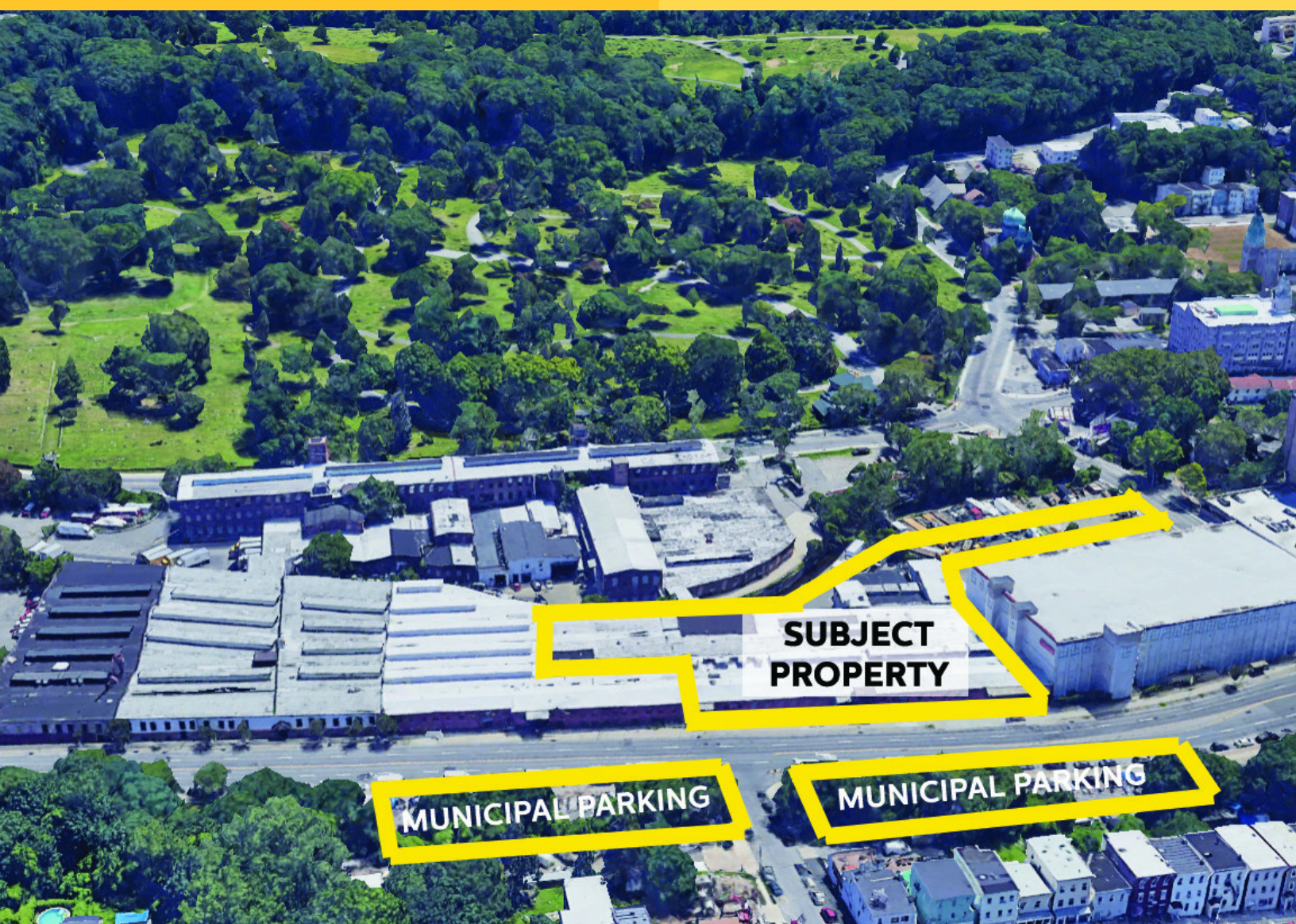


430 NEPPERHAN AVENUE

Yonkers, NY 10701

Warehouse For Lease

900 SF - 7,000 SF



Leasing Information:

Hernan Prohaszka

203.448.8166

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Lincoln

Lincoln Property Company
75 Holly Hill Lane Suite 303
Greenwich, CT 06830

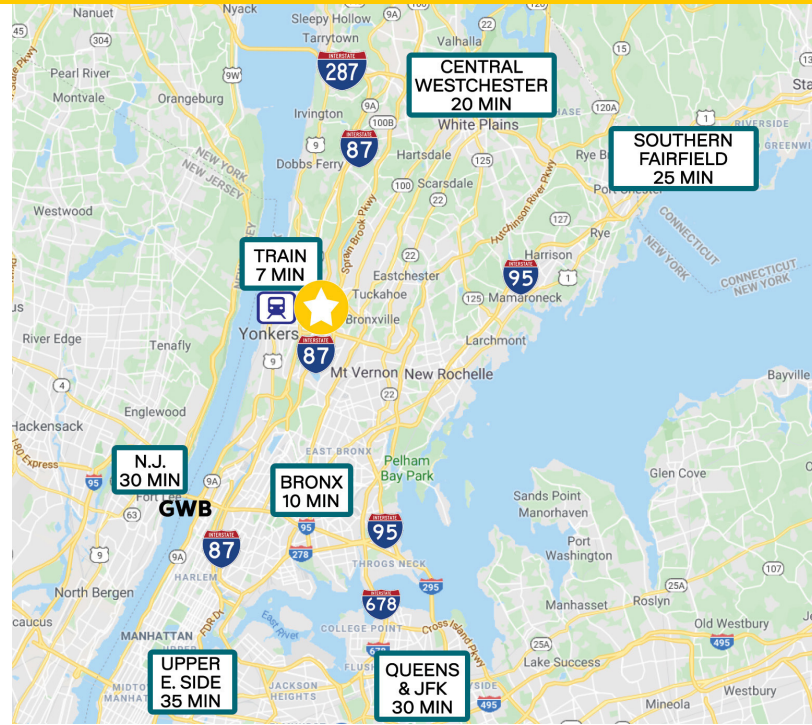
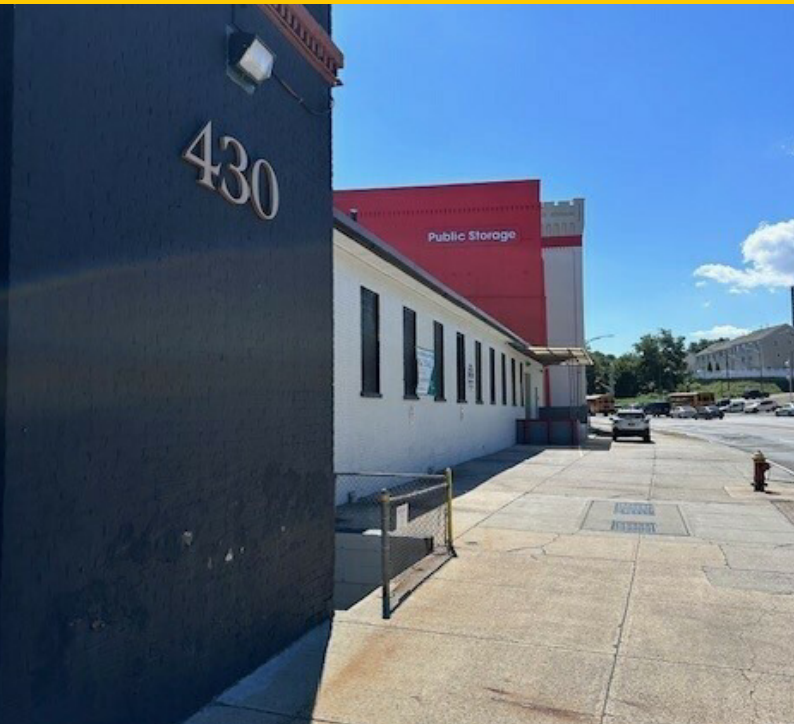
www.lpc.com

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Property Highlights

- Electric and all utilities included in asking rates
- Heat and AC included in asking rates for studio/flex spaces
- Heat included in asking rates for warehouse spaces
- Studio spaces have vaulted ceilings with ample natural sunlight and multiple skylights
- Ceiling Height: +/- 8' - 14'
- Loading: Dock and street loading available
- Reinforced concrete floors on lower level to accommodate heavy loading
- Easy access to major highways: Saw Mill River, Cross County, I-87, Hutchinson River & I-95

Property Overview

430 Nepperhan Ave, the former Carvel Ice Cream building, is a two story industrial building with ample yard for loading. Nepperhan Ave is a major North/South artery in southern Westchester County and is in close proximity to the Bronx, Long Island, NYC and Westchester County. The property is 1.3 miles from the Yonkers train station, 30 minutes to LaGuardia and Westchester airports and 25 miles from northern Westchester and Southern Fairfield County.

Availabilities	Size (SF)	Contiguous With	Lease Rate
G100	1,000 SF	N/A	\$17.50 FS
G200*	2,060 - 4,610 SF	G300	\$17.50 FS
G300*	2,550 SF	G200	\$17.50 FS
G400	3,700 SF	N/A	\$17.50 FS
G500	4,500 SF	N/A	\$19.00 FS
F100*	930 - 3,930 SF	F200	\$22.50 FS
F200*	3,000 - 3,930 SF	F100	\$22.50 FS
F300*	900 - 5,350 SF	F400	\$22.50 FS
F400	4,450 - 5,350 SF	F300	\$17.50 FS
F500*	1,650 - 7,000 SF	F300 & F400	\$17.50 FS

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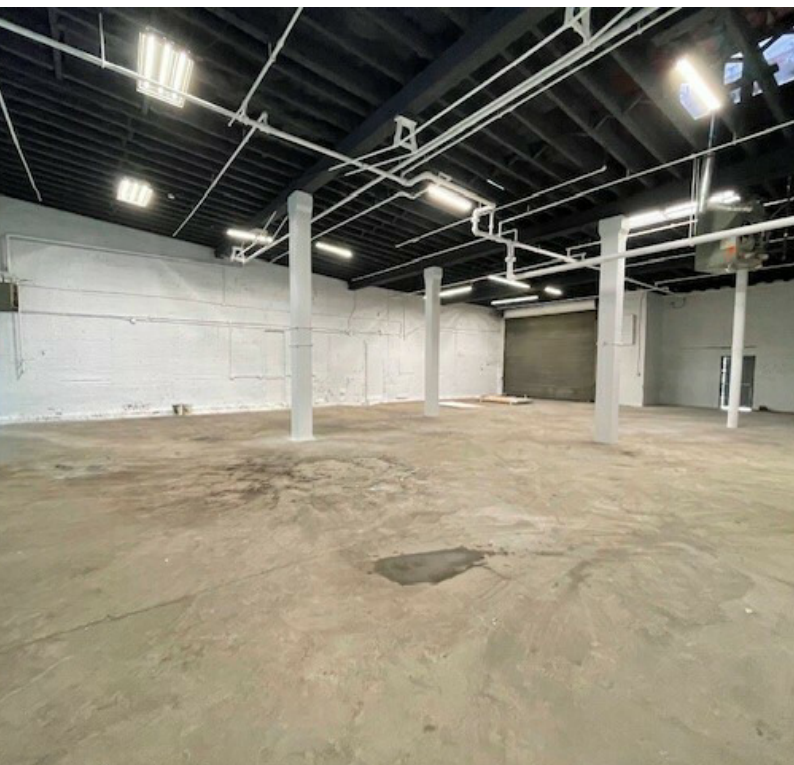
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Property Photos



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