

FOR LEASE: 200,959 SF ON 3.5+ ACRES

**PRIME
WESTCHESTER
COUNTY
LOCATION**

630

CENTRAL PARK AVENUE

YONKERS, NEW YORK



INDUSTRIAL LEASING OPPORTUNITY

OUTSTANDING LOCATION, VISIBILITY & ACCESS

LOCATED JUST 10 MILES FROM MIDTOWN MANHATTAN

CBRE

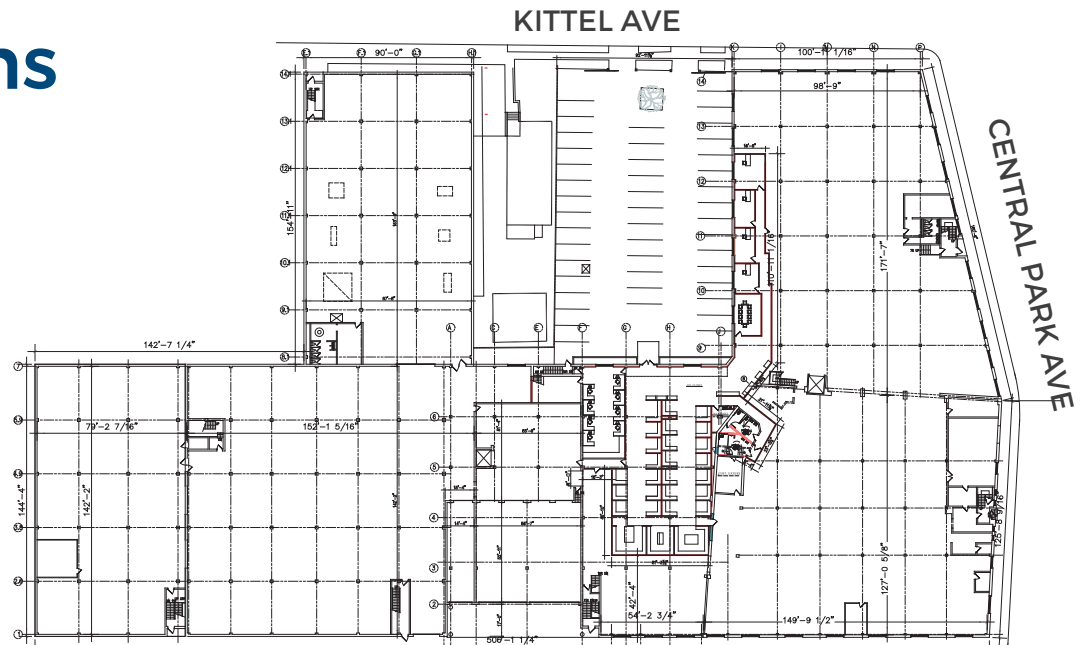


Building Highlights

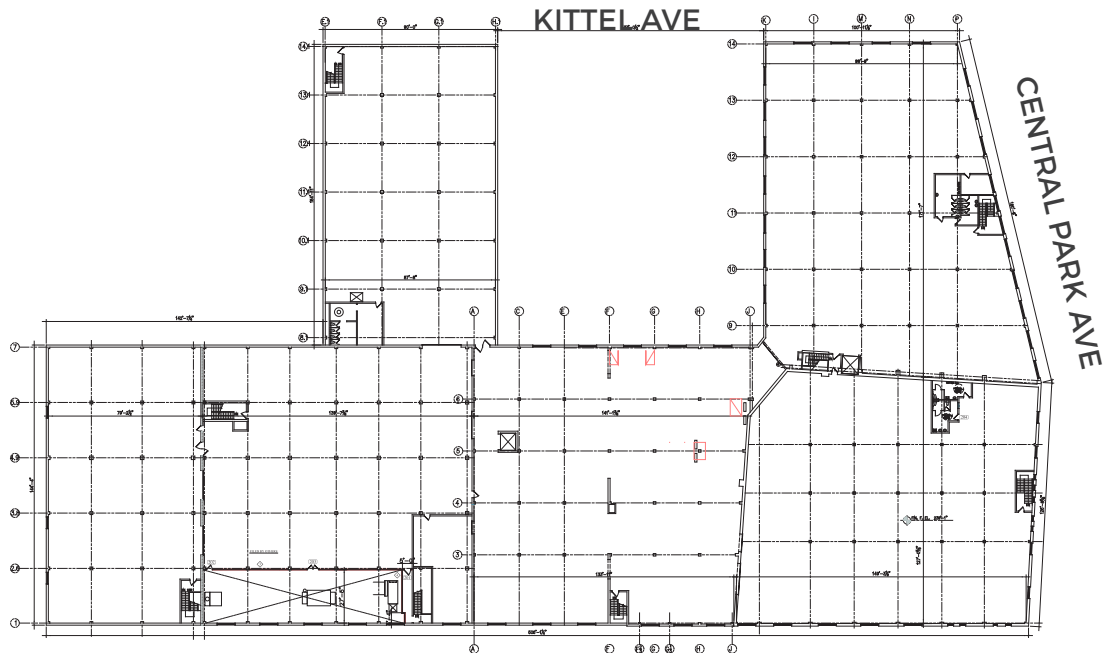
- **Building Lot:** 3± acres with 2 non-contiguous but adjacent parking lots
- **Stories:** 2
- **Ceiling Heights:** Approximately 16'± (14'7"± to beam)
- **Power:** Two (2)-12,000 amp services with two (2) upgraded transformers
- **Air conditioned:** 100%
- **Sprinkler System:** 100% sprinkler system coverage
- **Loading Docks:** Two (2) grade level truck doors that access four (4) enclosed loading docks
- **Parking:** Ample parking in three separate lots; 133± spaces

Floor Plans

1ST FLOOR
101,211 SF



2ND FLOOR
99,748 SF



Zoning Districts

THE PROPERTY IS LOCATED WITHIN SEVERAL ZONING DISTRICTS AS PER THE CITY OF YONKERS.

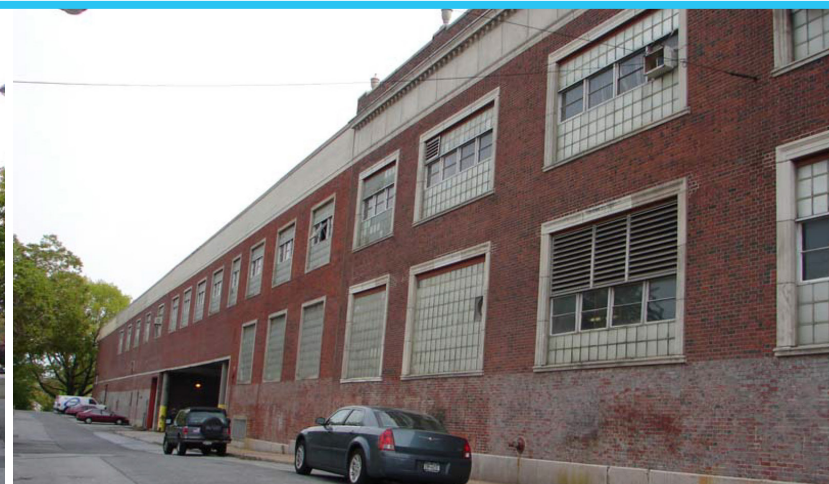
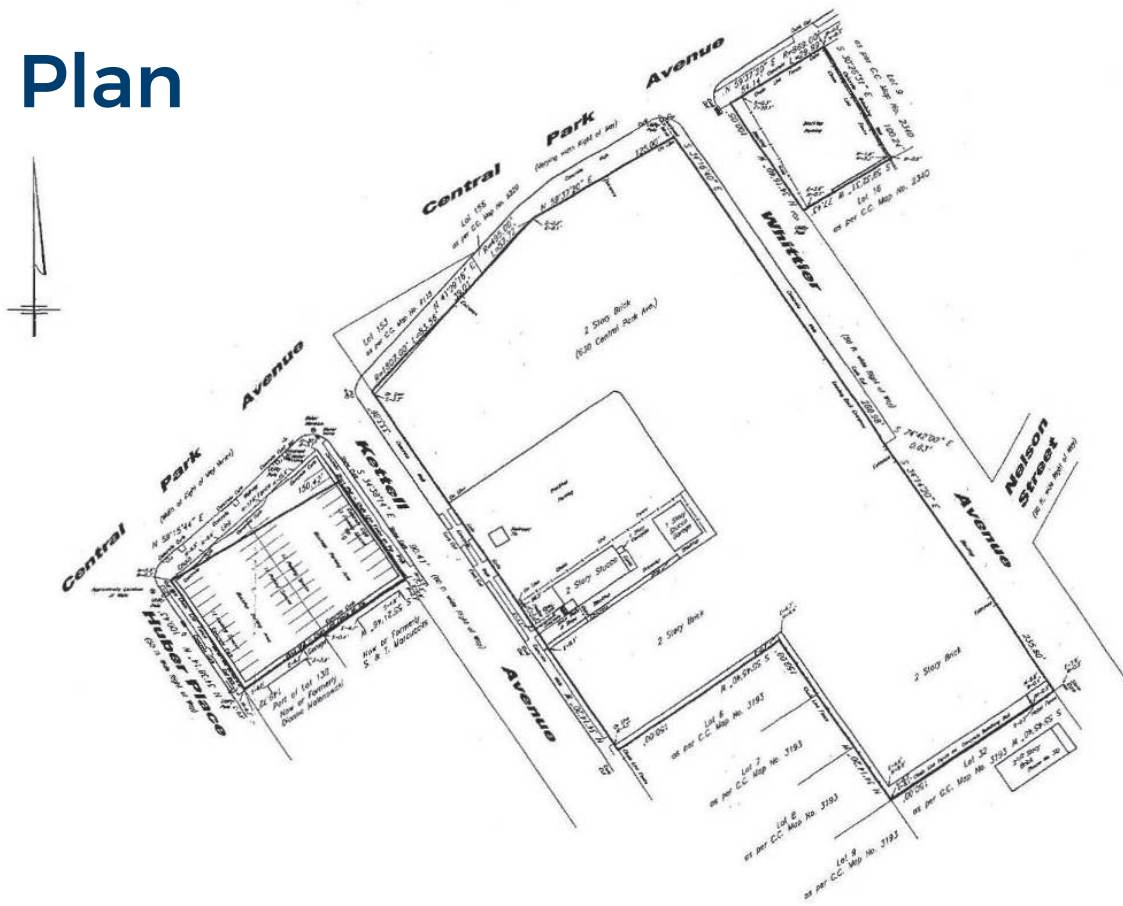
Block 6343 Lots 1, 25 & 27, 49 - I District: Industry, residences excluded

Block 6343 Lots 47, 51 - M District: Apartment houses, medium-density

Block 6344 Lots 1 & 2 - BR District: Restricted business, residences excluded

Block 6342 Lot 5 - BA District: General business and apartment houses, high-density

Site Plan



Location Highlights

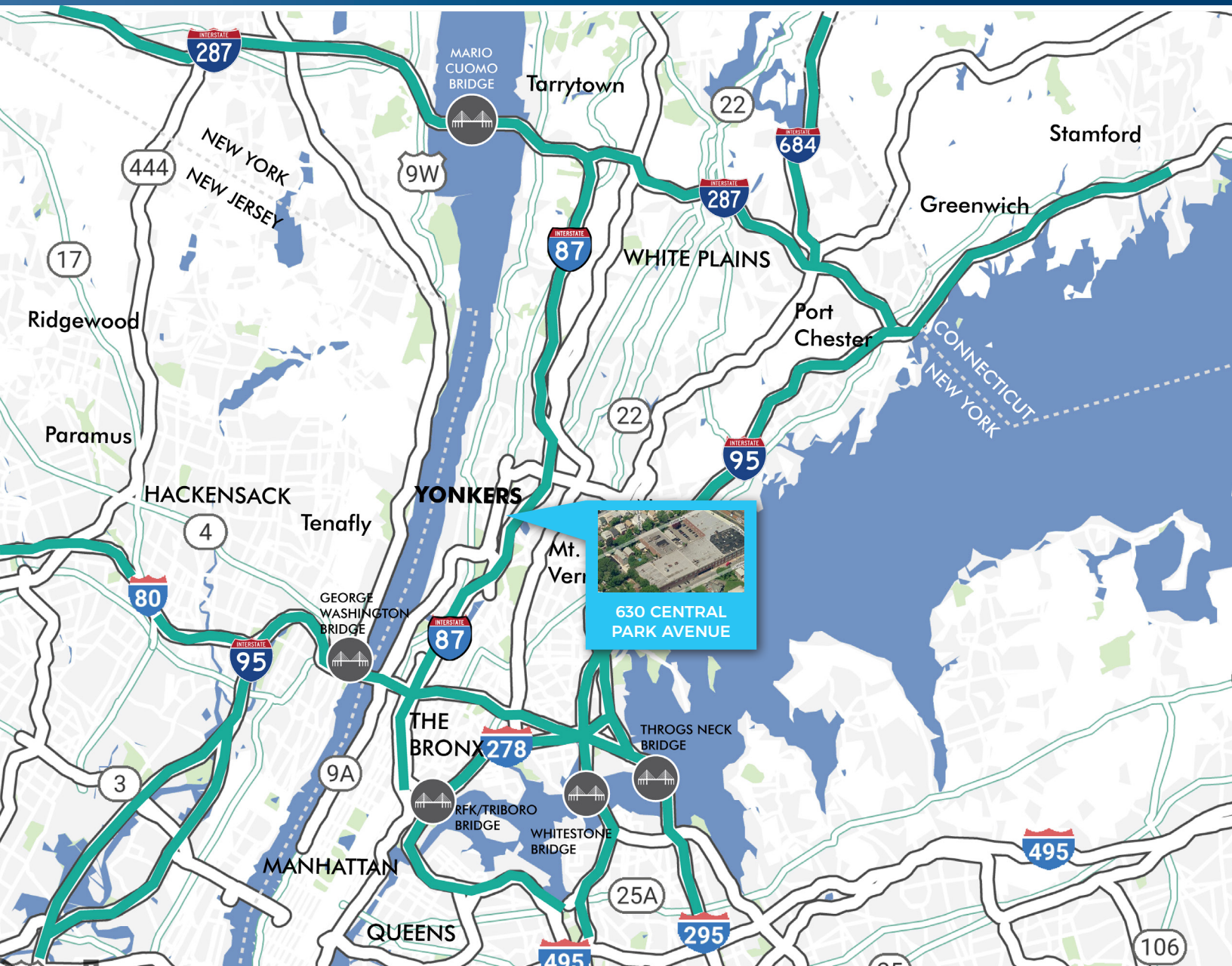
- Advantageously located between the Cross County Shopping Center and the Empire City Casino
- High profile location - over 96,000 cars pass by the site daily
- Located between exits 3 & 4 off I-87, just 10 miles from Midtown Manhattan
- Minutes from the Cross County, Henry Hudson, Saw Mill River and Bronx River/Sprain Brook Parkways
- Two Metro North rail lines and a number of express bus routes provide convenient access to Manhattan, New Jersey, Long Island and Connecticut
- Ferry service from downtown Yonkers to Manhattan's Financial District four times a day





Strategic Location

Located within the New York State Empire Zone – Eligible businesses can qualify for property tax refunds, wage-based tax credits, state sales tax exemptions and reduced utility and telephone rates.



Contact

WILLIAM V. CUDDY, JR.
Executive Vice President
+1 203 325 5380
william.cuddy@cbre.com

JACQUELINE NOVOTNY
First Vice President
+1 203 352 8919
jacqueline.novotny@cbre.com

CBRE, INC.
201 Tresser Boulevard, Suite 201 | Stamford, CT 06901
+1 203 329 7900
Licensed Real Estate Broker

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

