

Mount Vernon, NY

120 S. Columbus Avenue

WAREHOUSE/DISTRIBUTION/ INDUSTRIAL/FLEX FOR LEASE

10,000 - 70,000 SF WAREHOUSE OPPORTUNITY WESTCHESTER COUNTY



AVAILABLE:

70,000 SF Warehouse/Industrial Building

- 25,000 SF Level 1 (Divisible to 10,000 SF)
- 45,000 SF Level 2

ADDITIONAL INFORMATION:

- 112 Parking Spaces within 3 Separate Parking Lots
- L1 & L2 On-Grade Entrances
- 7 Loading Docks
- 2 Drive-In Doors
- Freight Elevator
- Fully Sprinklered
- High Ceiling-18' to the Deck (16' to the Beams)
- 30' Column Spacing
- Ample Electric Power
- 5 HVAC Units
 - L1 – 2 Units Totaling 12 Tons
 - L2 – 3 Units Totaling 35 Tons
- 4" Gas Line | 2" Water Line
- Heavy Floor Loads
- Meticulously Maintained Property
- 1 Block from Metro North Mt. Vernon Station (32 Mins to Grand Central)

ZONING:

I – Industrial

ASKING RENT:

Call for Details

For More Information,
Please Contact:

914-237-3400

Craig Benson – Ext. 105
Craig@RoyalPropertiesInc.com

David Landes – Ext. 104
David@RoyalPropertiesInc.com

Zach Landes – Ext. 123
Zach@RoyalPropertiesInc.com



ROYAL PROPERTIES

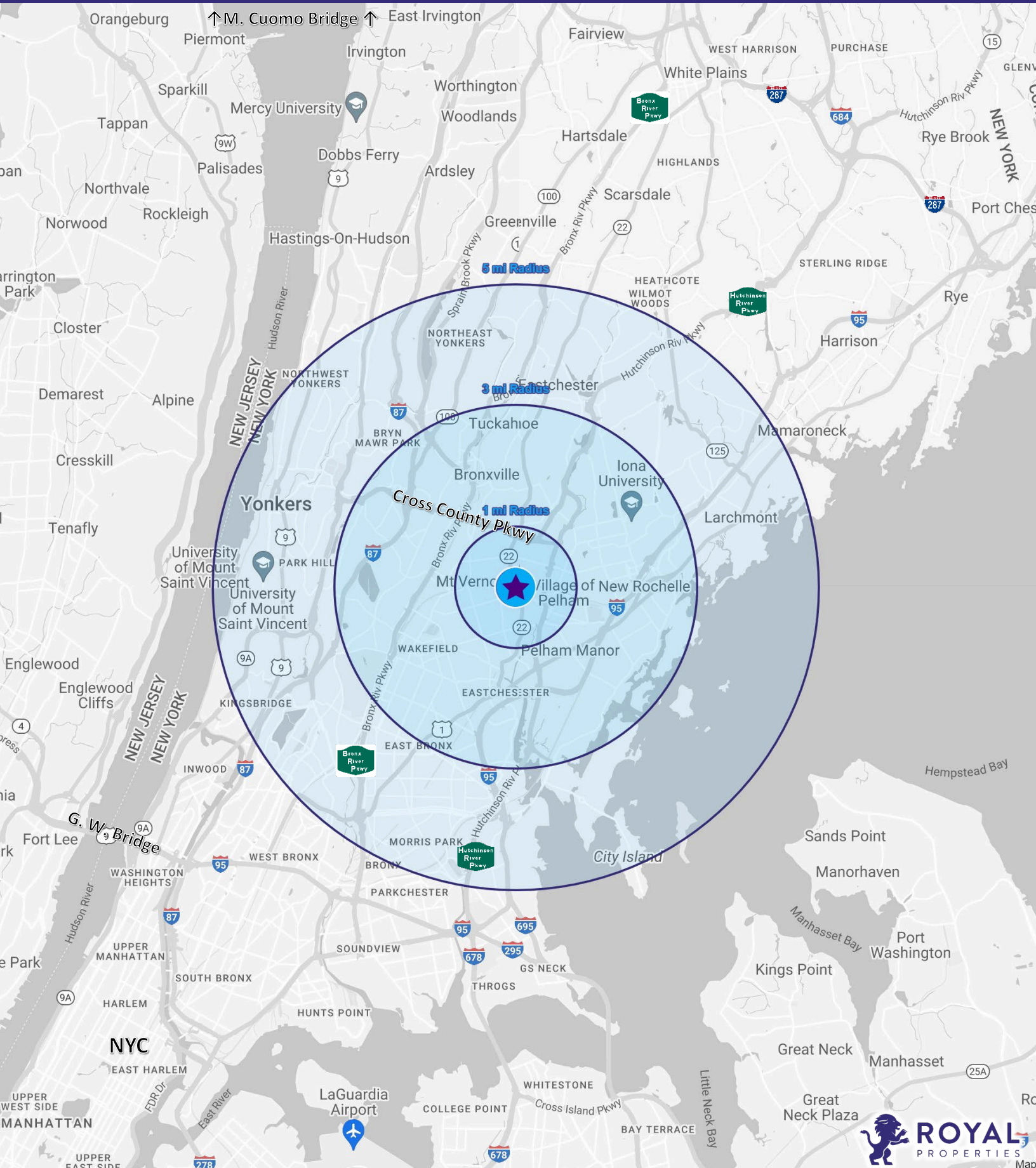
www.RoyalPropertiesInc.com

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INDUSTRIAL/FLEX LEASE**

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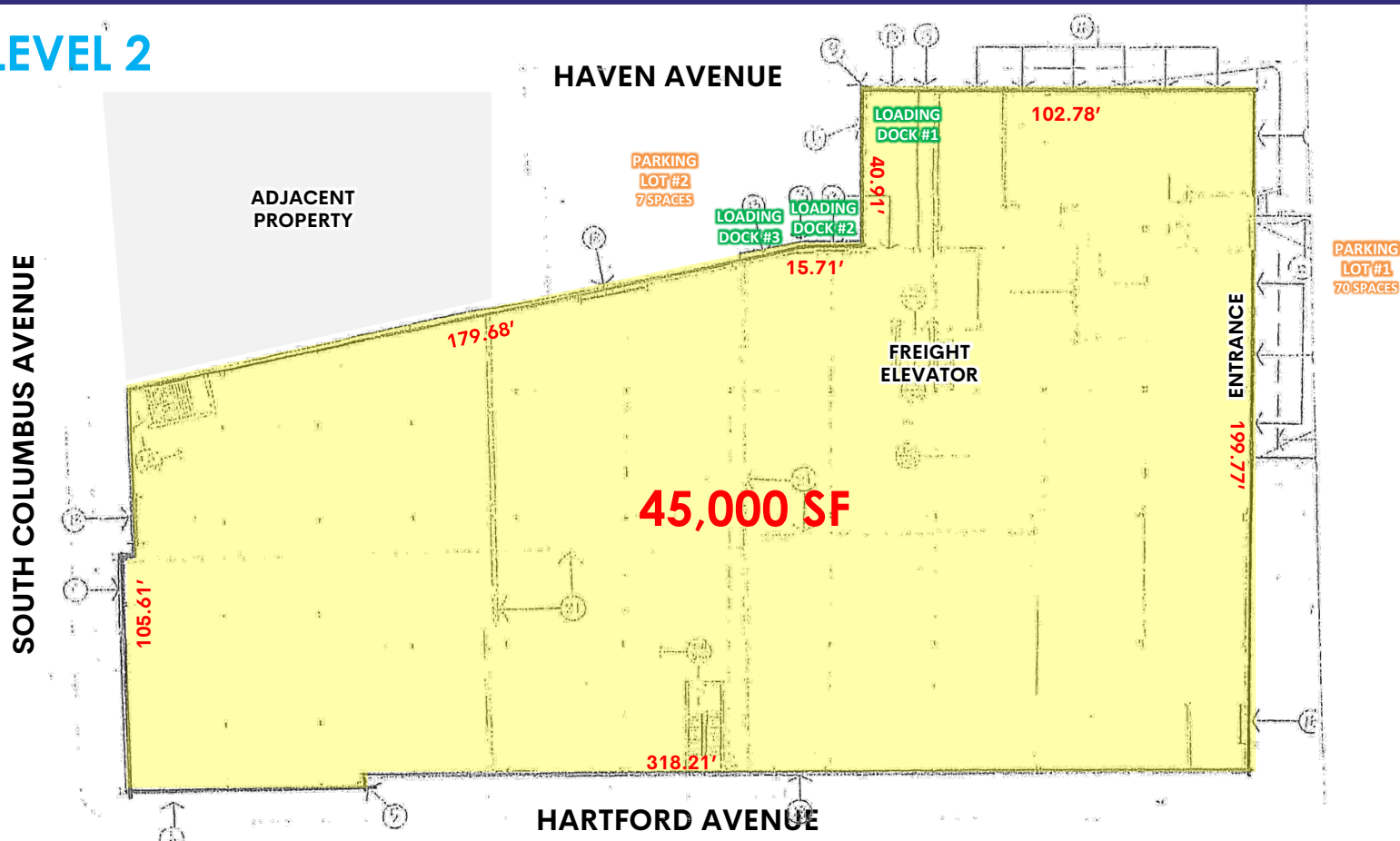


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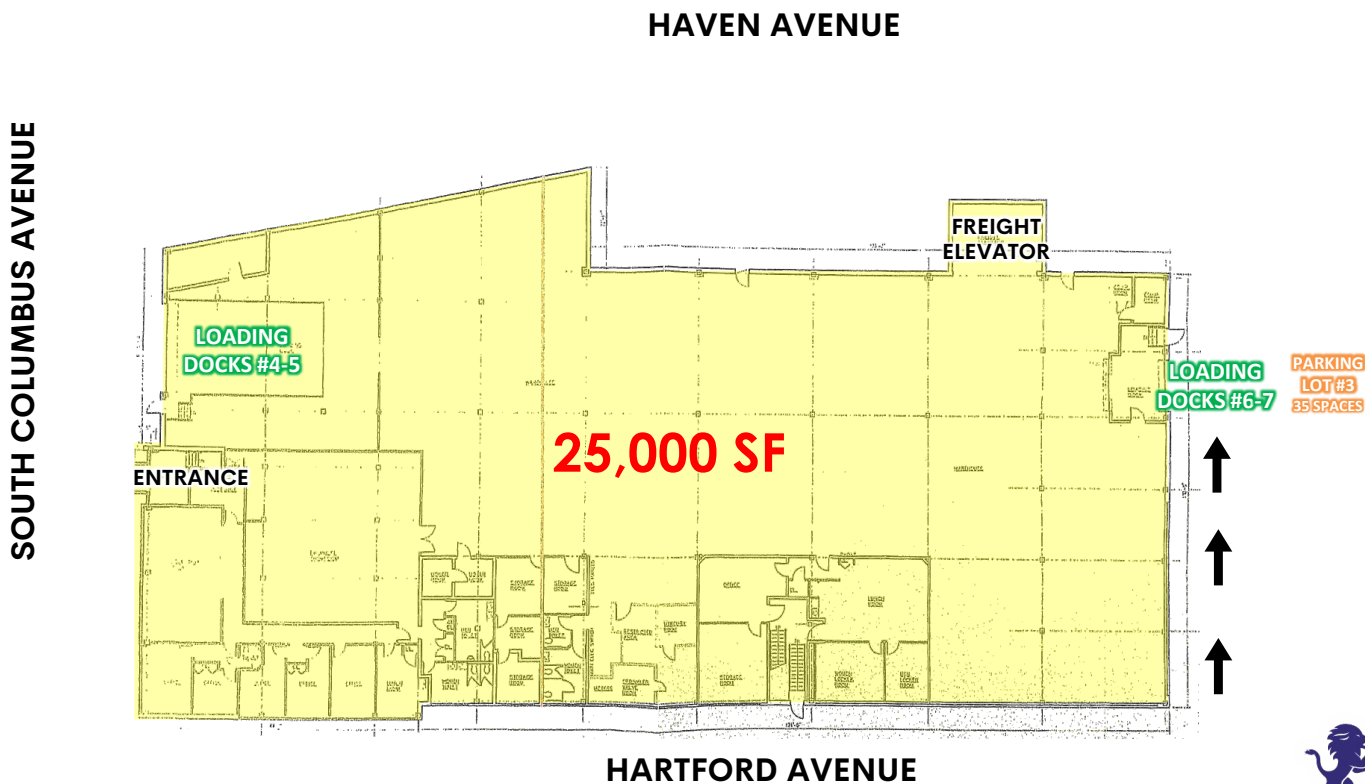
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LEVEL 2



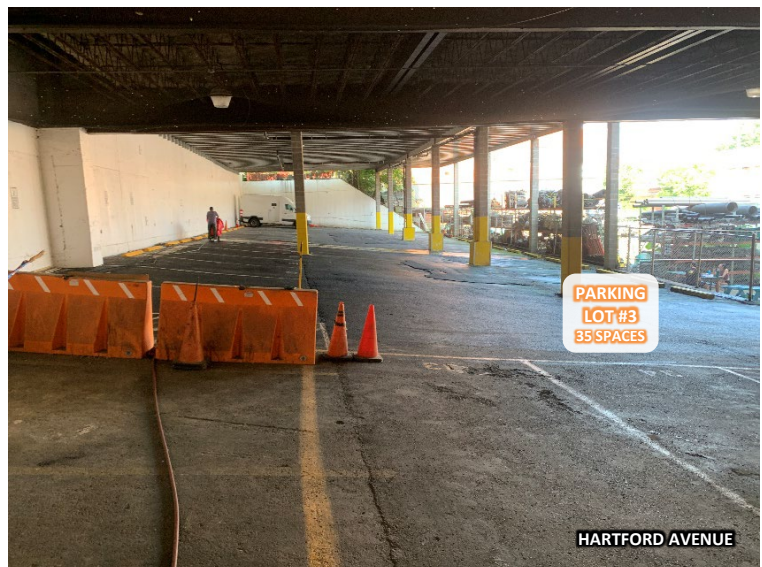
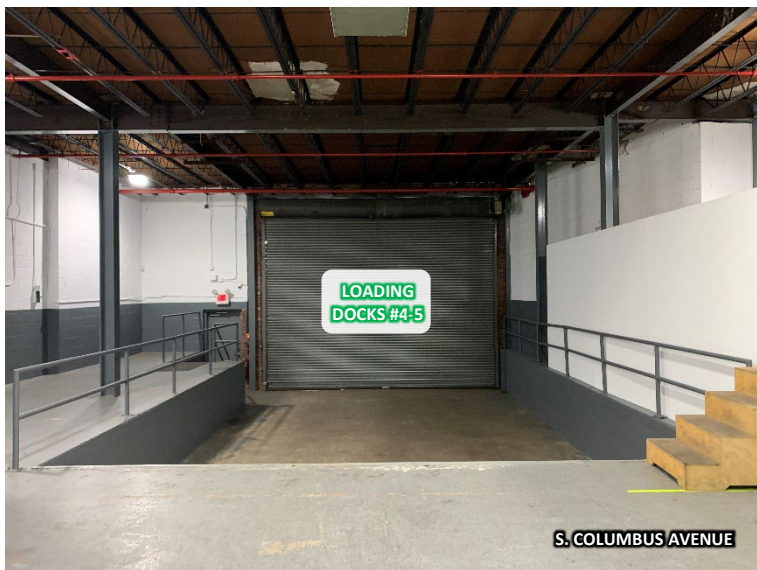
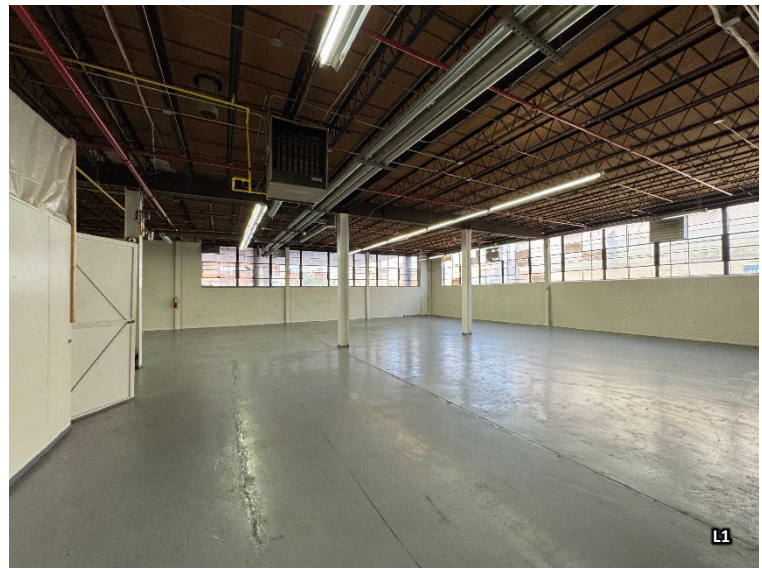
LEVEL 1



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LEVEL 1

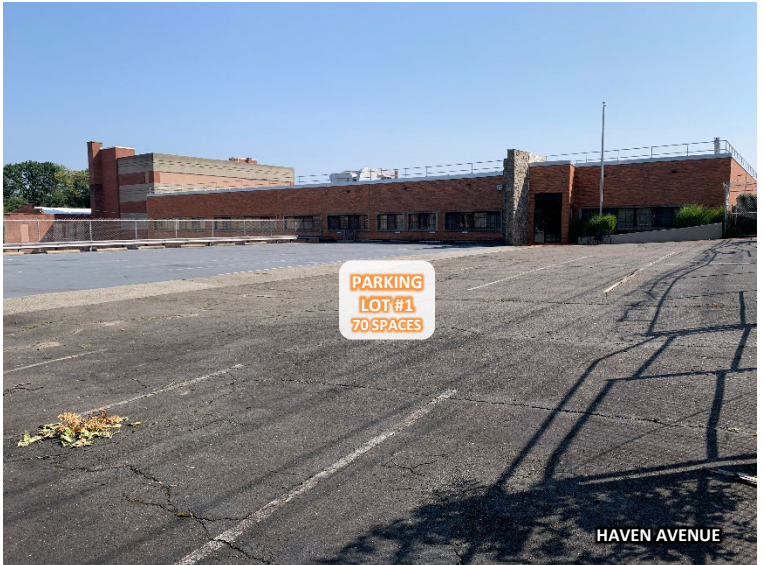
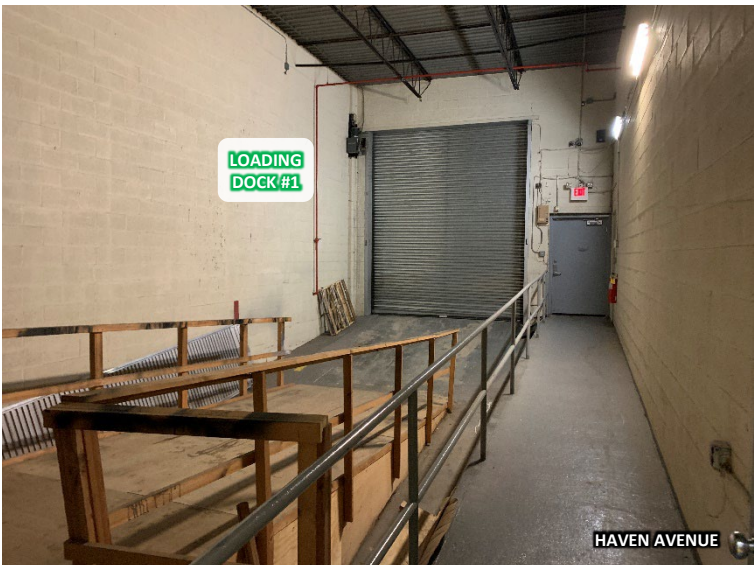
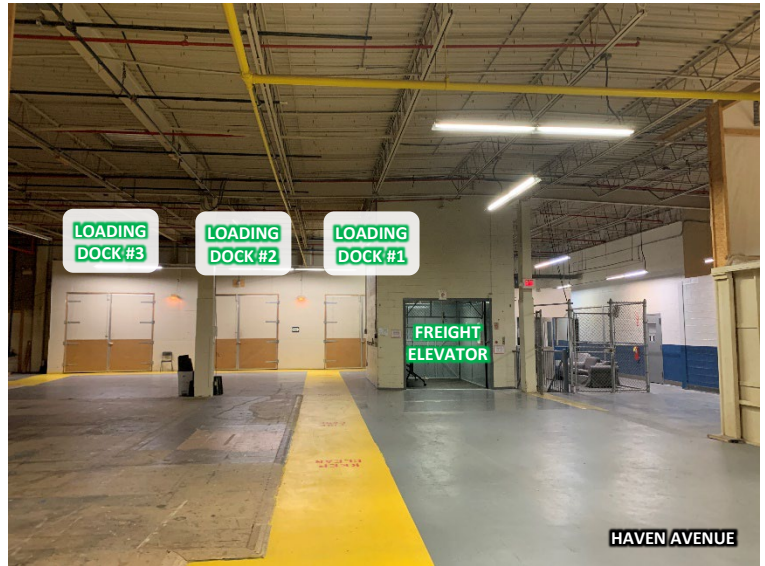
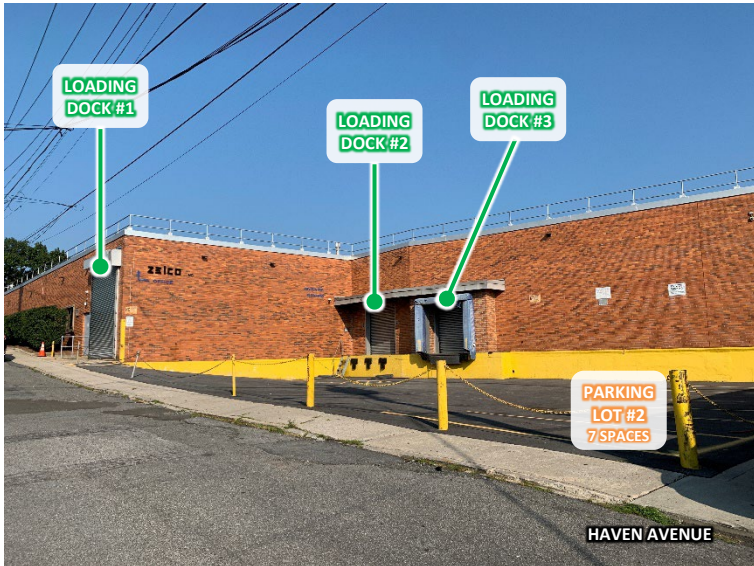
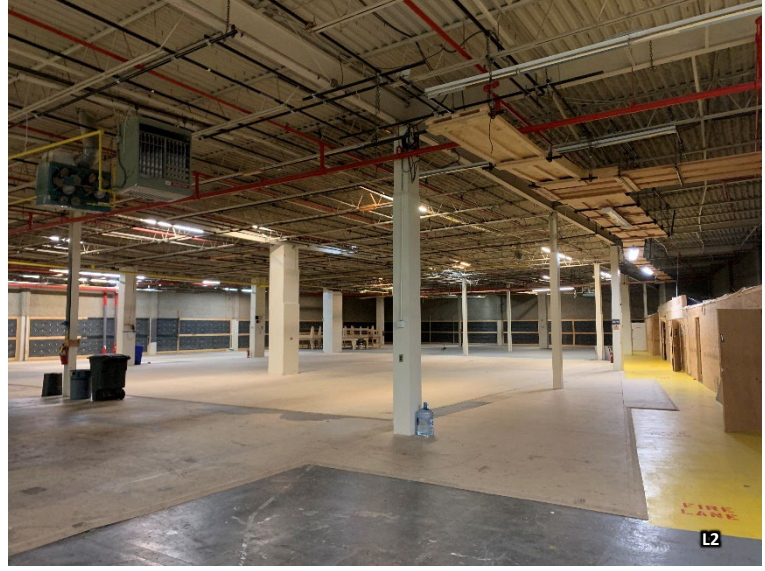
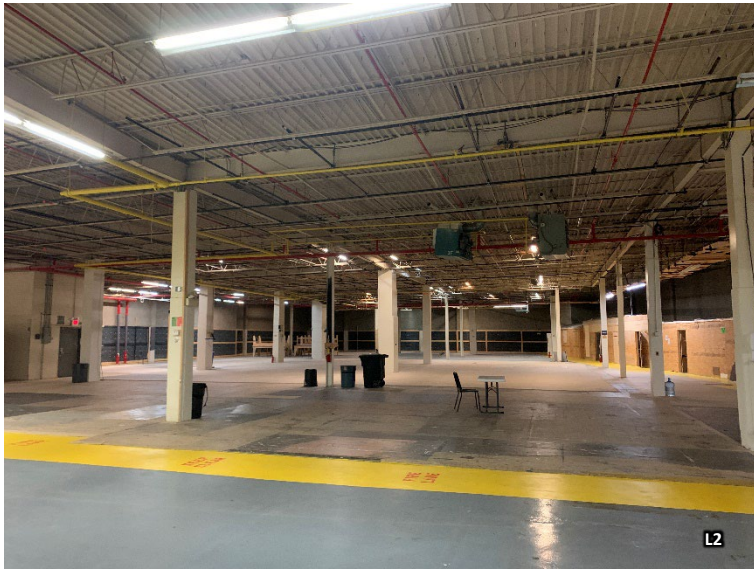
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LEVEL 2

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LOADING DOCKS & PARKING LOTS

