WAREHOUSE/INDUSTRIAL BUILDING FOR SALE/LEASE

775 Saw Mill River Road



AVAILABLE:

21,022 SF Warehouse/Industrial Building on 0.60 Acre Lot

- 19,347 SF First Floor
- 1,675 SF Second Floor

ADDITIONAL INFORMATION:

- Fully Sprinklered
- Automatic Roll Down Gate
- Garage Door Access with 6 Loading Bays and Loading
- Alarm System
- Separate Meters for Electric and Gas
- Electric: 800 AMPS
- Gas Heat: Forced Air
- Ceiling Heights
 - 13'-6" to the Deck
 - 12'-3" to the Beams
- Column Spacing
 - 19′ x 19′
- Potential for Purchaser to Keep Existing Tenant in Place
- Close Proximity to I-87 and the Saw Mill River Parkway
- Zoning: C District (Wholesale Business and Storage)

PURCHASE PRICE/RENT:

Call for Details

REAL ESTATE TAXES:

\$50,726/Year

AREA DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
Population	19,937	186,918	463,635
Avg. HH Income	\$149,410	\$150,840	\$170,754

For More Information, Please Contact:

914-237-3400

Craig Benson – Ext. 105 Craig@RoyalPropertiesInc.com

David Landes – Ext. 104 David@RoyalPropertiesInc.com



www.RoyalPropertiesInc.com

All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes without notice.

Yonkers, NY v 775 Saw Mill River Road

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NOW OR FORMERLY MAG ASSOCIATES INC - CONTROL NUMBER 301333348

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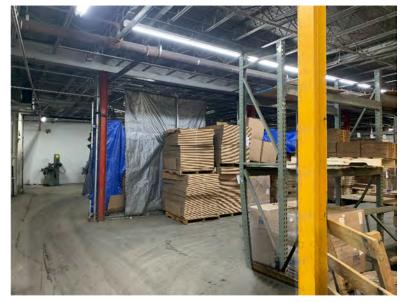
775 Saw Mill River Road







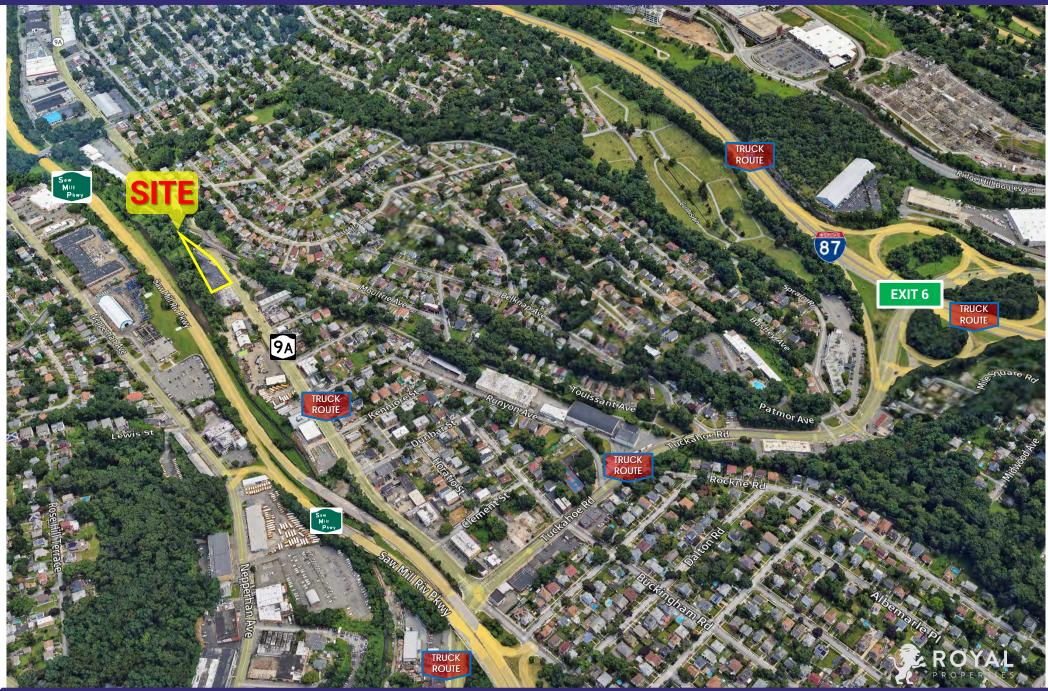






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