

# 518 FRANKLIN AVE. MOUNT VERNON, NY (AKA 545 UNION AVE.)

**For Lease:**

22,500 SF Industrial Warehouse with an  
additional 12,520 SF Lot!

**Outdoor Storage!**

**1 Mile to I-95 and the Dyre Ave. Subway!**



*Exclusively  
Marketed By:*



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**New York Commercial  
Realty Group, LLC**  
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# Property Overview



Total Building Square Footage: **+/- 22,520 SF**



Total Usable Land Square Footage: **+/- 12,520 SF**  
(Parking or Outdoor Storage - Accessible from Union Ave.)



2 Loading Docks



3 Drive-In Doors



Ceiling Heights +/- 14'



Ample Onsite Parking



Sprinklered, Gas Heat, Floor Drains &  
Heavy Electric: +/- 2,800 AMP's



Street to Street access into the Building  
(Franklin Ave. to Union Ave. or vice versa)



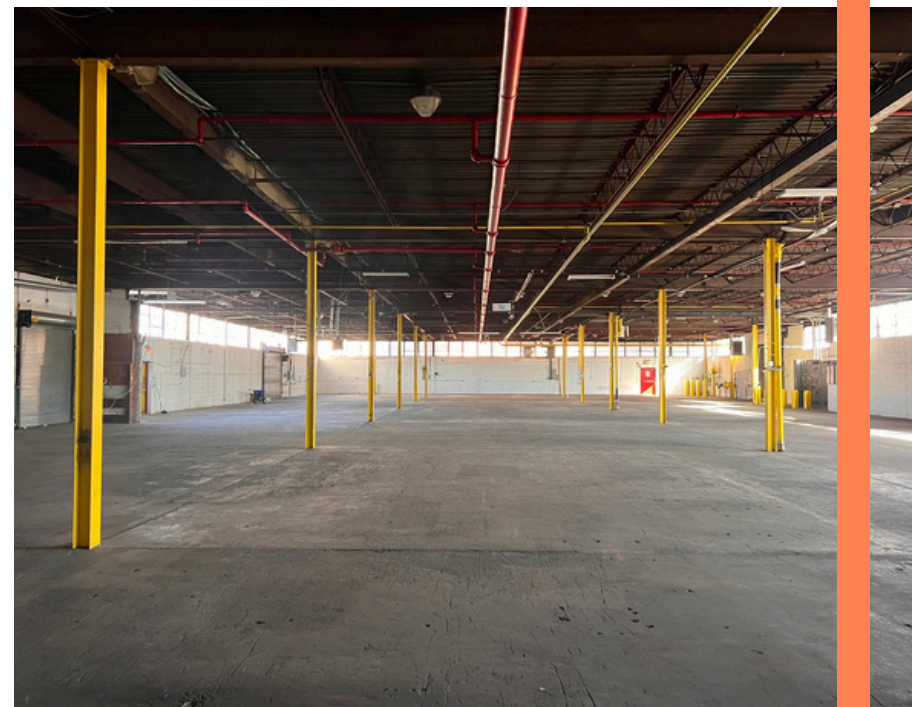
Office Space and Locker Room /  
Break Room within



Westchester / Bronx Border



1 Mile to I-95 and the Dyre Ave. Subway



**Asking Lease Price: \$24 psf Modified Gross**

Asking price is based on the building SF. The lot is included





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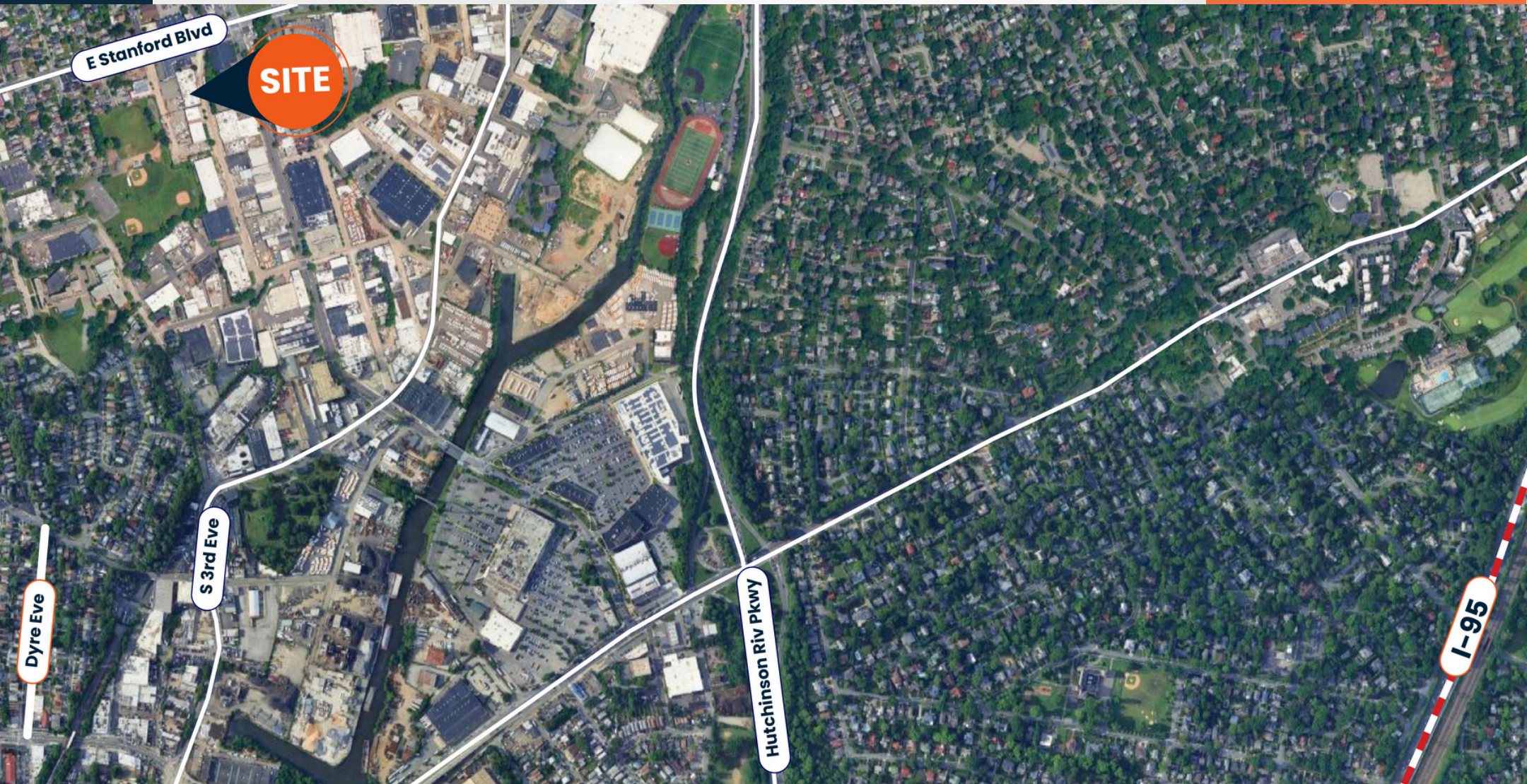


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Map





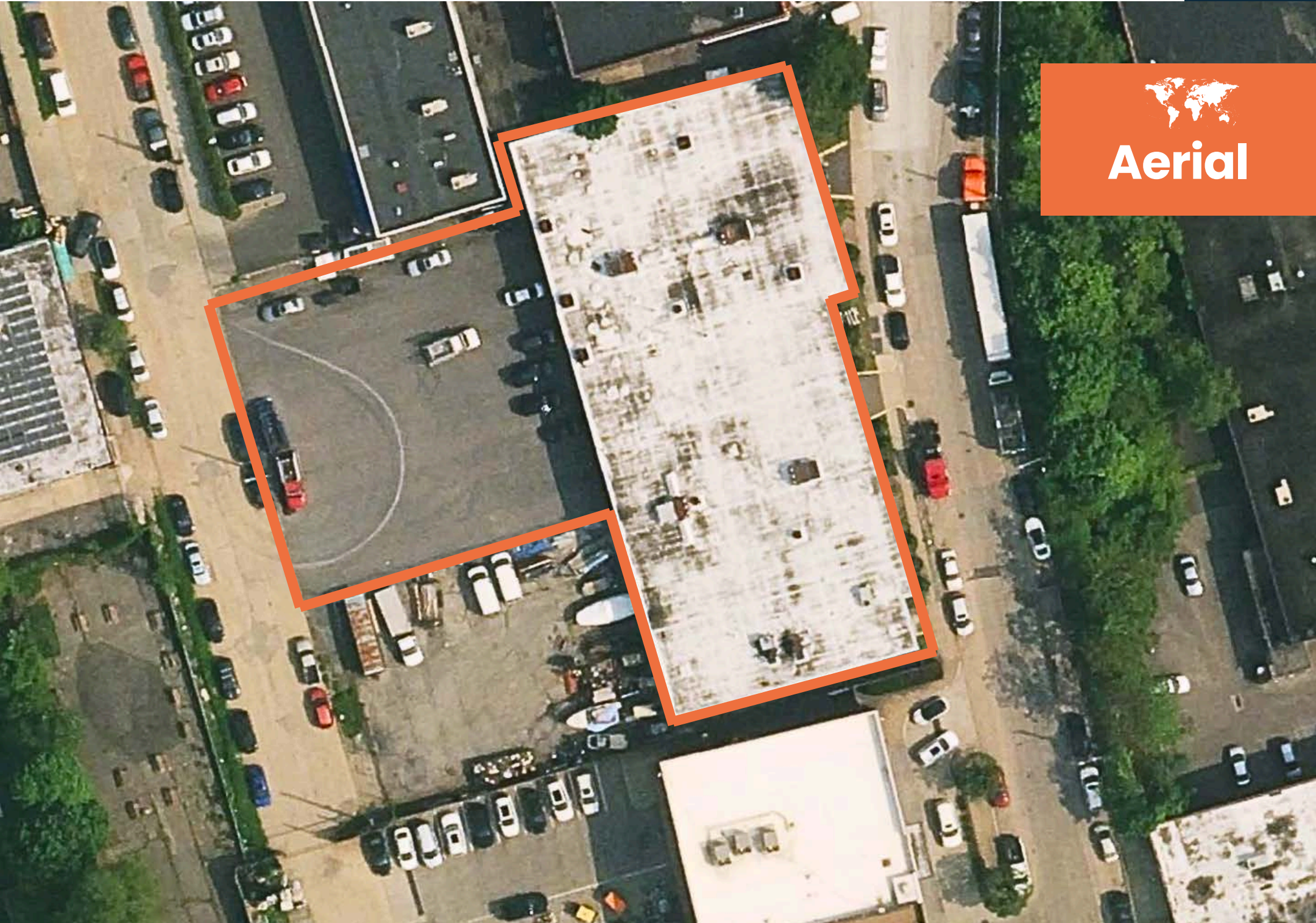


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**Aerial**







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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT NEW YORK COMMERCIAL REALTY GROUP, LLC FOR MORE DETAILS.

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