

# **FOR LEASE OR SALE**

**765 - 771 Nepperhan Ave. Yonkers, NY**  
**+/- 11,348 SF Industrial Warehouse**



**Excellent Access to I-87 / 3 Drive In Doors**



## PROPERTY FEATURES

WAREHOUSE SF + /-	11,348
DRIVE IN DOORS	3
CEILING HEIGHTS +/-	15'
YEARLY PROPERTY TAXES +/-	\$56,000
NOTES	Excellent access to I-87 Municipal parking lot across the street

## FOR LEASE OR SALE

**ASKING LEASE PRICE:**  
**\$21 psf Modified Gross**

**ASKING SALE PRICE:**  
**\$2,475,000**



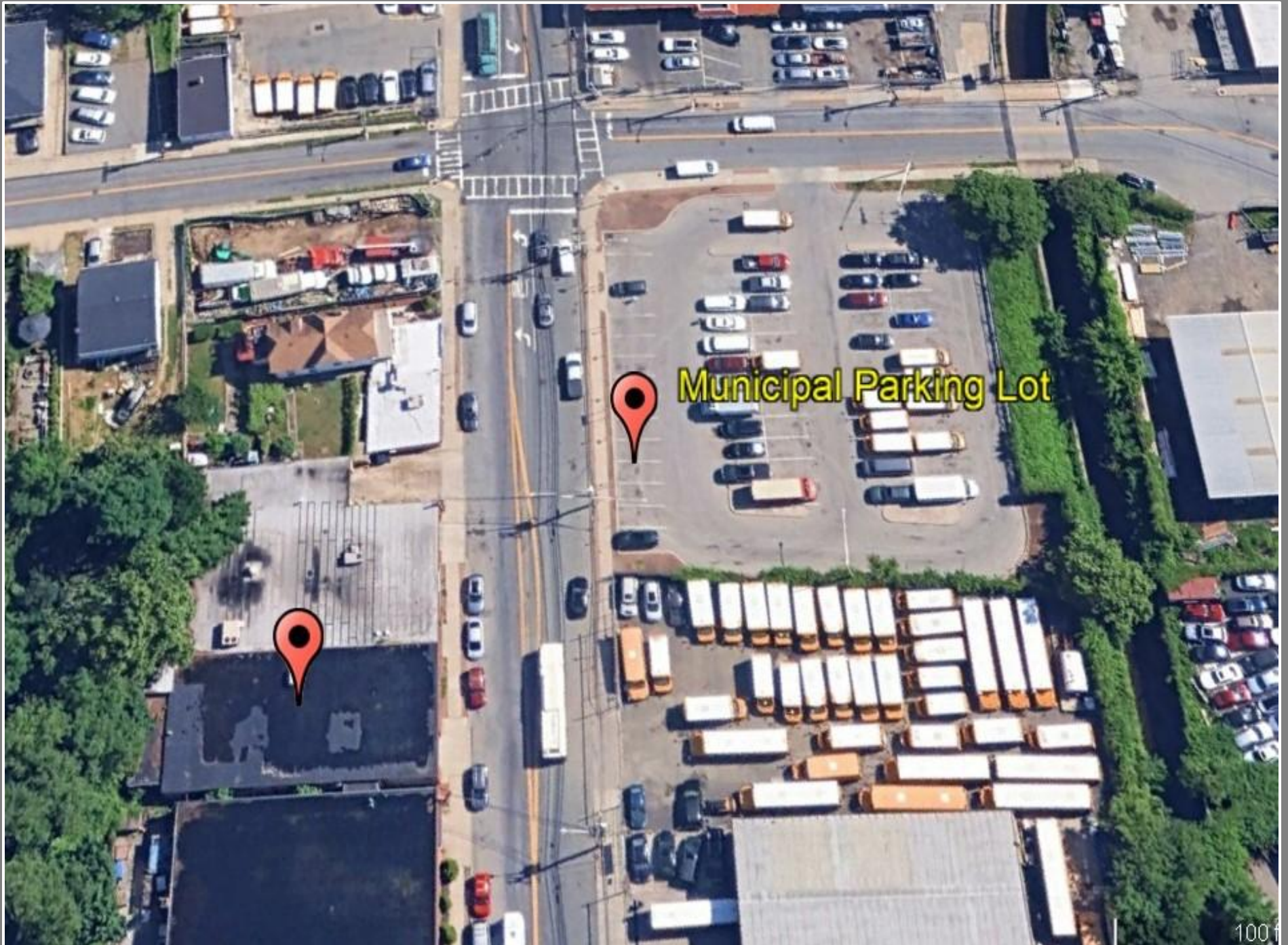
**Exclusively Marketed By:**

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# Aerial View



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