

Mount Vernon | NY  
11 Bertel Avenue

**MBE Prime Contractor Space | Commercial Storage | Industrial Use**



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
COMMERCIAL

PRICE: **\$2,800/Monthly/MG**

# Key Features

- 2,000 SF of flexible industrial or storage space
- 10' clear ceiling height throughout
- Roll up door for direct & easy loading/unloading via ramp
- 3 phase 400 amp electrical service
- central HVAC units
- Private entrance and secure access



## Location & Connectivity

- Minutes from I-95, Hutchinson River Parkway, and Bronx River Parkway
- 10 minutes to I-87 (Major Deegan Expressway) and Cross County Parkway
- Proximity to Mount Vernon East and West Metro North Stations
- Quick drive to Bronx, Yonkers, New Rochelle, and Pelham



## Potential Uses:

- Contractor / Trade Business
- Commercial Storage / Warehousing
- E-Commerce Distribution or Fulfilment Hub
- Light Manufacturing / Assembly
- Fitness or Training Facility
- Logistics / Dispatch Operations



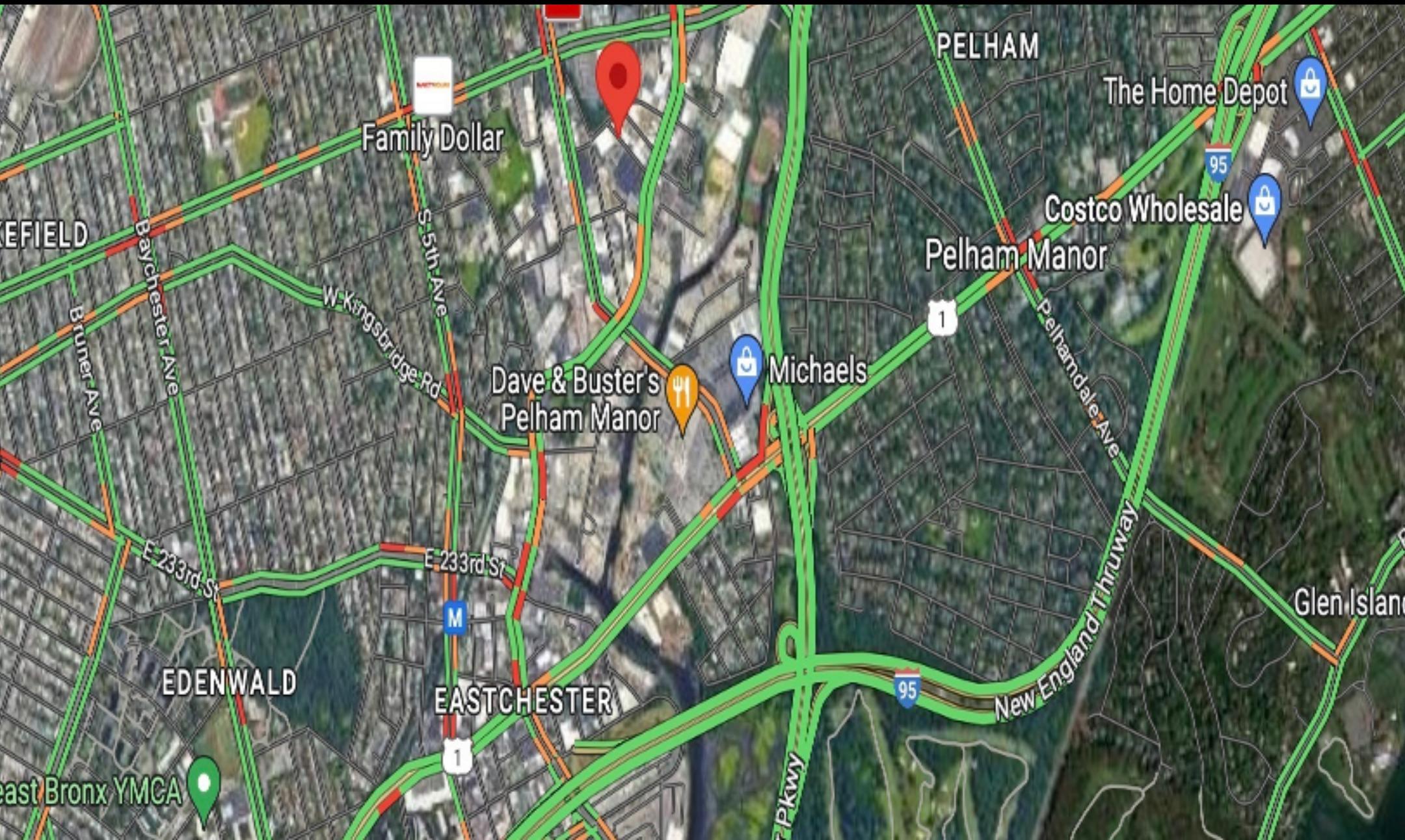
# Property Overview

Christie's International Real Estate - Commercial Division is pleased to present 11 Bertel, Mount Vernon, NY 10550. At this location you will discover a versatile and cost efficient industrial storage or contractor space in the heart of Mount Vernon. This 2,000 SF facility offers a highly functional layout ideal for a range of business uses - from e-commerce distribution and logistics to contractor operations, light manufacturing, or boutique fitness/training facilities.

This property is MBE-owned, which provides an added advantage for Prime Contractors looking to meet diversity participation goals or benefit from incentive programs and cost savings.

# LOCATION

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