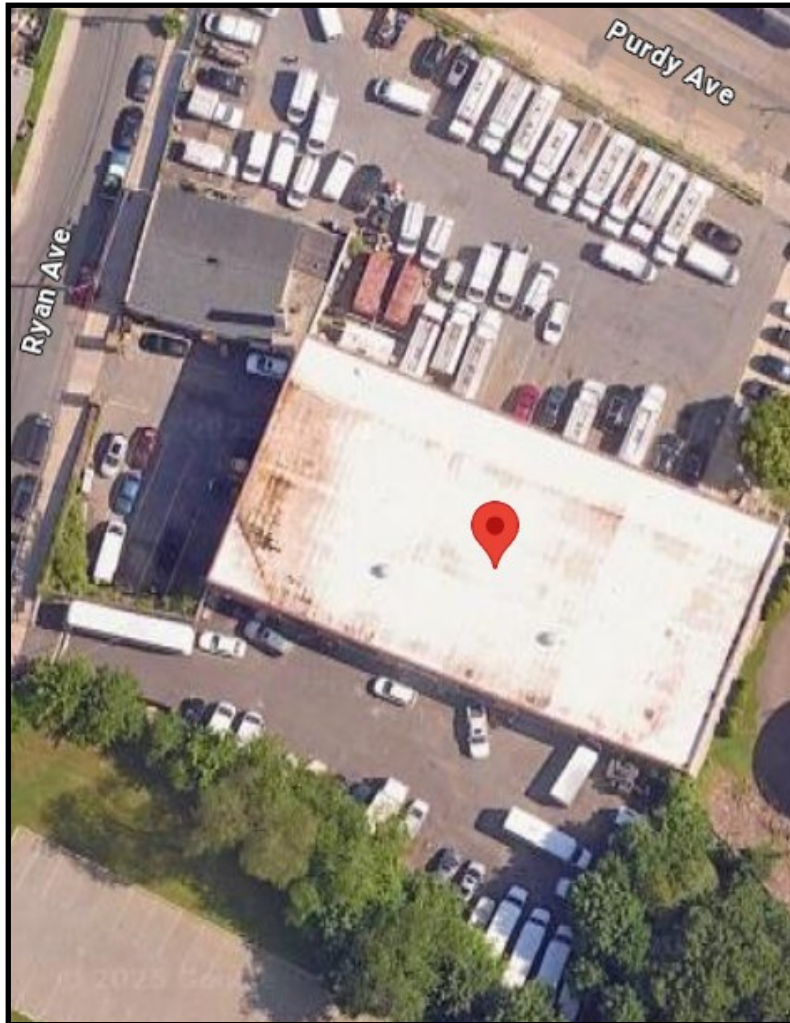


# WAREHOUSE SPACE AVAILABLE

## 45 Ryan Avenue, Port Chester, NY 10573



## 8,200 SQUARE FEET AVAILABLE

### PROPERTY FEATURES

- Asking \$25 psf Modified Gross.
- 3 large drive in doors. 14 ft high overhead doors.
- Fully sprinklered, floor drains, 400 amps of electric. Brand new roof.
- Wide column spacing. 15ft 4 inches floor to bottom of beam. Floor to ceiling height is 18ft.
- Outdoor parking on paved land. 12-15 parking spaces allocated.

Contact Owner's Exclusive  
Agent:

David Lulgjuraj

914-641-4339

DavidL@HPrealestate.com

**HP** HOULIHAN-PARNES  
PROPERTIES

