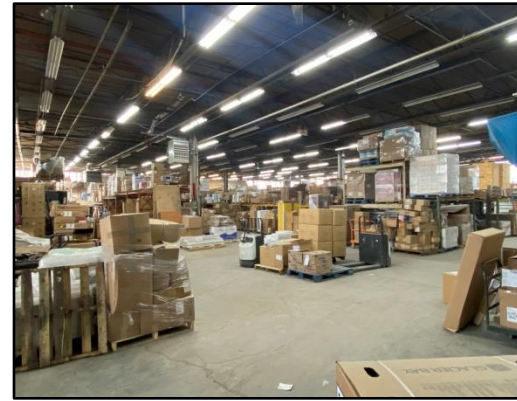


150 N. Macquesten Pkwy Mount Vernon, NY



WAREHOUSE + LAND + 2 DOCK + 1 DRIVE IN DOOR + HIGH CEILINGS + WIDE COLUMN SPACING + I95 / I87

FOR SUBLEASE

Up to 30,000 SF of Warehouse Space & Usable Land

SITE DESCRIPTION

SPACE SF +/-	UpTo 30,000SF
LAND (PAVED, LIGHTED, FENCED & SECURED)	Yes
CLEAR CEILING HEIGHTS	16' 5"
LARGE DRIVE IN DOORS	1
INTERIOR DOCKS	2
PARKING ON SITE	Yes
COLUMN SPACING	Great
LOCATION	Highway access to I95 & I87
NOTES	Excellent building for warehouse, distribution, storage, etc.
FLOOR PLAN WITH SF BREAKOUT	Yes – See next page
EXISTING OFFICE SPACE	Yes – See breakout on Floor Plan

SUBLEASE INFORMATION

ASKING SUBLEASE PRICE	\$15 psf Gross Includes Utilities!
SUBLEASE EXPIRATION DATE	7/1/2026 – Approximately



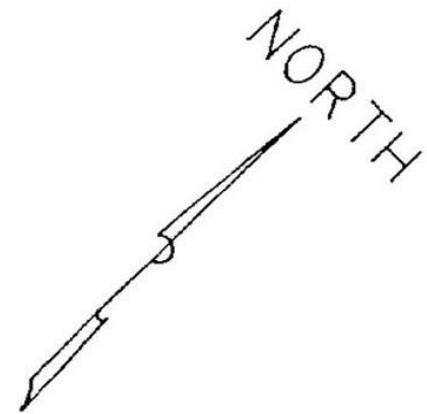
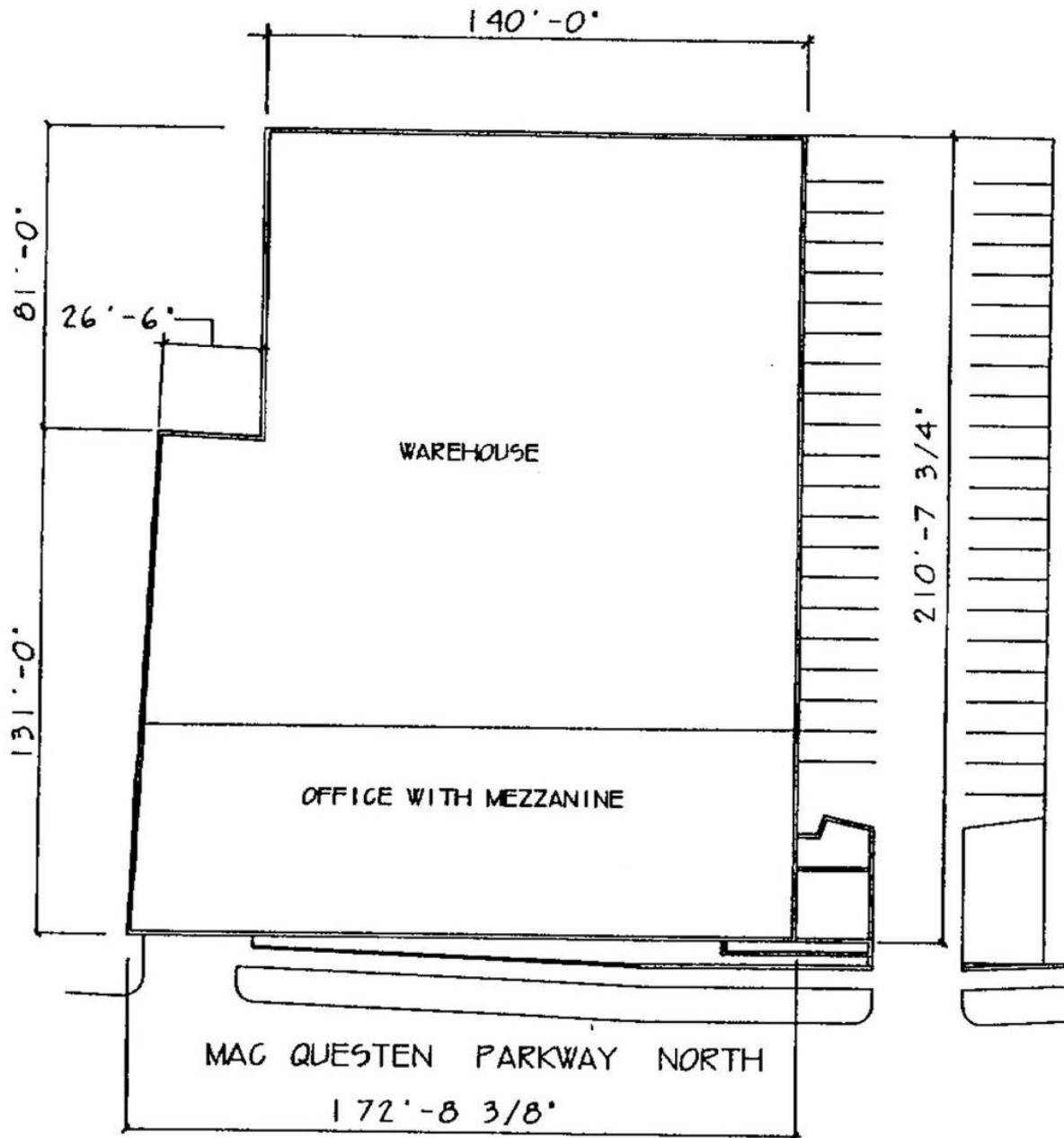
Exclusively Marketed By New York Commercial Realty Group LLC:

**Frank Rao & Michael Rao
New York Commercial Realty Group LLC**

(914) 287-6410

frao@nycrgroup.com / mrao@nycrgroup.com

FLOOR PLAN WITH SF BREAKOUT



TOTAL GROSS BUILDING AREA

WAREHOUSE (MAIN FLOOR)	- 23,957 S.F.
WAREHOUSE (BASEMENT)	- 5,606 S.F.
OFFICE	- 9,367 S.F.
MEZZANINE	- 9,367 S.F.
TOTAL GROSS FLOOR AREA	- 48,337 S.F.

PARKING PROVIDED - 42 SPACES



GIBRALTAR
 MANAGEMENT COMPANY
 150 WHITE PLAINS ROAD
 TARRYTOWN, N.Y. 10561
 (914) 631-8200

REVISIONS	
NO.	DESCRIPTION
1	FLOOR PLAN
2	EXISTING
3	ONE STORY BUILDING
4	150 MAC QUESTEN PARKWAY NORTH
5	MOUNT VERNON, NEW YORK
6	GEORGE J. RUSCIANO, R.A.
7	ARCHITECT
8	150 WHITE PLAINS ROAD
9	TARRYTOWN, N.Y. 10561

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