

718 S. Fulton Ave. Mount Vernon, NY

For Lease: 8,545 SF & 24,000 SF Industrial Warehouse



Prime Location! Less than 1 mile to I-95!
On-Site Parking + Docks + Drive In

GROUND FLOOR

WAREHOUSE SF +/-	24,000
DOCKS	1
DRIVE INS	1
CEILING HEIGHTS	13' – 20' (Saw-Tooth Roof)
NOTES	Existing Office Space Within Full Sprinkler System 400 AMPs of Electric Less than 1 mile to I-95 Ample onsite Parking

ASKING LEASE PRICE: \$22 psf Gross

Ground Floor



UNIT C-1

WAREHOUSE SF +/-	8,545 (2 nd Floor)
DOCKS	1 (Shared)
DRIVE INS	0
CEILING HEIGHTS	18'
NOTES	Freight Elevator to Unit (6) GFUs 400 AMPs of Electric Less than 1 mile to I-95 Ample onsite Parking

ASKING LEASE PRICE: \$13.50 psf Gross

Unit C-1

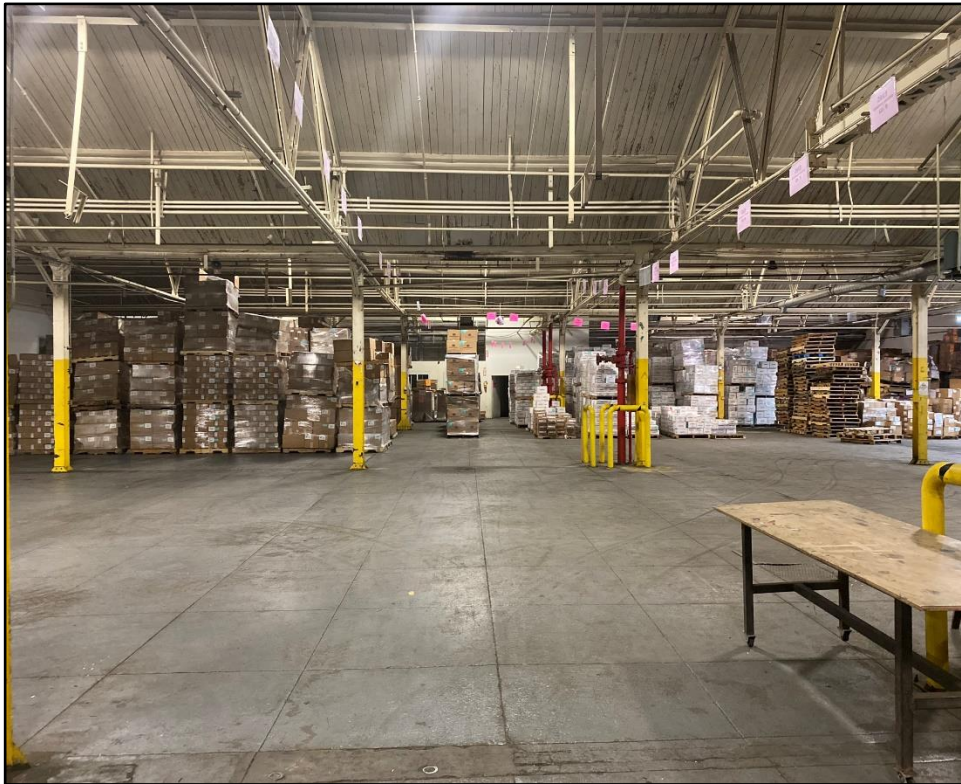
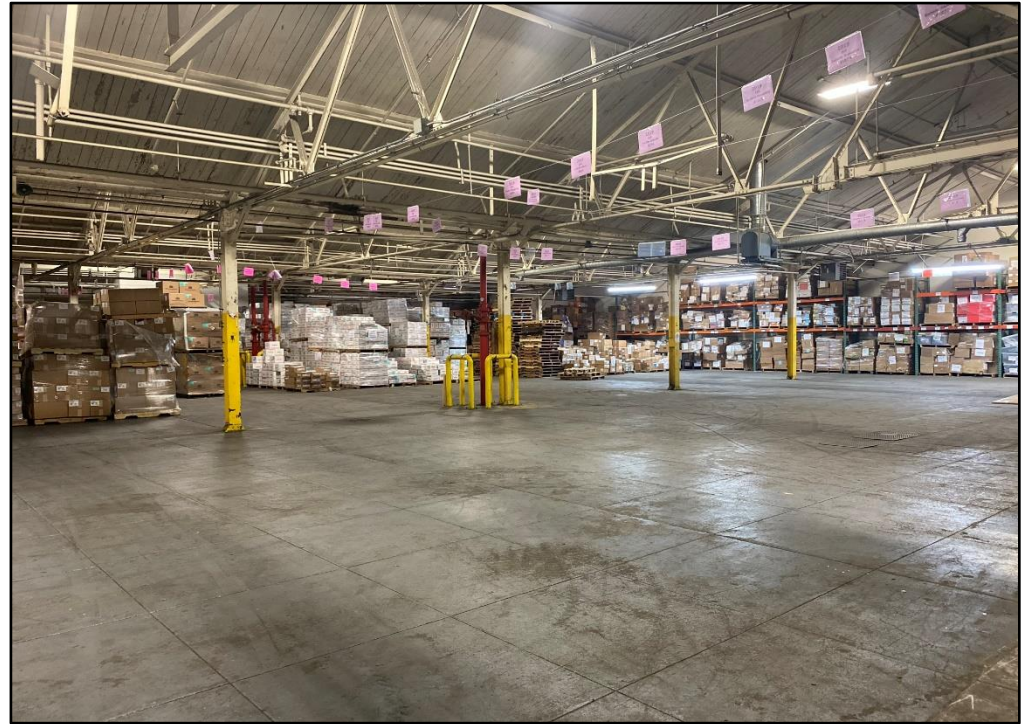


**Exclusively Marketed By:
Frank Rao & Michael Rao**

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Ground Floor



Unit C-1



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