

FOR SALE OR LEASE

47,694 SF Prime Industrial Building

144 East Kingsbridge Rd.
Mount Vernon, NY 10550



Bronx / Westchester Border
On +/- 1 Acre of Land
Easy Access to I95
Walk to the Subway
6,000 Amps of Power

Property Features

BUILDING SF +/- (APPROX.)	47,694
LOT ACRES +/- (APPROX.)	1
ON SITE LOADING	3 Loading Docks
PARKING ON SITE	Yes
LOCATION	Westchester / Bronx Border Easy access to I95 & Hutch River Pkwy
SUBWAY ACCESS	Walk to Eastchester - Dyre Ave. train
YEARLY PROPERTY TAXES	+/- \$110,000
ELECTRICAL / POWER	6,000 amps
FENCED SECURED YARD	Yes
HVAC	2 units: +/- 5 to 7 years old
FIRE SPRINKLERS, GAS & DRAINS	Yes
CEILING HEIGHTS	High
ROOF	+/- 25 year warranty on material
SURVEY AVAILABLE	Yes
NOTES	This is a rare opportunity to purchase or lease a prime warehouse on the Westchester / Bronx border
	Delivered Vacant

Floor Breakout

GROUND FL SF +/- (ON GRADE)	7,694
1ST FL SF +/- (ON GRADE)	20,000
2ND FL SF +/-	20,000

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ASKING SALE PRICE	\$7,950,000
ASKING LEASE PRICE	\$14 psf modified gross



AERIAL VIEW





**Exclusively Marketed By New York Commercial Realty Group LLC:
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