

# **530 Homestead Ave. Mount Vernon, NY**

**Prime Location near the Westchester / Bronx Border**



**FOR LEASE: +/- 17,000 SF Industrial Warehouse**  
**+/- 16' Ceiling Heights + 1 Dock + 2 Drive In Doors**

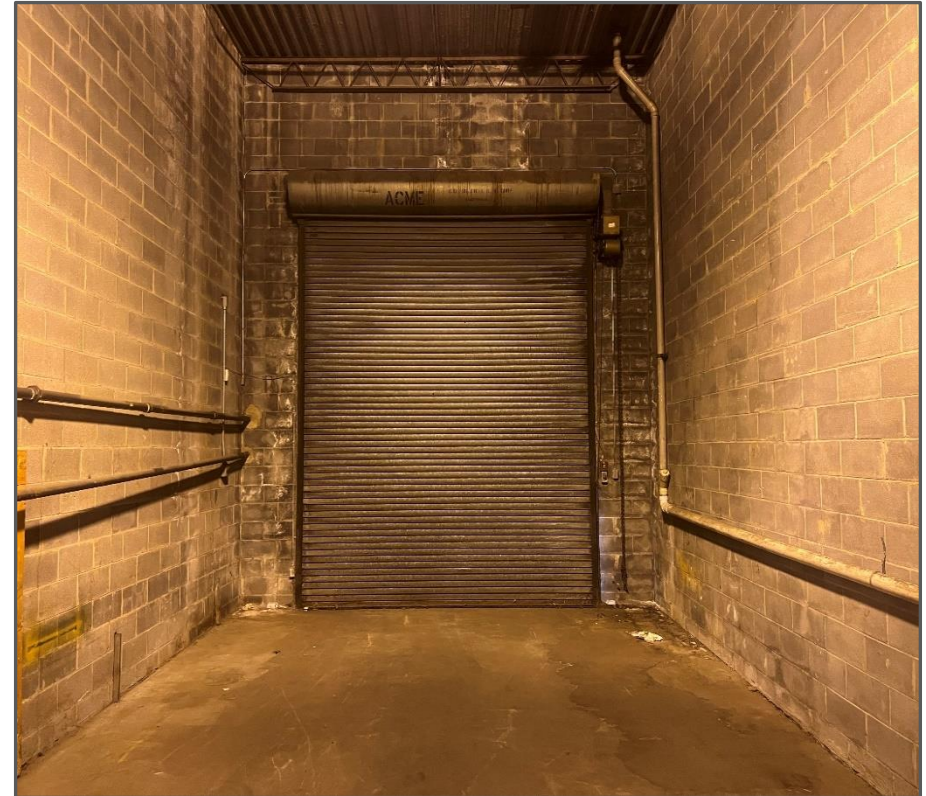
## PROPERTY FEATURES

BUILDING SF +/-	17,000 SF (14,000 SF Ground FL & 3,000 SF 2 <sup>nd</sup> FL)
CEILING HEIGHTS +/-	16' in the Warehouse Section
DOCKS	1
DRIVE IN DOORS	2 Oversized Doors
LOCATION	1 Mile to I-95 & near the Dyre Ave. Subway Station
LAND SF +/-	3,000 SF (In front of the Building)
OFFICE SPACE SF +/-	3,000 SF on the 2 <sup>nd</sup> FL (Walkup)



## FOR LEASE

**ASKING LEASE PRICE:  
\$22 psf Modified Gross**



**Exclusively Marketed By:**

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**New York Commercial Realty Group LLC**

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