

WAREHOUSE/INDUSTRIAL PROPERTY FOR SALE



WAREHOUSE/INDUSTRIAL ON ROUTE 9A
775 Saw Mill River Road | Yonkers, New York
OFFERING MEMORANDUM

 **ROYAL**
PROPERTIES
WWW.ROYALPROPERTIESINC.COM

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WAREHOUSE/INDUSTRIAL BUILDING

775 Saw Mill River Road

Yonkers, NY



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PROPERTY OVERVIEW

WAREHOUSE/INDUSTRIAL BUILDING
775 Saw Mill River Road
Yonkers, NY

PROPERTY SUMMARY

ADDRESS:	775 Saw Mill River Road Yonkers, New York 10710
PARCEL ID:	3.-3182-25
BUILDING SIZE:	21,022 SF GLA 19,347 SF First Floor 1,675 SF Second Floor
LAND AREA:	25,303 SF (0.5808 Acres)
REAL ESTATE TAXES:	\$50,726
ZONING:	C District (Wholesale Business and Storage)
YEAR BUILT:	1946 (Renovated in 1980)
STRUCTURE:	Concrete
CEILING HEIGHTS:	13'-6" to the Deck 12'-3" to the Beams
COLUMN SPACING:	19' x 19'
LOADING:	Garage Door Access with 6 Loading Bays and Automatic Roll Down Gate
OCCUPANCY:	Can be Delivered Vacant or Partially Occupied with Income
FIRE SAFETY:	Fully Sprinklered
ELECTRIC:	800 AMPS
GAS:	Forced Air Heat

OFFERING PRICE
CALL FOR DETAILS

THE OFFERING

Royal Properties, Inc. is pleased to present the opportunity to acquire a 21,022 square-foot building. The subject property rests on a 0.6 acre lot off one of Westchester's major thoroughfares, Saw Mill River Parkway (31,502+ VPD) and is in close proximity to I-87. This property is ideal for businesses seeking quality space for distribution, manufacturing and other warehouse uses



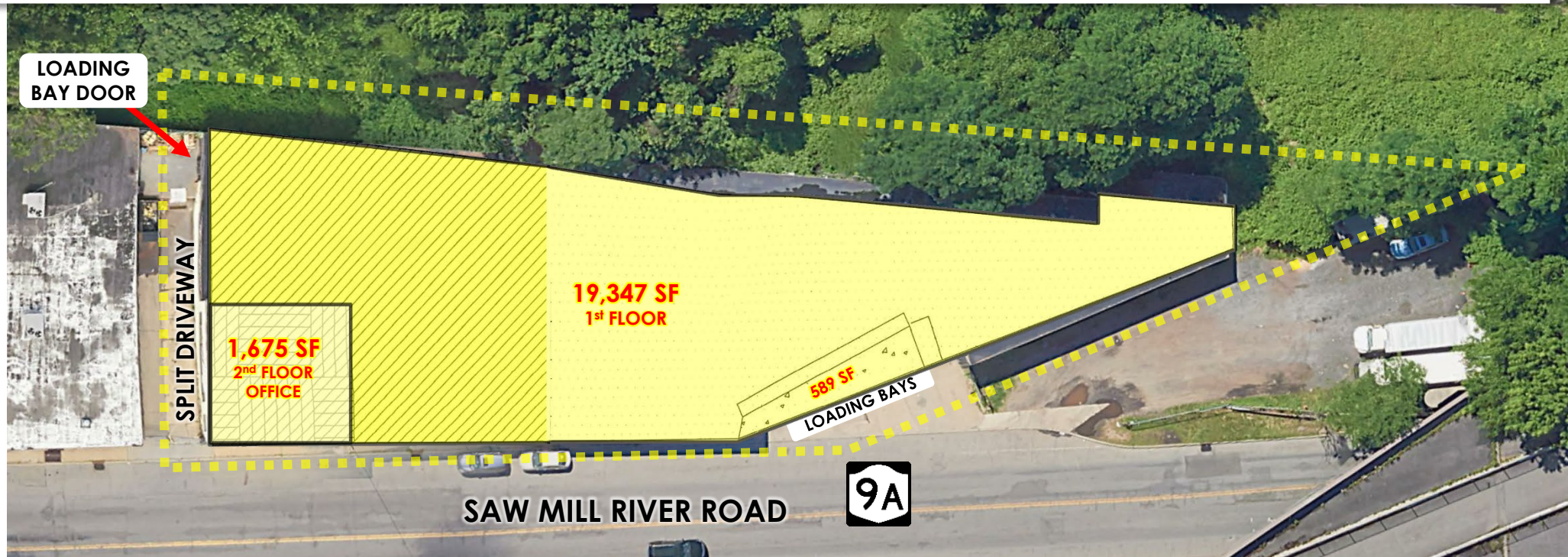
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SITE PLAN

WAREHOUSE/INDUSTRIAL BUILDING

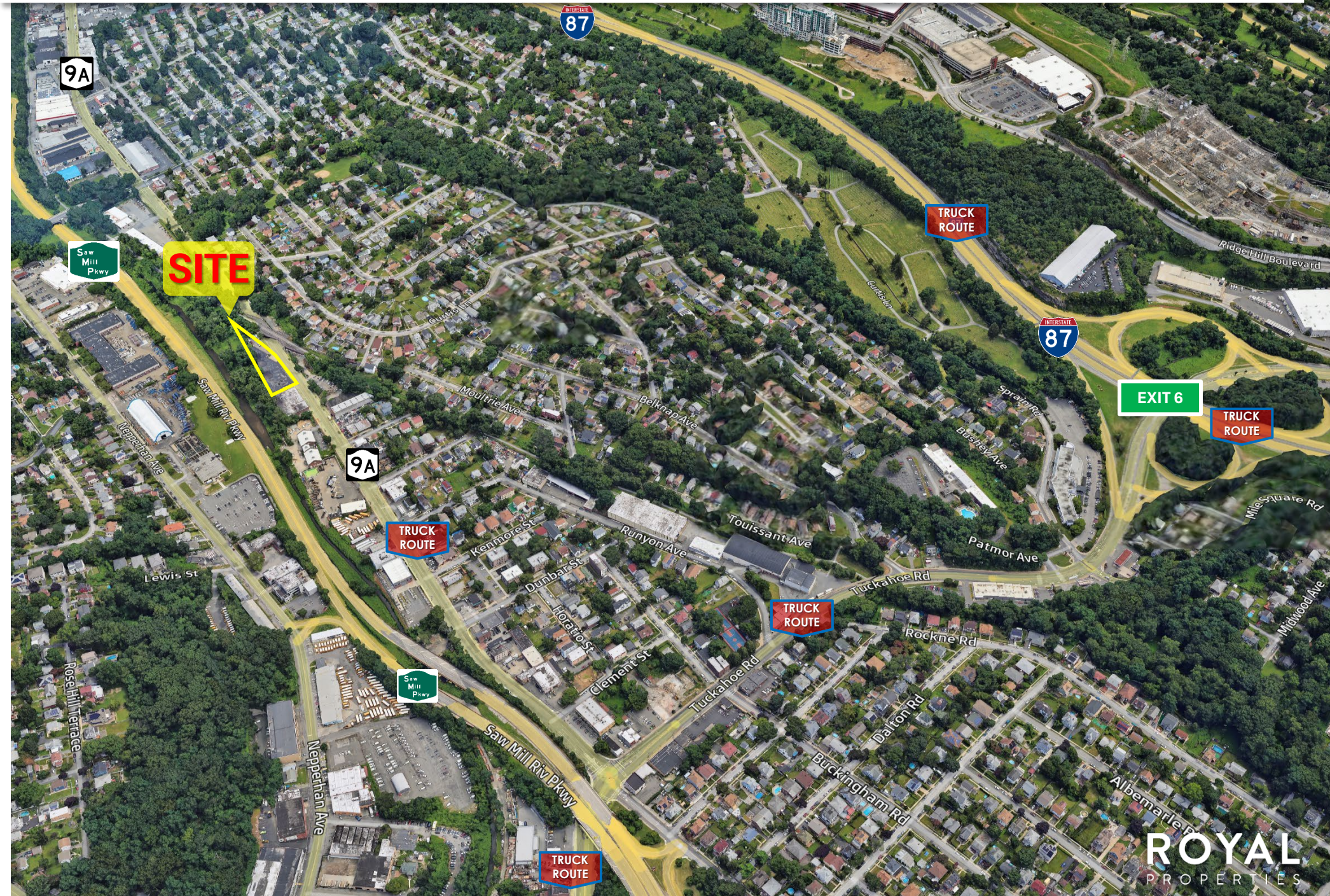
775 Saw Mill River Road

Yonkers, NY



All information 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.

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EXTERIOR PHOTOS

WAREHOUSE/INDUSTRIAL BUILDING
775 Saw Mill River Road
Yonkers, NY



INTERIOR PHOTOS

WAREHOUSE/INDUSTRIAL BUILDING
775 Saw Mill River Road
Yonkers, NY



PROJECTED 2024 INCOME STATEMENT

WAREHOUSE/INDUSTRIAL BUILDING
775 Saw Mill River Road
Yonkers, NY

PROJECTED RENTAL INCOME

TENANT	FLOOR	SQ. FT.	LEASE EXPIRATION	GROSS RENT/SF	ESCALATION	ANNUAL GROSS RENT
City of Yonkers**	1st Floor	10,688	Month-to Month	\$11.00	\$8,000	\$125,568
Vacant	1st Floor	8,659	N/A	\$19.00	N/A	*\$164,521
Vacant	2nd Floor	1,675	N/A	\$15.00	N/A	*\$25,125
		21,022	<i>TOTAL PROJECTED INCOME</i>			\$315,214

EXPENSES

Real Estate Taxes	\$50,726
Utilities	*\$4,500
Water	*\$1,000
Insurance	\$20,000
Maintenance and Repairs	*\$5,000
<i>TOTAL PROJECTED EXPENSES</i>	\$81,226
PROJECTED NET OPERATING INCOME	\$233,988

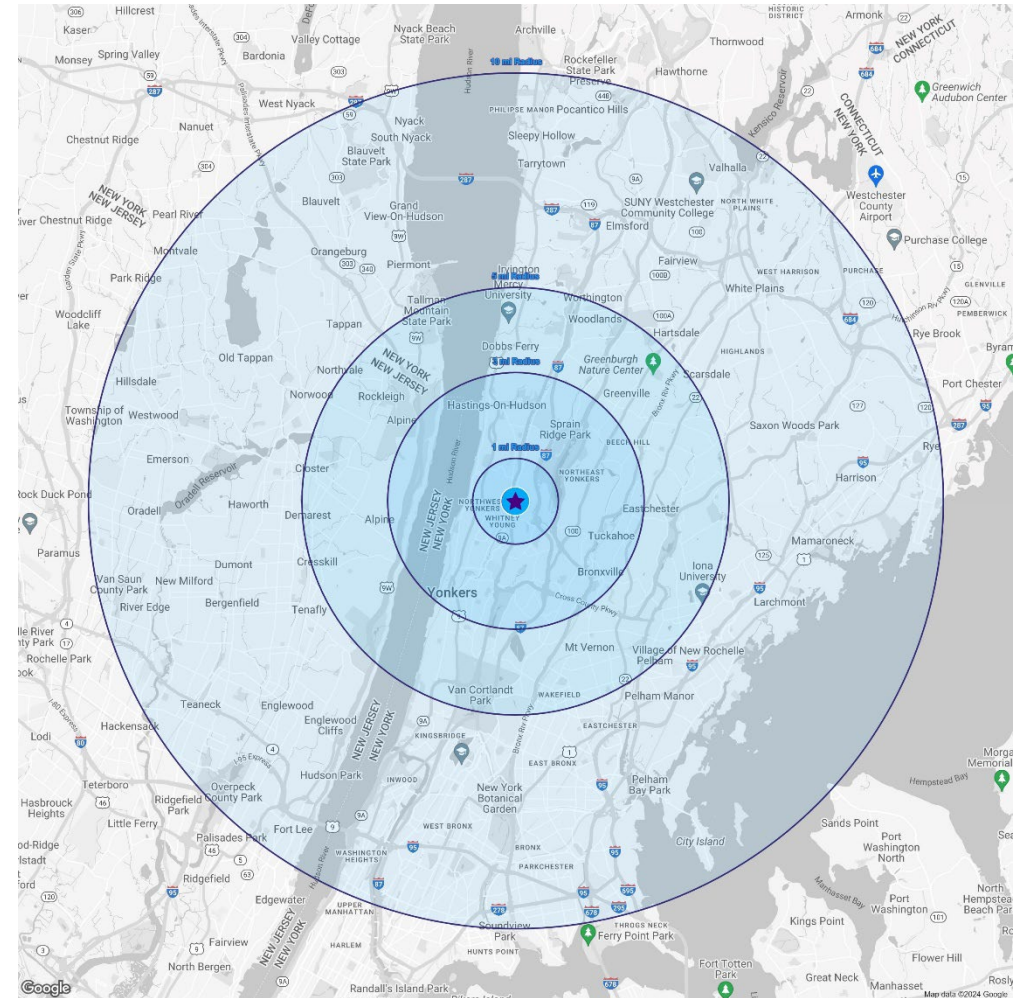
* Estimated

** City of Yonkers pays own utilities

DEMOGRAPHICS

WAREHOUSE/INDUSTRIAL BUILDING 775 Saw Mill River Road Yonkers, NY

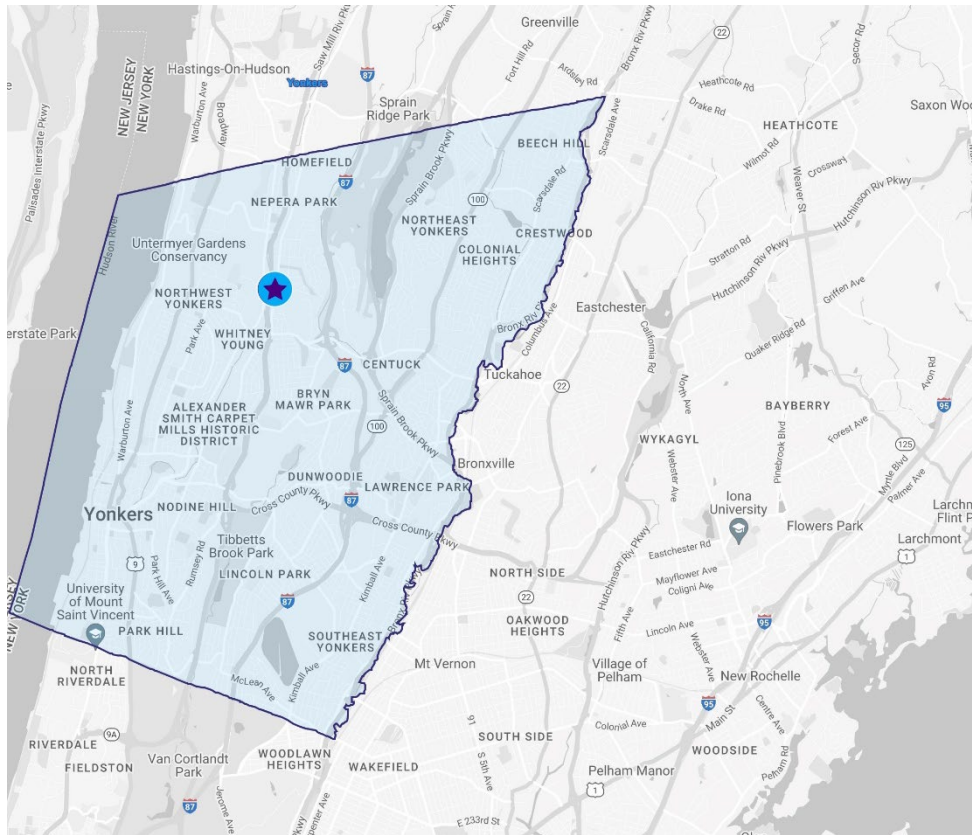
Population	1 mi.	3 mi.	5 mi.
2023 Estimated Population	19,937	186,918	463,635
2028 Projected Population	18,514	176,682	432,328
2020 Census Population	20,618	188,555	476,771
2010 Census Population	19,144	172,045	445,795
Projected Annual Growth 2023 to 2028	-1.4%	-1.1%	-1.4%
Historical Annual Growth 2010 to 2023	0.3%	0.7%	0.3%
2023 Median Age	41.8	40.5	40.7
Households			
2023 Estimated Households	7,418	72,914	177,466
2028 Projected Households	7,071	70,854	171,469
2020 Census Households	7,499	72,267	178,760
2010 Census Households	6,998	66,058	168,135
Projected Annual Growth 2023 to 2028	-0.9%	-0.6%	-0.7%
Historical Annual Growth 2010 to 2023	0.5%	0.8%	0.4%
Race and Ethnicity			
2023 Estimated White	51.7%	47.2%	44.5%
2023 Estimated Black or African American	16.7%	19.7%	26.0%
2023 Estimated Asian or Pacific Islander	7.5%	7.9%	8.4%
2023 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.6%
2023 Estimated Other Races	23.4%	24.6%	20.5%
2023 Estimated Hispanic	28.0%	30.7%	25.4%
Income			
2023 Estimated Average Household Income	\$149,410	\$150,840	\$170,754
2023 Estimated Median Household Income	\$120,951	\$120,107	\$125,241
2023 Estimated Per Capita Income	\$55,697	\$58,971	\$65,502
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	6.1%	6.2%	5.5%
2023 Estimated Some High School (Grade Level 9 to 11)	8.1%	7.3%	6.7%
2023 Estimated High School Graduate	23.3%	20.0%	19.5%
2023 Estimated Some College	15.2%	14.3%	13.7%
2023 Estimated Associates Degree Only	8.4%	7.6%	7.1%
2023 Estimated Bachelors Degree Only	20.8%	23.3%	24.4%
2023 Estimated Graduate Degree	18.1%	21.2%	23.0%
Business			
2023 Estimated Total Businesses	1,128	6,892	17,888
2023 Estimated Total Employees	14,510	63,614	149,777
2023 Estimated Employee Population per Business	12.9	9.2	8.4
2023 Estimated Residential Population per Business	17.7	27.1	25.9



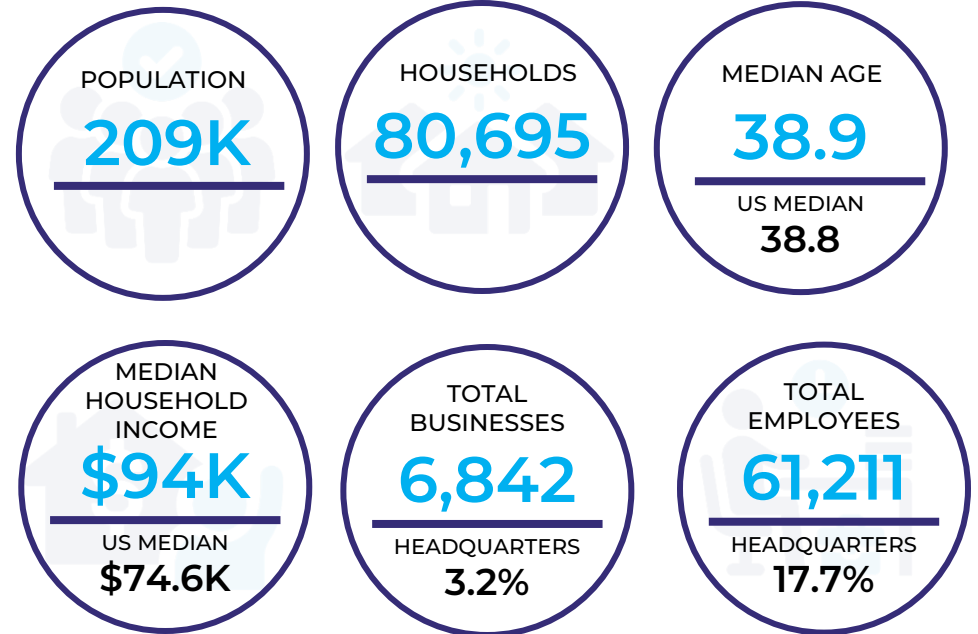
AREA OVERVIEW

WAREHOUSE/INDUSTRIAL BUILDING
775 Saw Mill River Road
Yonkers, NY

YONKERS – NEW YORK is New York State's fourth largest city and serves as the gateway between New York City and the Hudson Valley, with access to major highways and parkways including: Major Deegan Expressway (I-87), Henry Hudson, Saw Mill River, Bronx River, Sprain Brook, Hutchinson River, and the Cross County. and the most populous city in Westchester County, with a 2023 population of 208,644.



CITY DEMOGRAPHICS



HIGHLIGHTS

- Saw Mill River Road is located in Heart of the Yonkers Industrial/Warehouse District
- Close Proximity to I-87 and the Saw Mill River Parkway
- Southwest Industrial Submarket
 - 4.4% Vacancy Rate and has Decreased 0.3% over the Past 12 Months
 - 12 Month Net Absorption is 25.1K

Royal Properties, Inc., (Broker“) has been retained as the exclusive advisor and broker for this offering.

In receiving this Offering Memorandum (“Offering Memorandum“), you confirm that you have read this Confidentiality Agreement and agree to the terms. The Offering Memorandum has been prepared by Broker for use by a limited number of parties and it does not purport to be necessarily accurate or all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney fees, collectively “Claims“) arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action, or liabilities, including, without limitation, reasonable attorney’s fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker’s fees or finder’s fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller’s obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of Seller or Tenant(s) at the subject property is to be contacted without the written approval of the Broker and doing so would be a violation of this confidentiality agreement.

Broker and prospective buyers agree not to contact the tenants, their employees, or customers of any business on the property without prior permission from the Seller.

ROYAL PROPERTIES, INC. is a full-service brokerage and consulting company providing real estate solutions for landlords and retailers. Through constant market analysis, current trend awareness, and in-depth communication with our clients, our management team has successfully completed numerous sales/lease transactions resulting in millions of dollars in sales, savings, and profits for our clients. The Royal Properties management team has years of diversified experience in retail, sales, leasing, shopping center ownership, property management, and actual hands-on retail store ownership.

Our 3 Areas of Expertise Are:

- Investment Sales
- Landlord Representation
- Tenant Representation

Over the years, we have successfully assisted landlords and retailers in the evaluation of new markets and to assist in the development of strategic plans for market entry/expansion. With our entrepreneurial spirit, we have the ability to respond quickly and efficiently to our customers' needs. Our leasing strategy continually evolves as new and exciting ideas reach the marketplace. Our success has been the direct result of team effort and attention to detail. We understand the importance of each and every transaction we are involved with and therefore, act with persistence, dedication, patience, and confidence. Our key objective is to provide high-quality real estate services to help our clients achieve their short and long-term goals.

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