

FOR LEASE

**28,142 sf Industrial Building &
20,000 sf of Usable Land**



**900 S. Columbus Ave.
Mount Vernon, NY**

**6 Drive In Doors
Usable Land
1/2 Mile to I95**

PROPERTY FEATURES

BUILDING SF +/-	28,142
LOT SF +/-	43,725
ZONING	Industrial
CEILING HEIGHTS +/-	15'
DRIVE IN DOORS	6
CURB CUTS	4
SLAB	Concrete
LOCATION	Prime AAA Less than 1/2 Mile to Bronx border
TRANSPORTATION	Walk to the Subway. 1/2 Mile to I-95 & to the Hutchinson River Pkwy
NOTES	Fantastic Corner property, heavy electric, drains & sprinklers

SF BREAKOUT

GROUND FL. WAREHOUSE SF +/-	21,854
2ND FL. OFFICE SF +/-	6,288
USABLE LAND SF +/-	20,000

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BUILDING - ASKING LEASE PRICE	\$16 psf Modified Gross
LAND - ASKING LEASE PRICE	\$5 psf Modified Gross



Exclusively Marketed By New York Commercial Realty Group LLC:

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New York Commercial Realty Group LLC**

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Aerial View



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