



Investment Opportunity | Offering Memorandum

30 HAVEN AVE.
Mt. Vernon, NY

Colliers

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Investment Highlights

EXECUTIVE SUMMARY

Colliers, as exclusive agent is pleased to present the opportunity to acquire 30 Haven Avenue, Mount Vernon, NY 10553 (the “Property”) via a sale-leaseback transaction. The Property is located in the southeast submarket of Westchester, just a 10-minute walk from the Mount Vernon East Metro-North station, with access to the New Haven Line and New Canaan Branch.

Since 2013, the Property has served as a specialized facility for art transportation, packaging, installation, and storage for SAFE Art SAT. Ownership has invested approximately **\$ 2.5 million** in renovations, including raising the roof by 8’ and HVAC systems. The Property has been professionally managed and meticulously maintained over the past decade.

Ownership is seeking a sale-leaseback with a 10-year lease term.

With limited new industrial supply and historically low vacancy, the Westchester industrial market continues to experience strong rent growth. Mount Vernon’s proximity to the Bronx and its access to major highways and public transportation make it an ideal location for last-mile distribution and logistics operations.

Asking Price: Please call for Pricing

BUILDING HIGHLIGHTS

Address	30 Haven Ave, Mt. Vernon, NY
Sec-Block-Lot	165.72-4005-13
Building Type	Industrial Flex
Building Size	± 40,000 SF
Total Lot Size	± 53,143 SF
Year Built/Renovated	1950/2013
Clear Ceiling Height	20’ ½” Deck_ 18’ ½” Clear
Column Spacing	24’ x 23’
Property Zoning	General Industrial
Occupancy	Owner occupied

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Property Overview

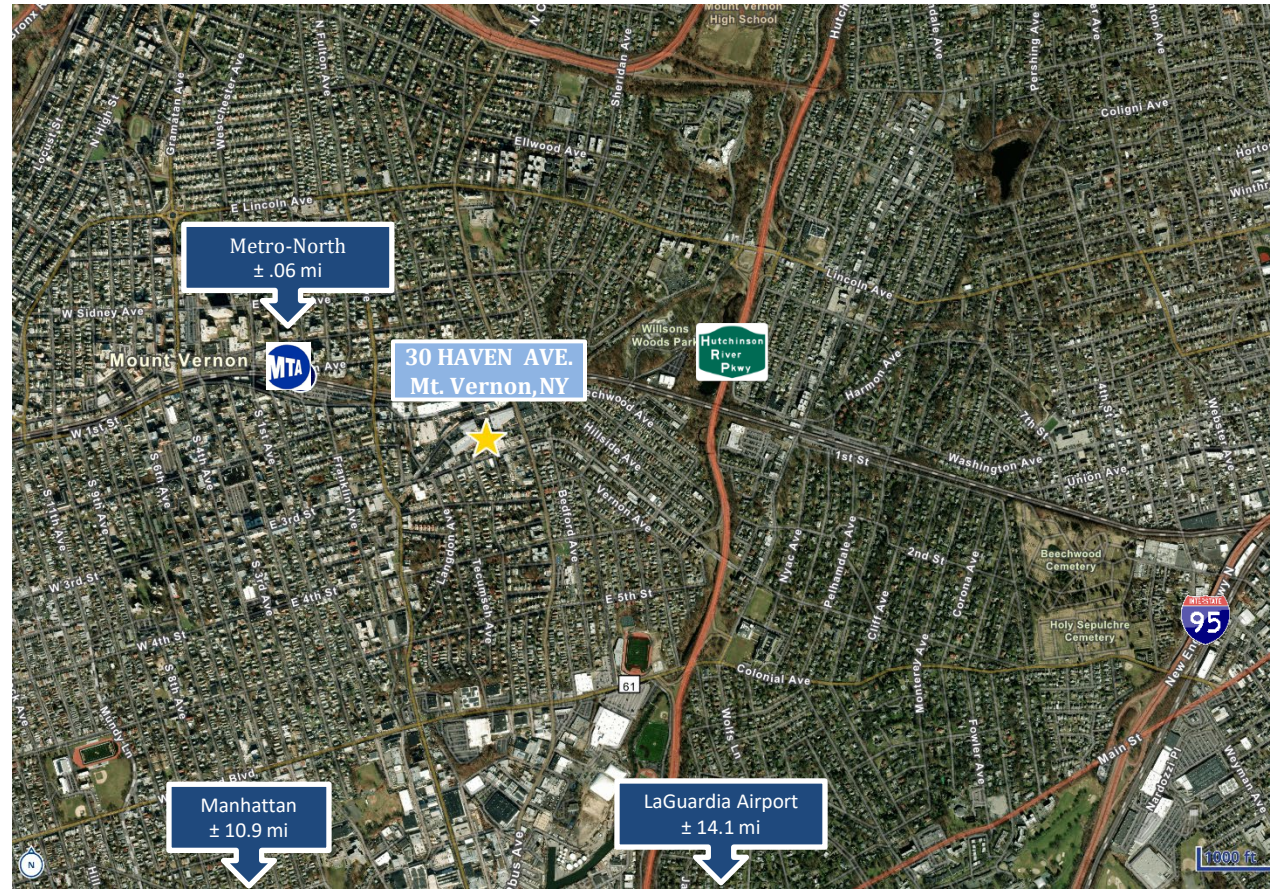


PROPERTY SPECIFICATIONS

Address	30 Haven Ave, Mt. Vernon, NY
Sec - Block - Lot	165.72-4005-13
Building Type	Industrial Flex
Zoning	General Industrial
Gross Floor Area	± 40,000 SF
Lot Area	± 53,143 SF
Stories	One
Floor Capacity	Concrete slab on grade
Ceiling Height	20'6" deck 18'6" clear
Column Spacing	23' x 24'
Year Built	1950
Renovations/Upgrades	2013
Occupancy	Owner occupied
Loading	2 - Loading dock 1 - Drive in doors
Foundation/Structure	Concrete slab on grade
Power	2000 Amps
Fire Protection	Sprinklered System
Roof	Flat roof
Exterior Walls	Brick
HVAC	Rooftop units

PROPERTY OVERVIEW

SITE DESCRIPTION	
Address	30 Haven Ave., Mt. Vernon, NY
Zoning	I - General Industrial (Local Zoning Code)
FAR	2.25 or 119,572 SF
REAL ESTATE TAXES	
County	Westchester
Sec / Block / Lot	165.72-4005-13
Assessed Year	2024
Land Value	\$1,822,917
Improvement Value	\$2,302,083
Total Value	\$4,125,000
2024 Property Tax	\$51,330



Income & Expenses

Tenant	RSF	Term	Years Remaining	Rent Inc.	NNN Base Rent (Monthly)	NNN Base Rent (Annual)	\$ / SF NNN
SAFE ART	40,000	10 Yrs	10 Yrs	3%	\$66,666.67	\$800,000.00	\$20.00

Income

Revenue	SF	\$ / SF	Annual Income
Gross Annual Income	40000	\$20.00 NNN	\$800,000 NNN

Expenses

Type	Projection	Projected
Property Taxes	Tenant Pays	\$0
Water and Sewer	Tenant Pays	\$0
Insurance	Tenant Pays	\$0
Fuel	Tenant Pays	\$0
Electric	Tenant Pays	\$0
Management Fee	2.0% / EGI	\$16,000.00
Total Expenses		\$16,000.00
Net Operating Income		\$784,000.00

30 HAVEN AVE.
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INTERIOR IMAGES

Colliers
INTERNATIONAL

PROPERTY OVERVIEW





1 of 2 Loading docks



Parking

30 HAVEN AVENUE
Mt. Vernon, NY

Area & Demographics



LOCATION DESCRIPTION

The property is located in the southeast submarket of Westchester section of Mt. Vernon at the lower sections southwestern section of Westchester. The Property is in the southeast submarket of Westchester with approximately a 10-minute walk to the Mount Vernon East Metro North station with access to the New Haven line and New Cannan Branch.



403

Square Miles



\$ 116, 109

Average Household Income



1,006,477

Residents



31,012

Total Employer Establishments

DEMOGRAPHICS: RADIUS, WESTCHESTER, & STATE INFORMATION



	1 MILE RING	3 MILE RING	5 MILE RING	Westchester, NY	New York State
Population Trend					
2000	48,885	355,588	908,241	923,459	18,976,453
Current	53,4102	378,124	955,633	1,010,180	19,924,635
Household Trend					
2010 Total Households	18,778	138,007	345,622	780,030	7,317,754
2024 Total Households	20,027	143,766	359,289	834,257	7,705,781
Population Growth					
2010 to 2020	0.94%	0.63%	0.62%	0.57%	0.42%
2023 to 2028	0.02%	0.08%	0.00%	0.34%	-0.09%
Household Growth					
2010 to 2020	0.73%	0.53%	0.52%	0.56%	0.53%
2023 to 2028	-0.15%	0.27%	0.27%	0.23%	0.23%
Income Trend					
Per Capita Income	\$54,590	\$45,788	\$53,065	\$63,094	\$48,068
Household Income: Median	\$97,946	\$75,974	\$77,196	\$112,392	\$83,109
Household Income: Average	\$126,750	\$115,797	\$127,021	\$196,816	\$123,902

LOCAL AIRPORTS & MASS TRANSIT



Airports

The property is easily accessible by air, using LaGuardia Airport, which is only 12.9 miles from 30 Haven Ave.. Additionally, the property is near Westchester Airport (16.5 miles) and Newark Liberty International Airport (34 miles).



Subway

The property is located 0.6 miles from the Mount Vernon East Metro North station allowing convenient access to Grand Central Terminal and the surrounding New York metropolitan area. This train line allows access into Manhattan in less than a half hour.



Bus

The property is located a few blocks from the Bee-Line Route 55 bus line which provides transportation Mount Vernon East Metro North station

Market Overview

TRANSPORTATION



Major Highways

I-278	±1.5 miles
I-87	±3.6 miles
I-95	±2.2 miles
CT-15	±1.3 miles



Major Cities

Manhattan	±19.1 miles
Stamford	±21.1 miles
White Plains	±11.2 miles
Newark	±31.9 miles



AIRPORTS

LAG	±12.9 miles
JFK	±19.5 miles
EWR	±34.0 miles



PORTS

Red Hook Terminal	±25.2 miles
Port Jersey	±38.4 miles
Port Newark	±35.9 miles

BUS & TRAIN

E 3rd Street/Langdon Avenue Bus Stop 0053 Line	0.2 miles
Mount Vernon East Train Station (New Haven Line)	0.6 miles

MARKET FUNDAMENTALS

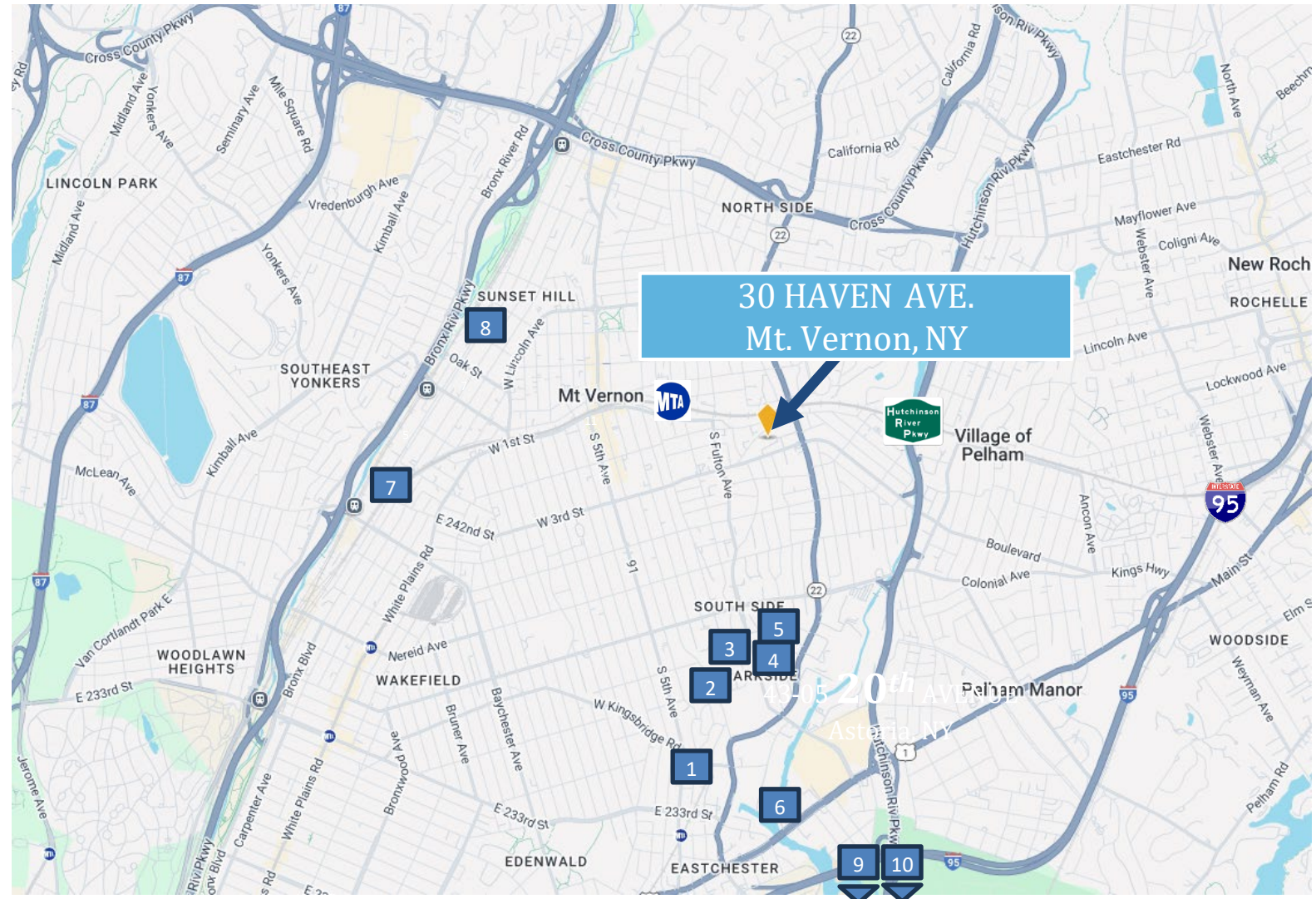
Mount Vernon, located in Westchester County, NY, presents a compelling opportunity for industrial real estate investors in 2025. The city benefits from its strategic location just north of New York City, offering excellent access to major highways, rail lines, and regional markets. The industrial sector here is characterized by a mix of legacy manufacturing spaces and adaptable warehouse facilities, making it attractive for logistics, distribution, and light industrial operations. Investor interest is bolstered by a stable local economy, a diversified employment base, and increasing demand for last-mile delivery hubs **1**. As part of the broader New York industrial market, which continues to show resilience and strong capital flows **2**. Mount Vernon stands out as a high-potential submarket for long-term industrial investment.

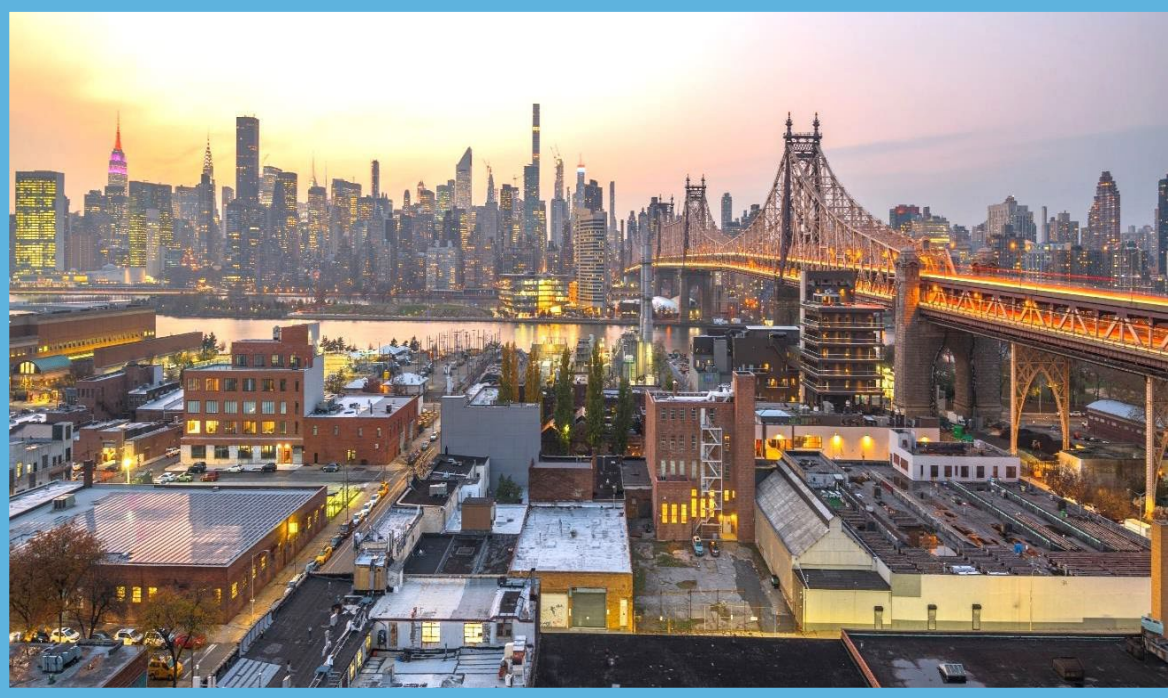
Westchester, NY Industrial Snapshot - Q1 2025

	Westchester County
Inventory (SF)	35,792,446
Availability Rate	7.3%
Average Asking Rent (\$PSF/Yr.)	\$19.10 NNN
Quarterly Net Absorption	(2,152)
Leasing Activity	180,594

CORPORATE NIEGHBORS

1. Herc Rentals
2. Fed Ex
3. Restaurant Depot
4. Pepsi-Cola Co
5. UPS
6. Sunbelt Rentals
7. Unitex Textile
8. Ace Endico
9. Amazon
10. MTA





Offering Procedure

Asking Price

Colliers requests that all interested parties submit bids in writing.

Offer Information

Offers **must** include the following information:

- Purchase price
- Deposit amount
- Due Diligence
- Closing date
- Financing approval process

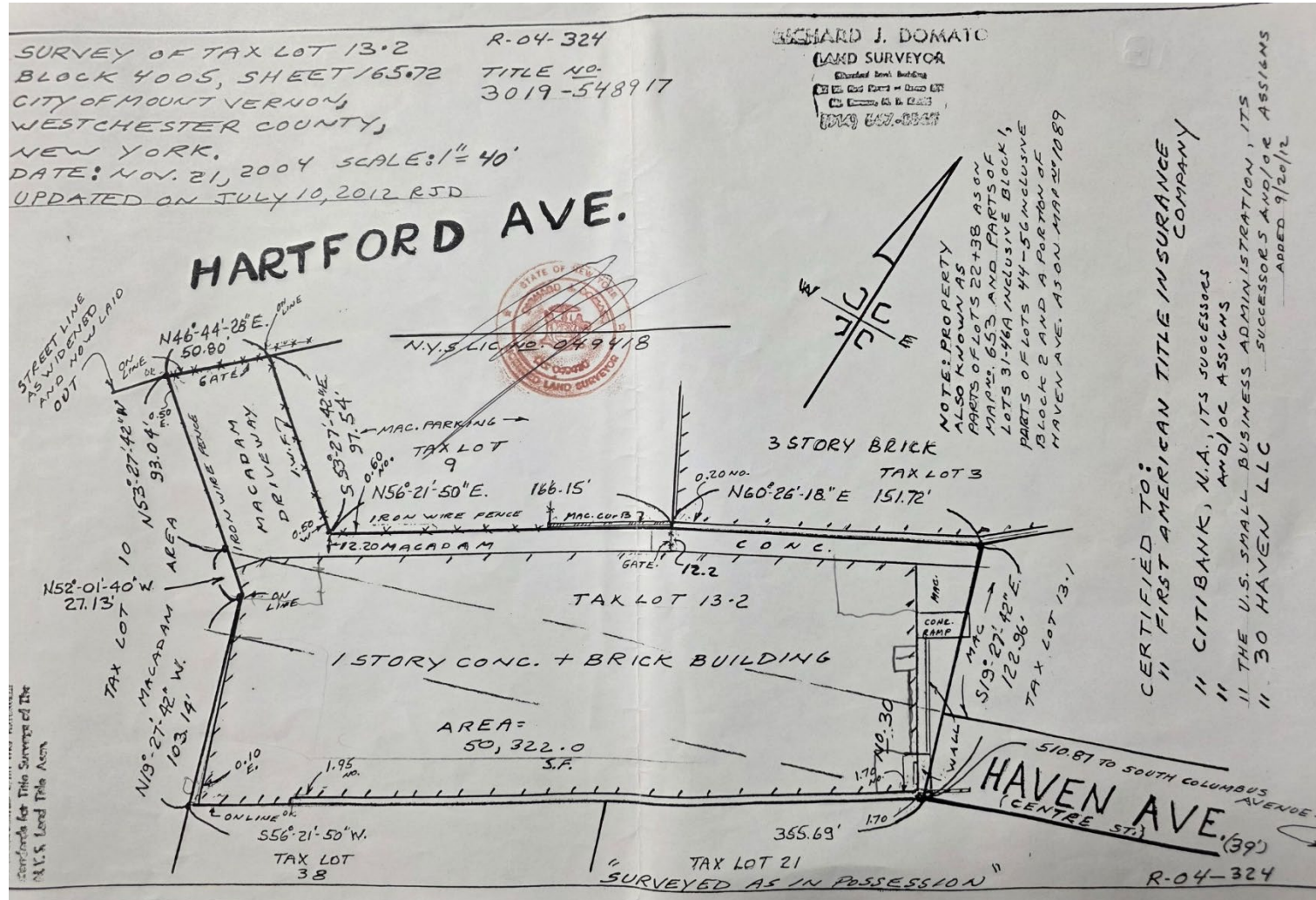
Inspections

Inspections are by appointment only with the Owner's Exclusive Agent.

APPENDIX

PROPERTY PLANS

SURVEY



Disclaimer

The Property is being offered for sale in an “as-is, where-is” condition, and the Seller and the Broker make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the expressed written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Broker as a “Registered Potential Investor” or as a “Buyer’s Broker” for an identified “Registered Potential Investor”. The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Broker prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the recipient’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Broker or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Broker shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Recipients are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason without notice. The Seller and the Broker each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Broker is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest of confidence and shall be returned to the Broker or the Seller promptly upon request; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Broker; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Broker or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Broker.

Seller will be responsible for any commission due to Broker in connection with a sale of the Property. Any Buyer’s Broker must provide a registration signed by the recipient acknowledging said Broker’s authority to act on its behalf. If a cooperating broker procures the eventual purchaser, agent agrees to a commission split pursuant to the terms of a separate agreement. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



Colliers

For additional information, please contact exclusive agents:

Joseph Meyerson

Senior Vice President

+1 914 420 2990

Joseph.Meyerson@colliers.com

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