



45 Ryan Ave. Port Chester, NY

FOR LEASE

**8,200 SF OF EXCELLENT
FLEX WAREHOUSE SPACE!**

Onsite Parking + 3 Large Drive In Doors +
Minutes to I-95 & I-287



Exclusively Marketed By:

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New York Commercial
Realty Group, LLC
nycrgroup.com



45 RYAN AVE. PORT CHESTER, NY



FOR LEASE

8,200 SF OF EXCELLENT FLEX WAREHOUSE SPACE!

PROPERTY OVERVIEW

8,200 SF Flex Warehouse Space

3 large drive ins with 14' high overhead doors

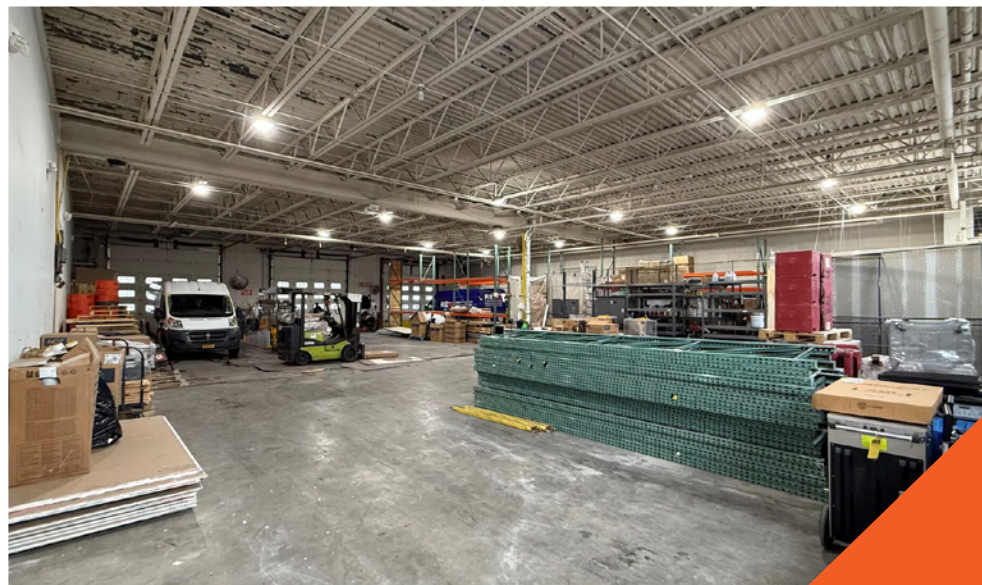
Fully sprinklered, floor drains, 400 amps of electric

Brand New Roof / Existing Office Space

Wide column spacing. 15ft 4 inches floor to bottom of beam. Floor to ceiling height is 18ft

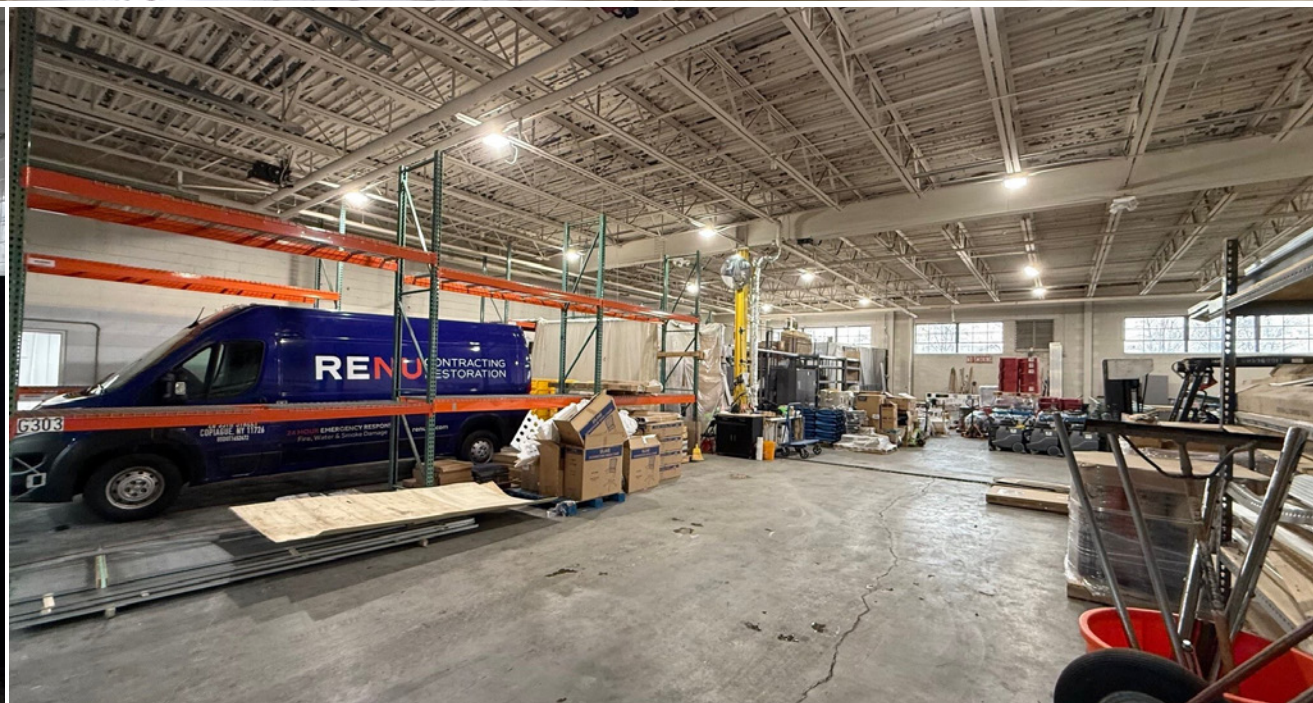
Outdoor parking on paved land.
12-15 parking spaces allocated

Easy access to I-287 & 1 Mile to I-95

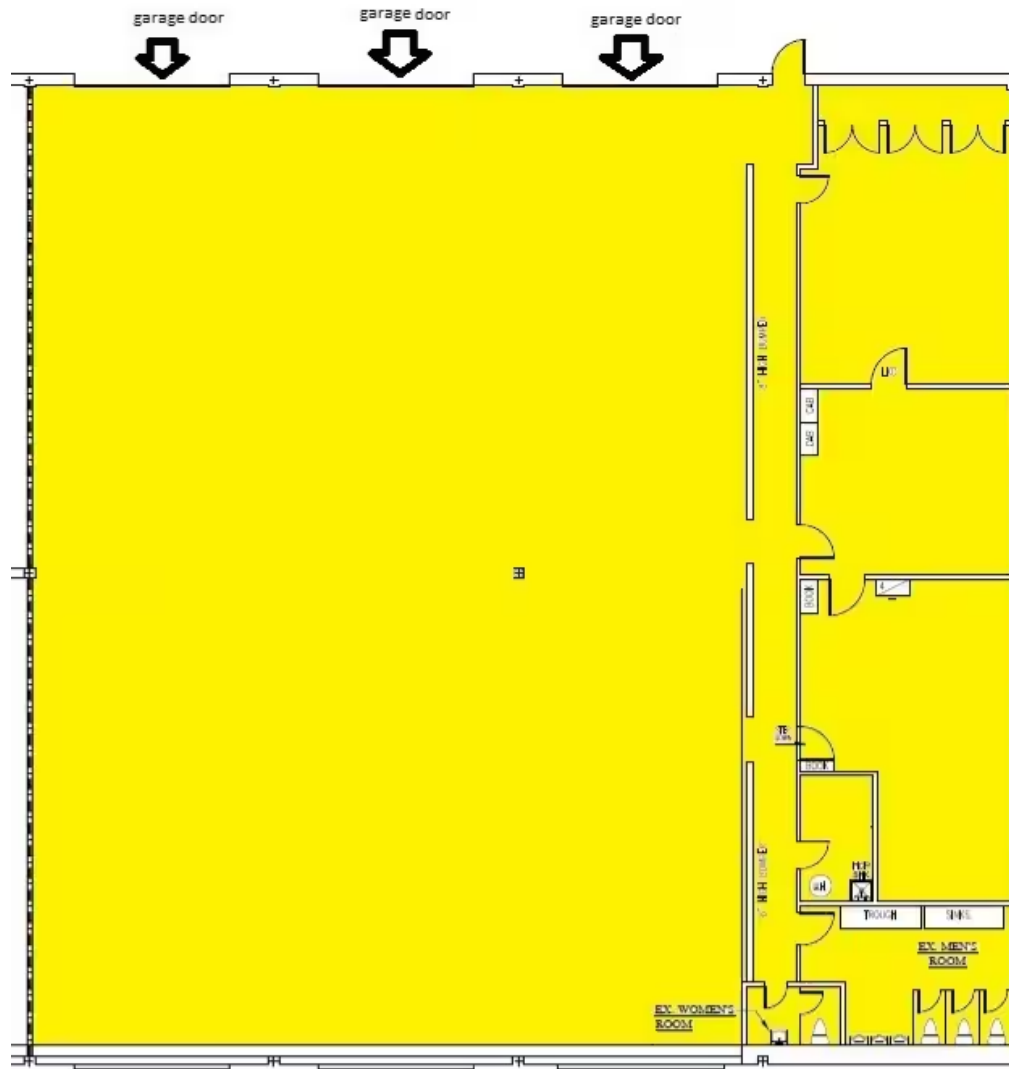


ASKING LEASE PRICE:
\$23 PSF MODIFIED GROSS

45 RYAN AVE. PORT CHESTER, NY 10573



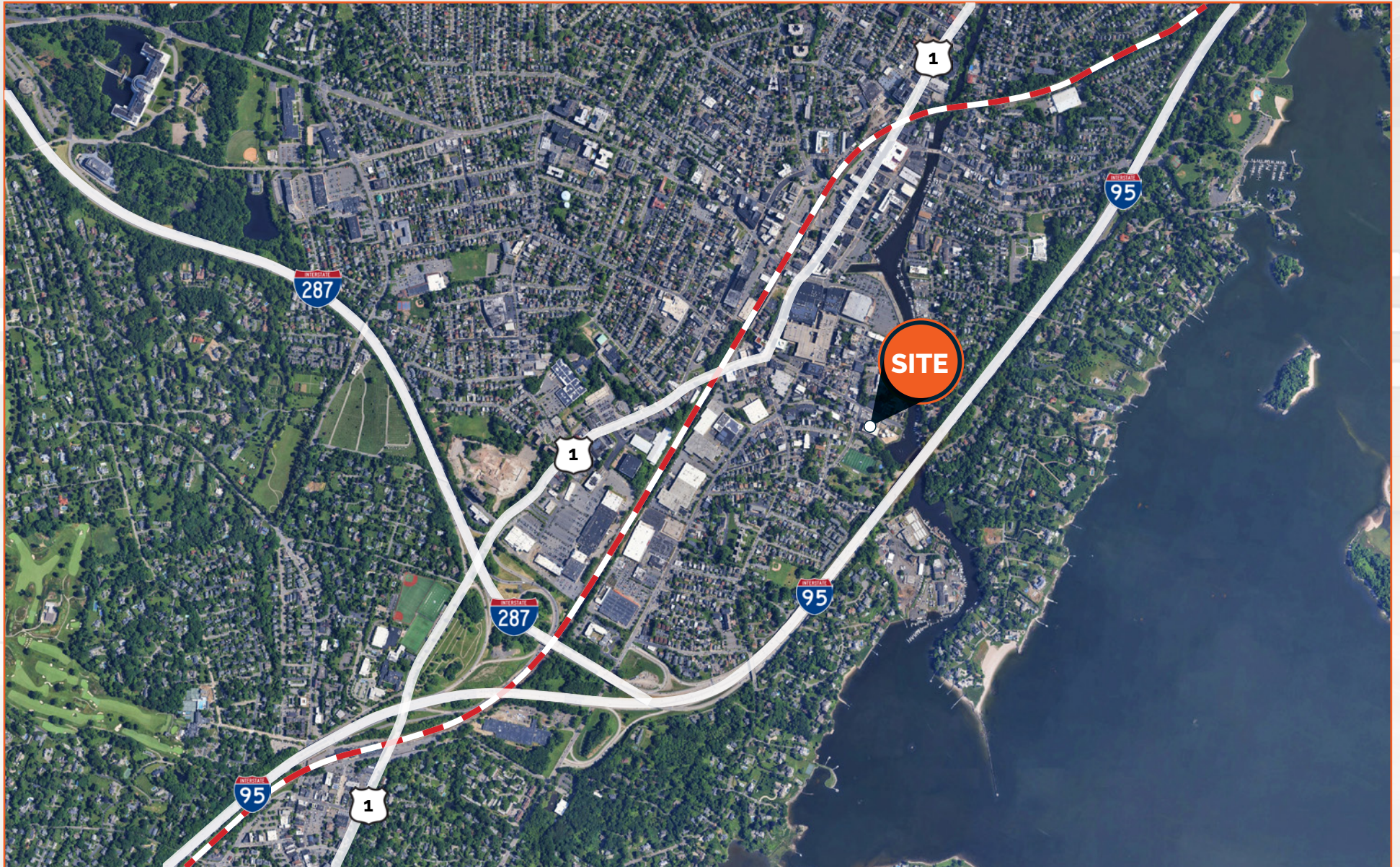
FLOOR PLAN



45 RYAN AVE. PORT CHESTER, NY



AERIAL





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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT NEW YORK COMMERCIAL REALTY GROUP, LLC FOR MORE DETAILS.

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