

**6 ACRES USABLE AND DIVISIBLE INDUSTRIAL ZONED
1 LAWRENCE STREET
ARDSLEY, NY 10502**

**260,000 SQUARE FEET OF LAND
FOR SALE OR LEASE**



PROPERTY DESCRIPTION

Industrial zoned land. Six acres usable that does not have flooding issues. See attached FEMA map showing no risk. Ideal for Truck or bus parking and or equipment storage. New ownership. Will build to suit. Recently cleared and graded. Site now being paved with installation of storm and sanitary sewers. Multiple curb cuts and a loading platform exist on Lawrence Street along with other existing curb cuts. An existing access road, the Eastern extension of Danforth St. runs from Lawrence to the northwest corner of site. Rare to find such a large, flat piece of land with heavy industrial zoning at such a low rental rate in this area. Lease price of \$10 per sq. ft including base year taxes. Also for sale at \$27,500,000.

LOCATION

At the Saw Mill River Parkway and just south of exit 7 Ardsley exit of NY State Thruway. A half mile drive from exit 7 of the NY State Thruway. At same intersection across the Saw Mill River Parkway from Chauncey Square, a large mixed use retail complex with a Starbucks and other restaurants and shops. Nine miles north of the Bronx border.

OFFERING SUMMARY

| | |
|---------------|------------------------------|
| Lease Rate: | \$10.00 SF/yr gross of taxes |
| Sale Price | \$27,500,000 |
| Available SF: | 260,000 SF |
| Lot Size: | 6 Acres |

BERNARD STACHEL

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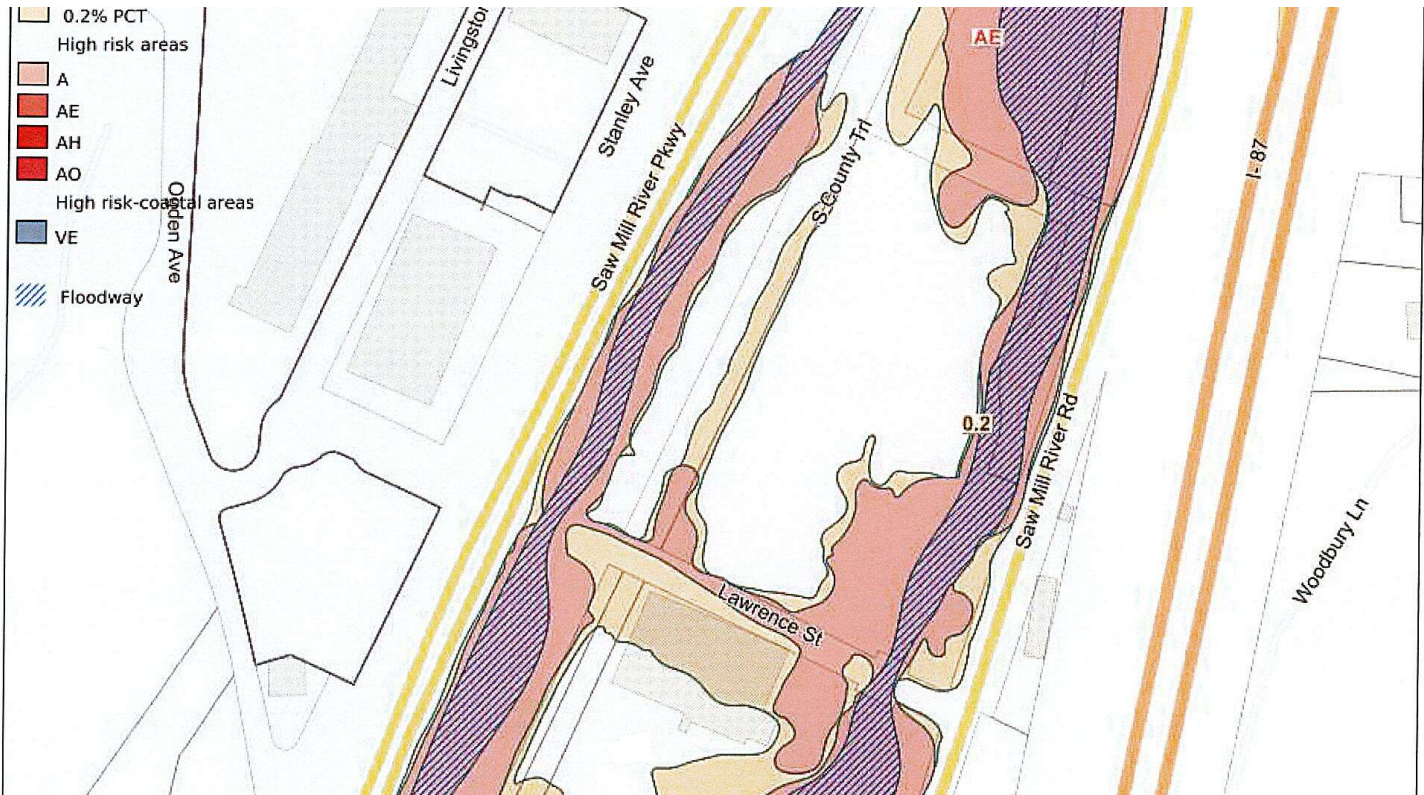
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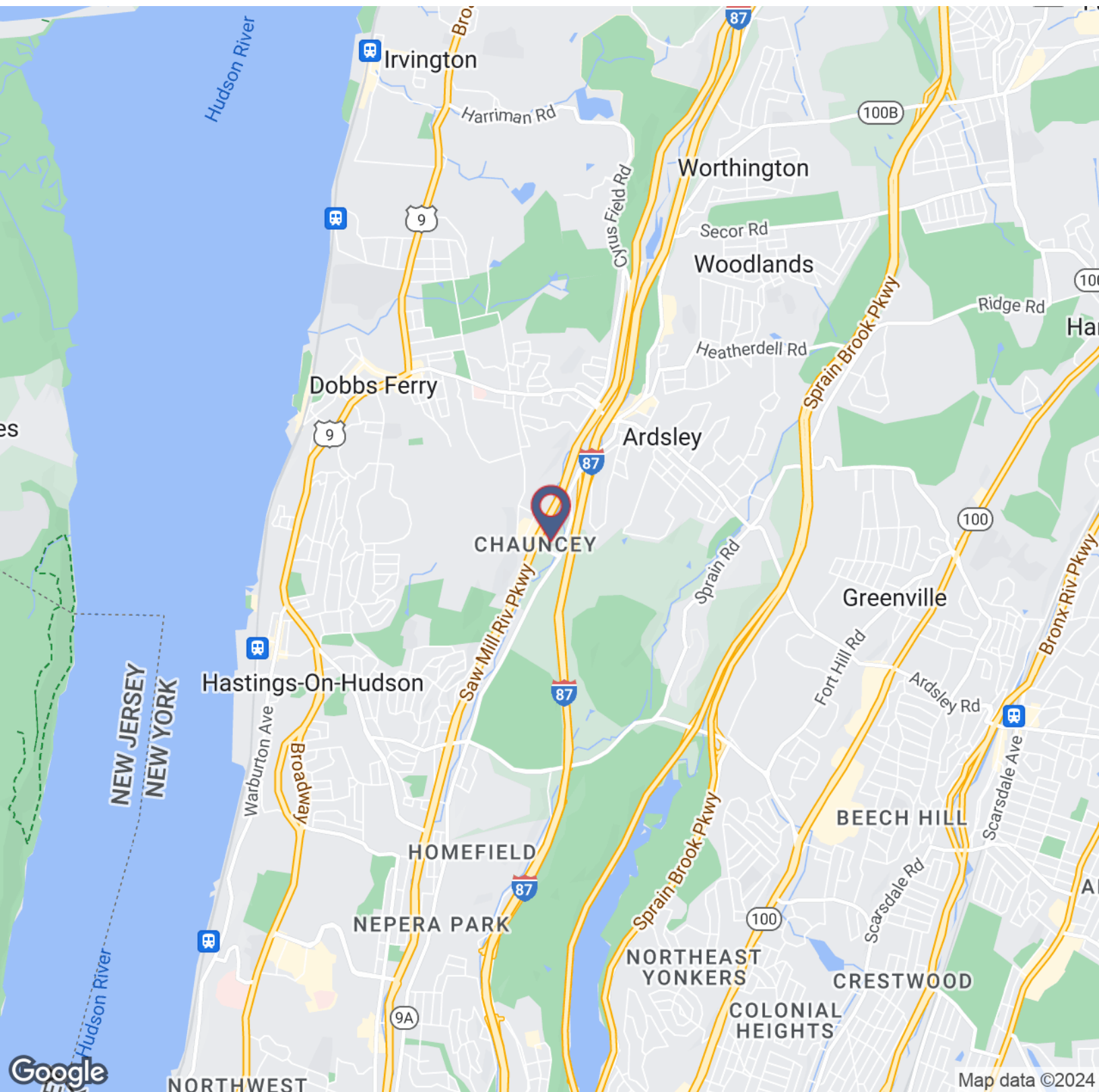
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