

FOR SALE

548 & 552 S. Fulton Ave. / 545 Franklin Ave. Mount Vernon NY



+/- 60,000 SF Industrial Warehouse & +/- 13,500 SF of Land

“Owner User Opportunity”

Income Producing + Excellent Access to I-95 + Outdoor Storage

548 & 552 S. Fulton Ave.

Square Footage	+/- 30,000 SF
Land	+/- 13,500 SF (2 Lots / Outdoor Storage)
Docks	1
Drive In Doors	2 (ramp can be converted to a dock)
Ceiling Heights	Up to +/- 14.7'
Availability	3/1/2025

545 Franklin Ave.

Square Footage	+/- 30,000 SF
Docks	1
Drive In Doors	1
Ceiling Heights	Up to +/- 16.9'
Availability	Occupied - 2 Tenants / Income Producing

Property Features

Total Building SF	+/- 60,000SF (2 Floors - Each Floor has Direct On Grade Access)
Yearly Property Taxes	+/- \$133,000
Location	Excellent – Easy Access to I-95
Notes	Sprinkler System & Heavy Electrical Power (1,000 AMPS) Prime Industrial Location on the Westchester / Bronx Border Walk to the Dyre Ave. Bronx Subway Station

For Sale

REDUCED SALE PRICE: \$12,750,000

548 & 552 S. Fulton Ave.



545 Franklin Ave.

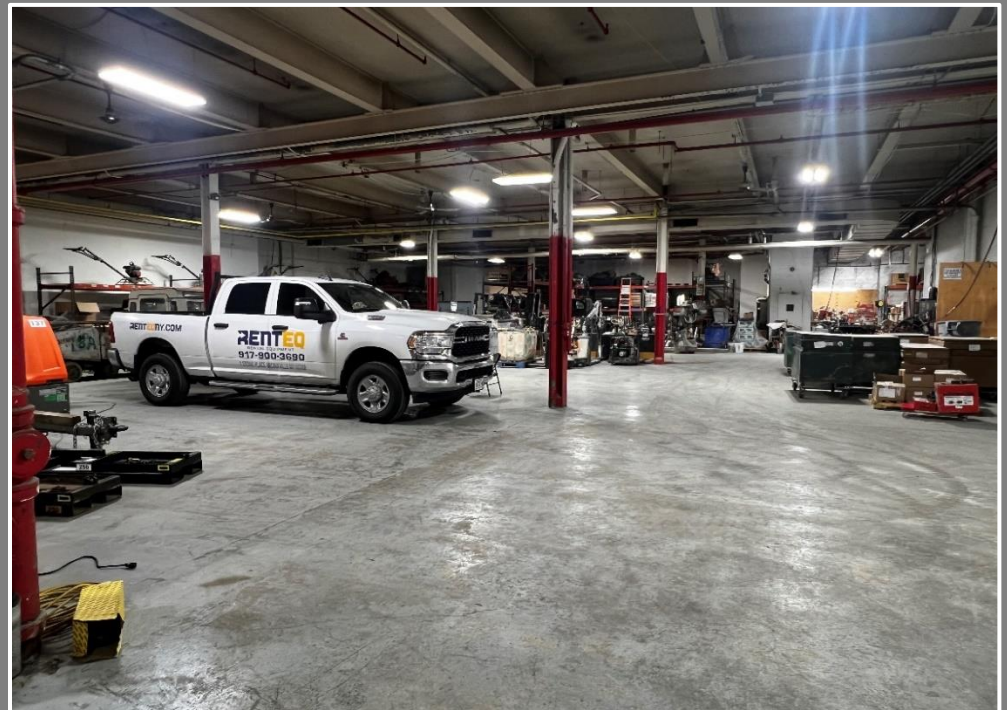
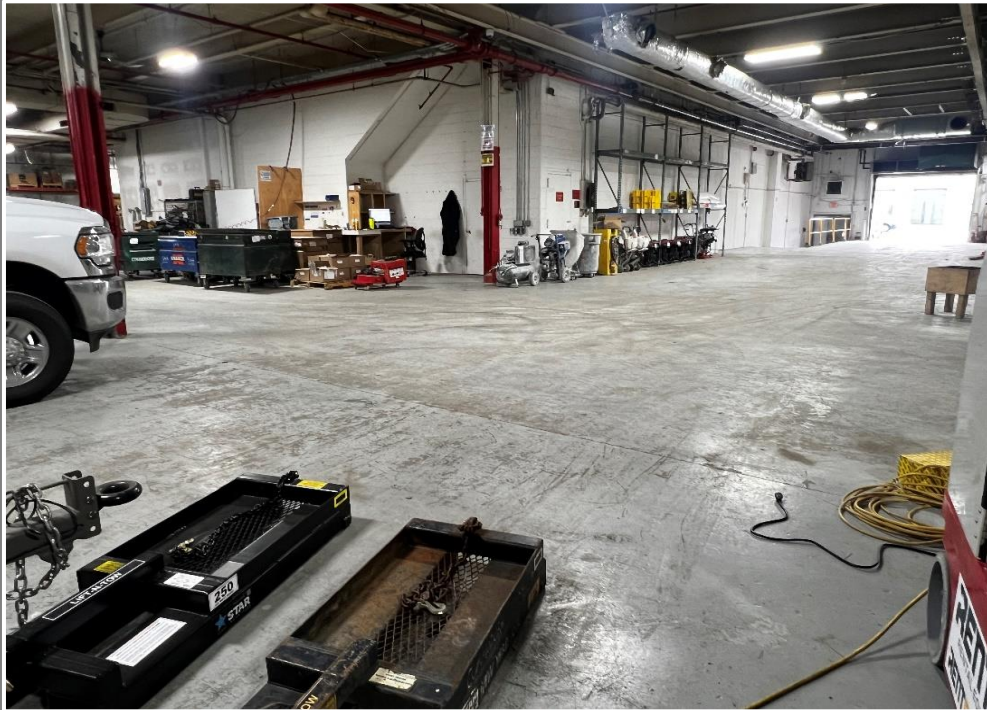


**Exclusively Marketed By:
Frank Rao & Michael Rao**

New York Commercial Realty Group LLC / (914) 287-6410

frao@nycrgroup.com / mrao@nycrgroup.com

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545 Franklin Ave.



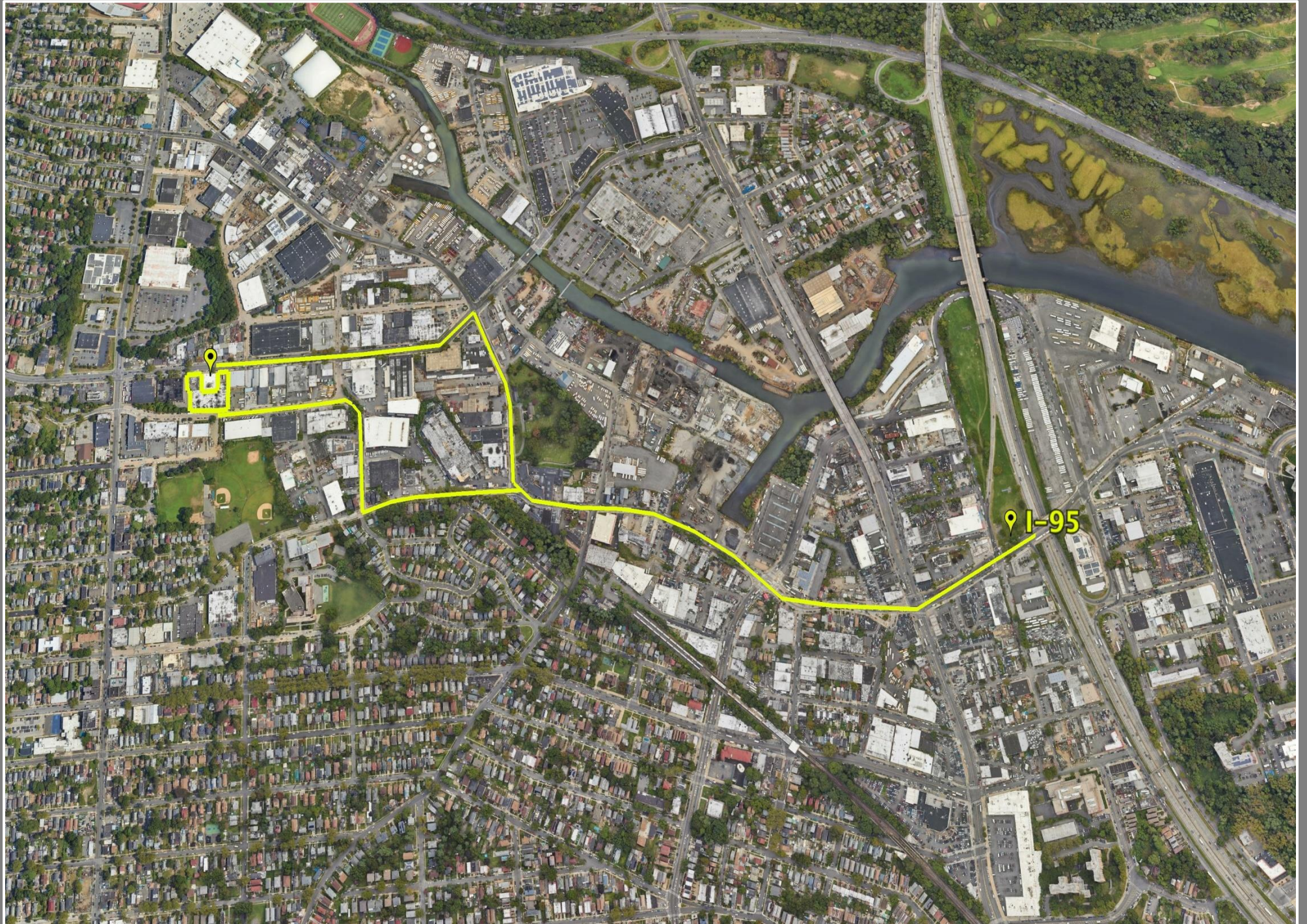
Aerial View

📍 **548 & 552 S. Fulton Ave.**



📍 **545 Franklin Ave.**

Truck Route to or from I-95



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