



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



15 SCHOOL STREET

YONKERS, NY 10701

10,000 Sq. Ft. Turn-Key Warehouse

Newly Renovated

Type

**Warehouse / Industrial / Development
Investment / Office / Flex / Loft**



SQUARE FOOT

10,000^{SF}



ZONING

DMX



CLEAR HEIGHT

14.5'

PARCEL ID



482

BLOCK



LOADING

2 DRIVE-IN DOORS



18

LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

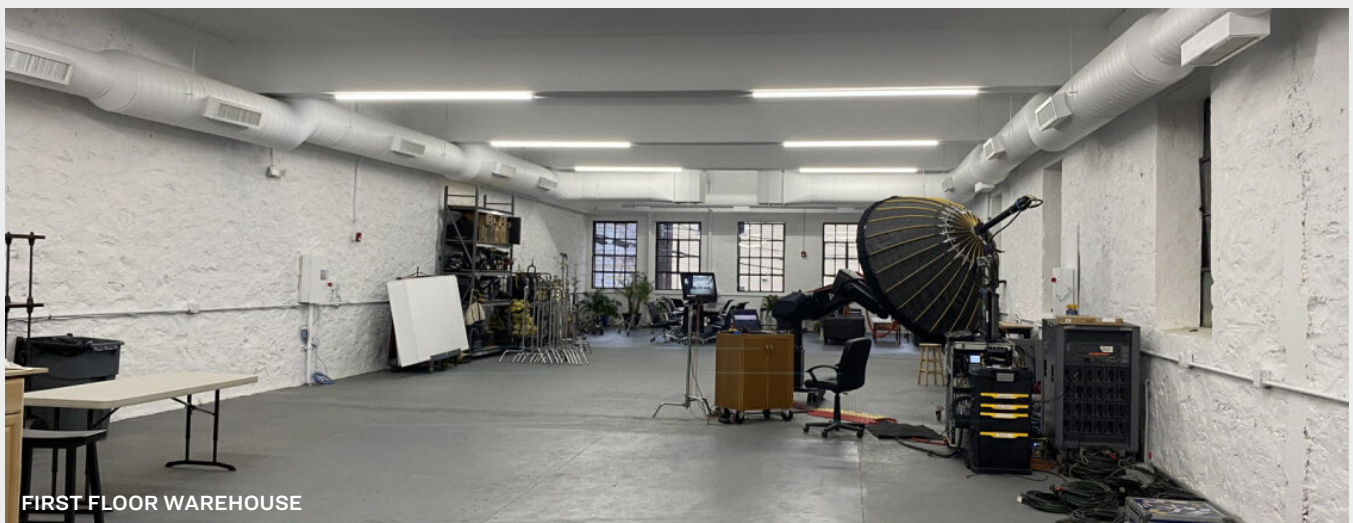
PICTURES



LOWER LEVEL WITH DRIVE-IN



FIRST FLOOR WAREHOUSE



FIRST FLOOR WAREHOUSE

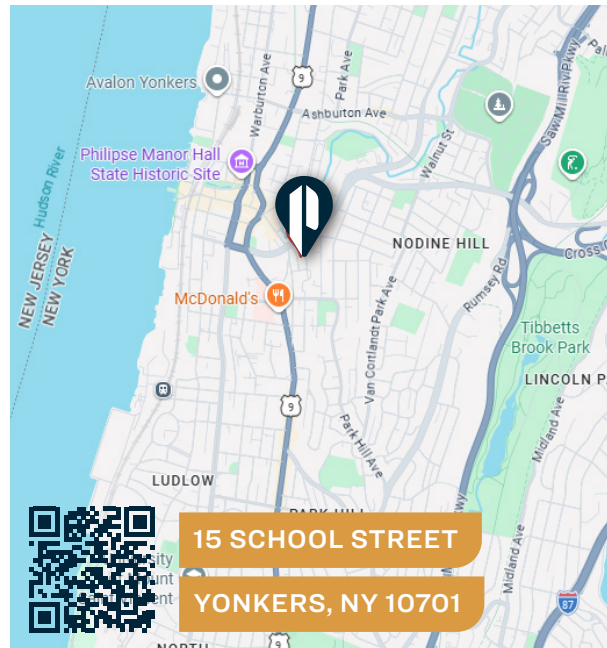
Property Overview

Features

- 5,000 Sq. Ft. Lot
- Street-to-Street Access
- Dual Street Frontage
- Column-Free Layout
- 3-Phase, 800 Amp Electrical Service
- Fully Renovated (Electrical, Plumbing, Windows, Offices & Finishes)
- Built-Out Office Space
- HVAC & Gas Heat
- Fiber Optic Connectivity
- 24/7 Security Surveillance
- LED Lighting Throughout
- Basement Storage
- Skylight
- Vanilla Box Elements

Ideal for:

Artist Studio, Battery Storage, Data Center, Contractors & Auto



TRANSPORTATION



METRO-NORTH:
YONKERS



SAW MILL RIVER
PARKWAY

NY STATE THWY

BRONX RIVER
PARKWAY

TAPPAN ZEE
BRIDGE



BUSES 1, 2, 4, 5,
7, 8, 78



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