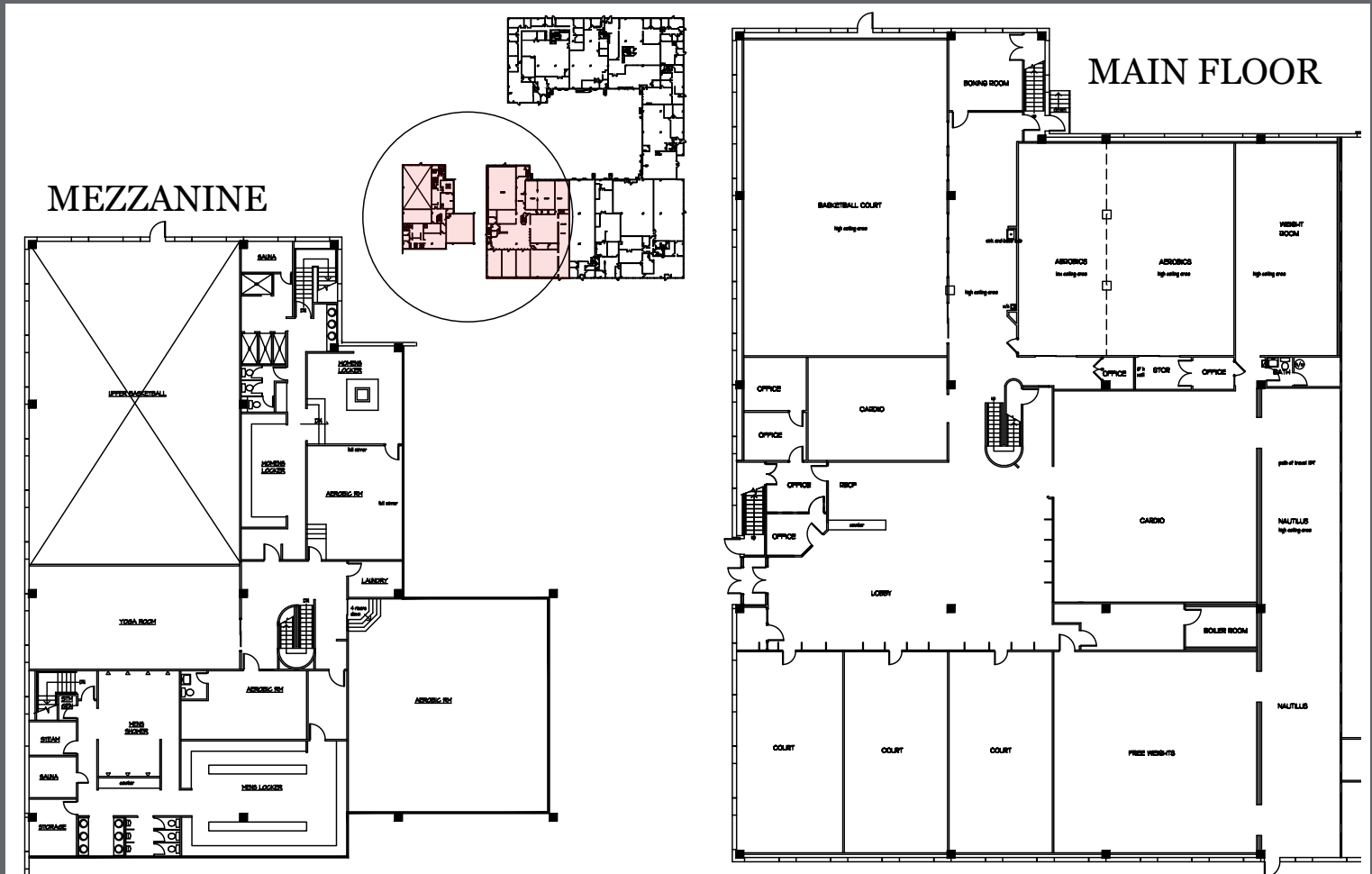
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FLOOR PLAN



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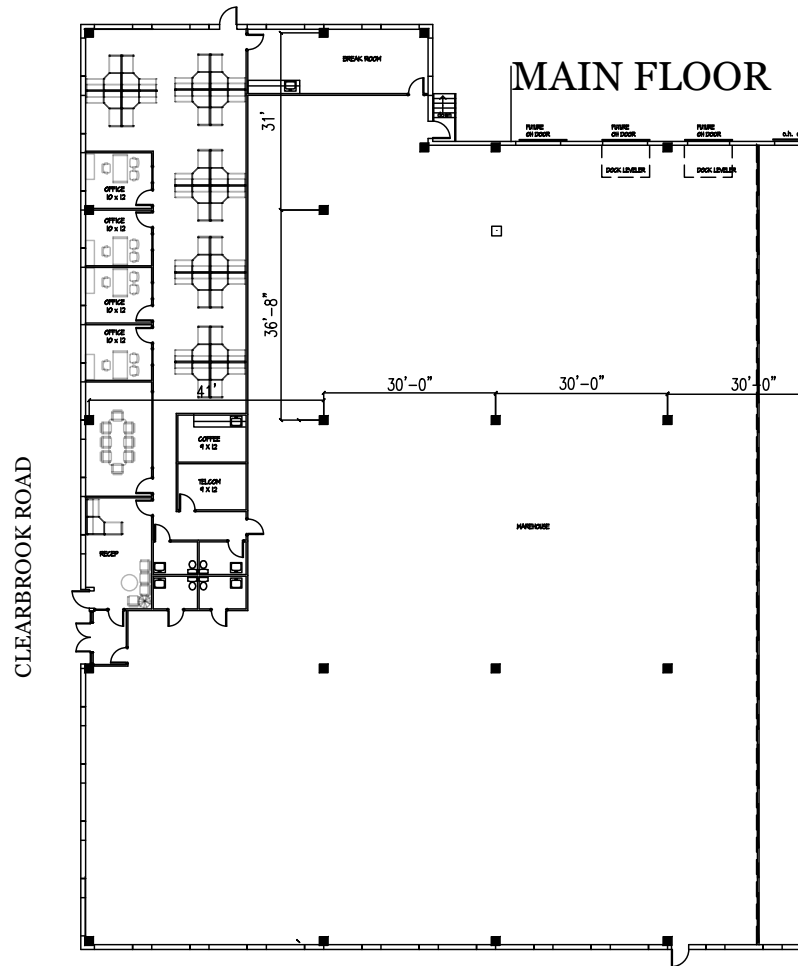
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**CONCEPT PLAN | 17,863 SF
WAREHOUSE PLAN W/2,500 SF OFF**



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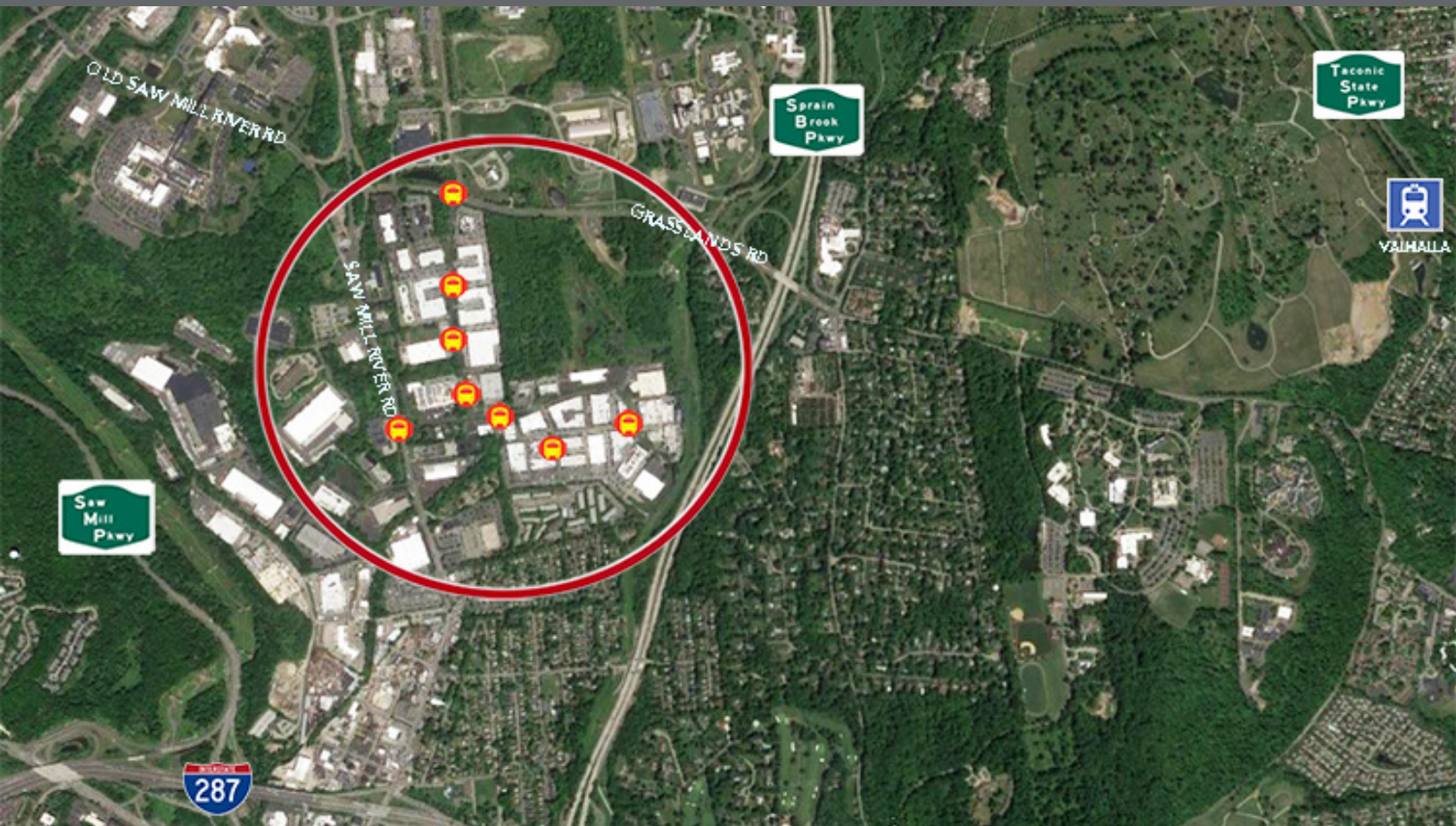
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