

OFFERING MEMORANDUM



545 Franklin Ave.
Mount Vernon, NY 10550

Prime Flex Industrial Space

19,752 SF AVAILABLE IN MOUNT VERNON NY!

Prime Flex Industrial Space

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Exclusively Marketed By New York Commercial Realty Group LLC :

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01 Property Description
Property Features

Site Description

| | |
|---------------------|--|
| NUMBER OF BUILDINGS | 1 |
| NUMBER OF DOCKS | 1 |
| AVAILABLE SPACE | 19,752 SF (3,600 SF Office within) |
| CEILING HEIGHTS | 15' |
| ELECTRIC | 400 AMPS |
| ZONING TYPE | Industrial / Flex |
| SPINKLER SYSTEM | Yes |
| TRANSPORTATION | Easy short walk to Bus stop |
| LOCATION | 1 Mile to I-95 & ½ mile to Hutchinson River Pkwy |
| AVAILABILITY | Immediate |

For Lease

| | |
|----------------------------|----------------------------|
| REDUCED ASKING LEASE PRICE | \$11.50 psf modified gross |
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