

**225**  
CORPORATE BOULEVARD S.  
YONKERS, NEW YORK

LAND FOR SALE **OR**  
BUILD-TO-SUIT FOR LEASE OR SALE

SOUTH WESTCHESTER EXECUTIVE PARK

**DEVELOPMENT**

**2.71**  
ACRE SITE

**or**

**BUILD-TO-SUIT**

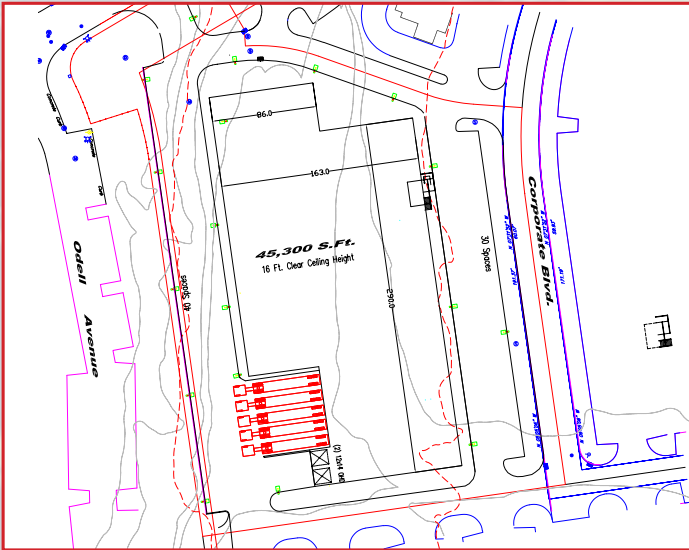
Conceptual Rendering

# 225

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YONKERS, NEW YORK

## PLENTY OF SPACE TO DESIGN AND CONSTRUCT YOUR CUSTOM BUILDING...WITH ROOM TO GROW.

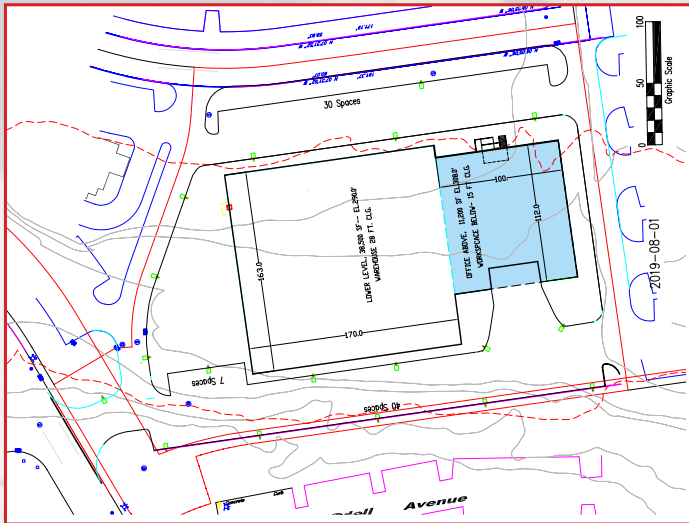


### BUILDING SPECS

<b>Site Size:</b>	<b>2.71 Acres</b>
<b>Site:</b>	<b>35,000-40,000 SF</b>
<b>Construction Type:</b>	<b>Tilt-up</b>
<b>Zoning:</b>	<b>PEP (Planned Executive Park)</b>
<b>Clear Height:</b>	<b>Built to spec</b>
<b>Dock Doors:</b>	<b>Built to spec</b>
<b>Drive in Doors</b>	<b>Built to spec</b>
<b>Parking:</b>	<b>70-80 spaces</b>

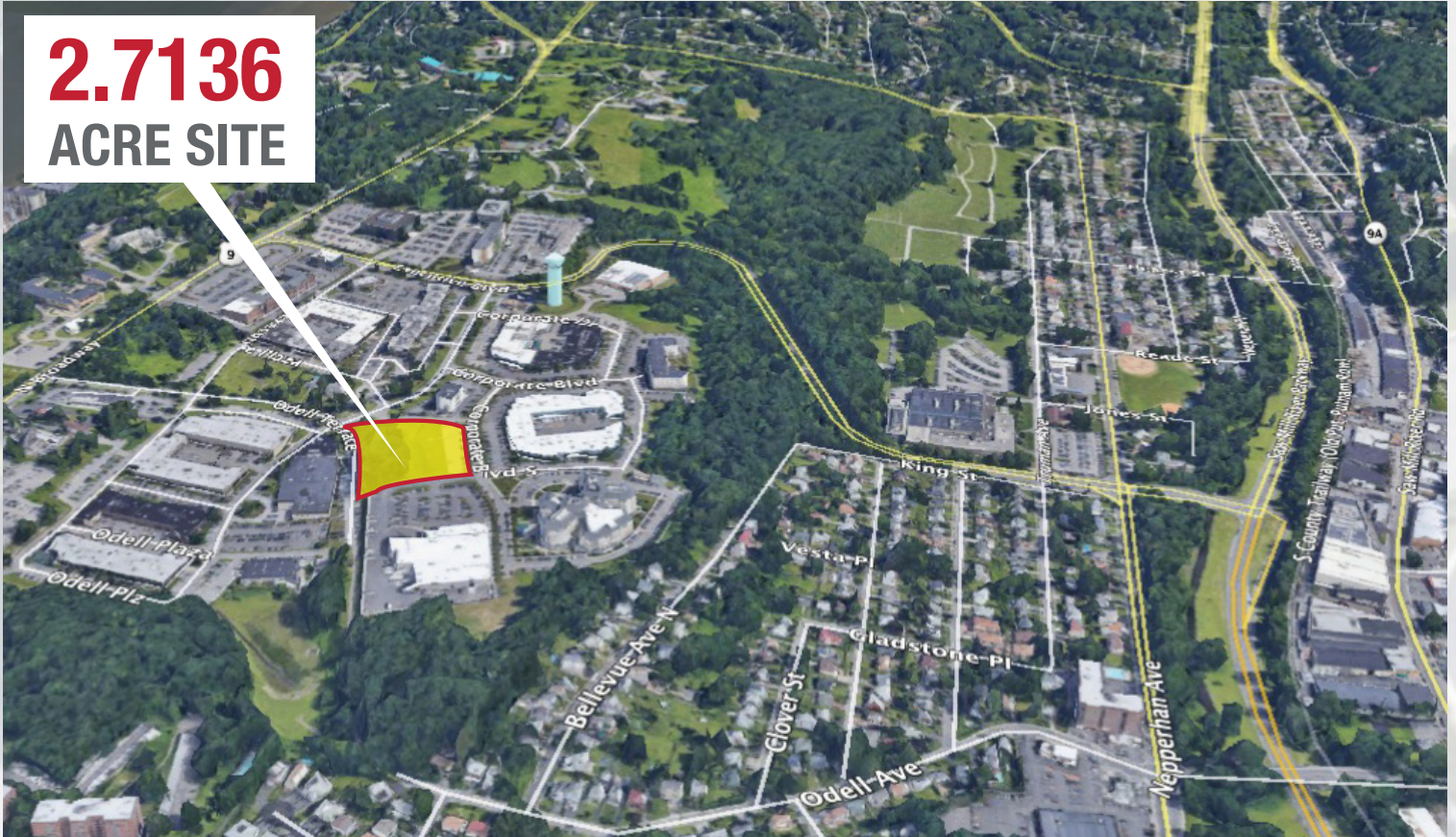
### DRIVING DISTANCES

<b>Route 9:</b>	<b>0.3 mile</b>
<b>Saw Mill River Pkwy:</b>	<b>1.7 miles</b>
<b>Cross County:</b>	<b>3 miles</b>
<b>I-87</b>	<b>2.4 miles</b>
<b>I-287</b>	<b>9 miles</b>
<b>I-95</b>	<b>9.2 miles</b>
<b>Manhattan</b>	<b>19 miles</b>



## ENDLESS POSSIBILITIES TO MAKE THIS SITE YOUR OWN

**2.7136**  
ACRE SITE



### POSSIBLE PRINCIPLE USES

- Offices
- Light Manufacturing, Processing, Assembly and Fabrication
- Distribution and Warehousing
- Research and Development Laboratories
- Data Processing
- Outdoor Storage of Equipment, Materials or Vehicles when Suitably Screened
- Commercial Recreational Uses, Indoor
- Day-Care Center
- Hotels
- Restaurants

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## THIS LAST MILE LOCATION IS THE PERFECT LOCATION



18.8 MILES TO MIDTOWN MANHATTAN VIA SAW MILL RIVER PKWY AND HENRY HUDSON PKWY

- Interstates
- Saw Mill River Pkwy
- Sprain Brook Pkwy
- Hutchinson River Pkwy
- Bronx River Pkwy
- Cross County Pkwy

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