

## <text><text>

## **PROPERTY INFORMATION**

The whole property available for lease Or

**3 Spaces Available:** 

- Unit 1: Office 1115 SQFT w/ Warehouse 2700 SQFT
- Unit 2: Yard 8250 SQFT
- Unit 3: Yard 5000 SQFT w/Garage 903 SQFT

Building \$19 PSF / Modified Gross Land \$10 PSF / NNN Located in the heart of Mount Vernon's Industrial Center this rare opportunity combining Office, Warehouse, and Fenced Yard will not last. Lease it ALL or whatever you need.

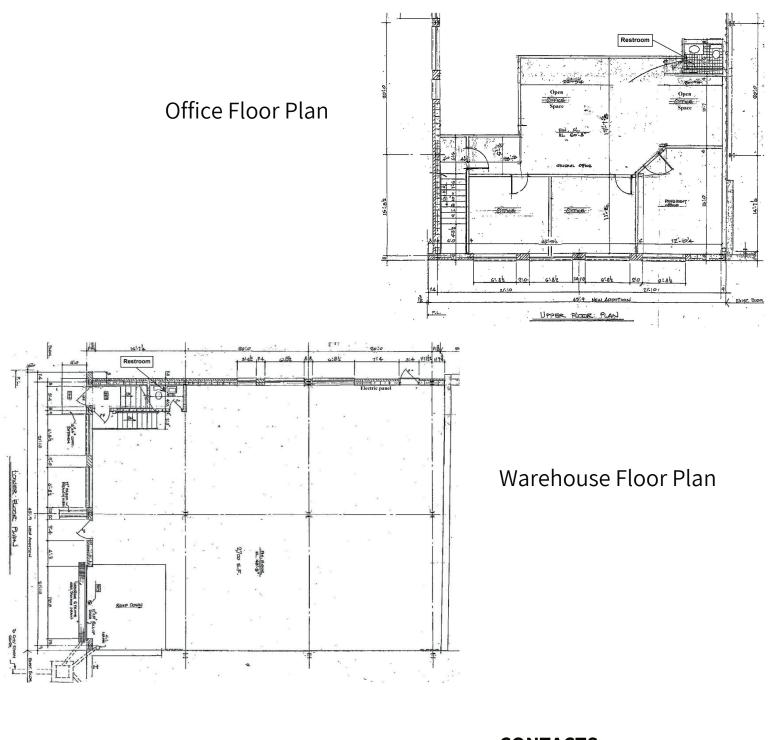
With its strategic location, this property offers easy access to major highways and mass transit links, making it a convenient hub for businesses of all types.

Call for more information.

## CONTACTS

PAUL MOULINS Managing Director PMoulins@kw.com C: 914-714-3777

## 6 ROSLYN PLACE, MOUNT VERNON, NY





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