

630 CENTRAL PARK AVENUE

Yonkers, NY 10704

Warehouse For Lease

200,959 SF



Lincoln

1 Dock Street, Suite 404
Stamford, CT 06902

Hernan Prohaszka
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www.lpc.com

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Property Specifications

Building Size	200,959 SF
Lot Size	3.5 Acres
Zoning	I-Zoning permitted; uses include self-storage (subject to special-use permit)
Office Space	3,000 SF
Ceiling Height	16'
Stories	2
Elevators	2 high-capacity freight elevators (10,000 lbs.) to service 2nd floor
Power	Two 12,000 amp services with two upgrade transformers
Loading	Recessed loading dock serving 4 loading positions, with expansion capability
Sprinkler	100% coverage
Parking	Approximately 133 spaces across 3 lots
Column Spacing	25' x 30'
Asking Rate	\$18/SF NNN

Property Highlights

- Strategically positioned in a prime Yonkers corridor between Cross County Shopping Center and Empire City Casino, two of the city's primary commercial and entertainment anchors.
- Direct frontage and high-visibility exposure along I-87, with traffic counts exceeding 135,000 vehicles per day.
- Ideally located between Exits 3 and 4 off I-87, approximately 10 miles from Midtown Manhattan.

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Property Photos



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Nearby Amenities



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data
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