

# 925 SAW MILL RIVER ROAD

±13,200 SF INDUSTRIAL/MANUFACTURING SPACE AVAILABLE FOR LEASE



## PROPERTY

### DESCRIPTION:

925 Saw Mill River Rd. is a centrally located ±32,000 SF multi-tenant industrial building conveniently located off of Saw Mill Parkway in Yonkers. Tenants have easy access to interstate I-87, public transportation and other nearby amenities. The project offers 24/7 access, designated parking and upgraded electric, heat and light systems providing reduced utility costs and enhanced energy efficiency.

## AVAILABLE SPACE FEATURES:

- ±12,000 SF of industrial/manufacturing space with ±1,200 SF of office available for lease
- 3-Phase Power System
- Sprinkler System
- 1 grade level door (12'wx14'h)
- ±25ft clear height slab to slab & ±15ft clear to beam
- 2nd Generation compressor lines & storage racks in place
- Epoxy flooring & modern LED lighting throughout
- Newly renovated employee locker room & private bathroom



## GET IN TOUCH:

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