

# 430 NEPPERHAN AVE

430 Nepperhan Ave  
Yonkers, NY 10701

## Warehouse For Sale



Sale Information:  
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# Lincoln

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### Offering Summary

Sale Price:	\$13,950,000
Building Size:	99,835 SF
Lot Size:	1.89 Acres
Price / SF:	\$139.73
Year Built:	1888
Renovated:	2020
Zoning:	A&I

### Property Overview

430 Nepperhan Ave is a two story multi-tenant industrial building that was purchased from the Carvel Ice Cream family over 20 years ago. It has been very well maintained by current ownership and is in above-average condition compared to other warehouses in the surrounding area.

Nepperhan Ave is a major North/South artery in southern Westchester County and is in close proximity to the Bronx, Long Island, NYC and Westchester County. The property is 1.3 miles from the Yonkers train station, 30 minutes to LaGuardia and Westchester airports and 25 miles from northern Westchester and Southern Fairfield County.

### Property Highlights

- 4" reinforced concrete floors for heavy floor-loads
- +/- 16,000 SF rear fenced yard
- 11 front and rear loading doors (4 dock-high / 7 street)
- Ceiling heights ranging from 8.5' to 14' clear
- Easy access to major highways: Saw Mill River, Cross County, I-87, Hutchinson River & I-95
- Large lot with rear parking / loading and ingress / egress off Ashburton Avenue
- Currently leased to 19 tenants at below market rents on short term with no renewal options
- Upside to renew tenants long term to market rents or vacate tenants for owner /user

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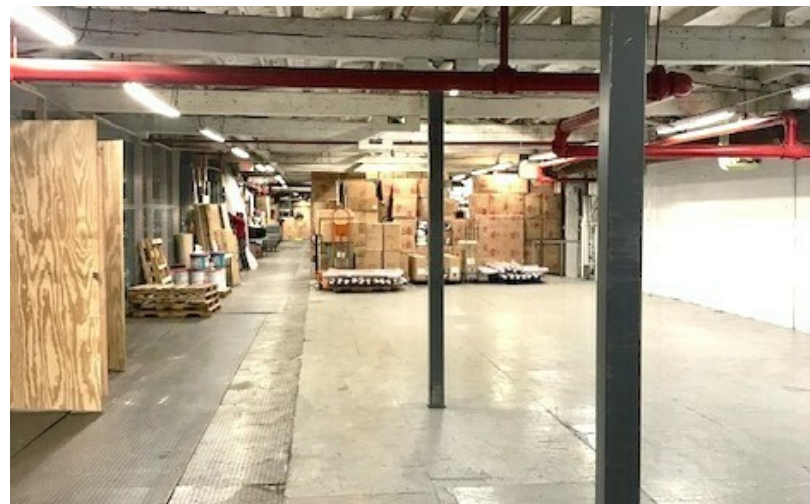
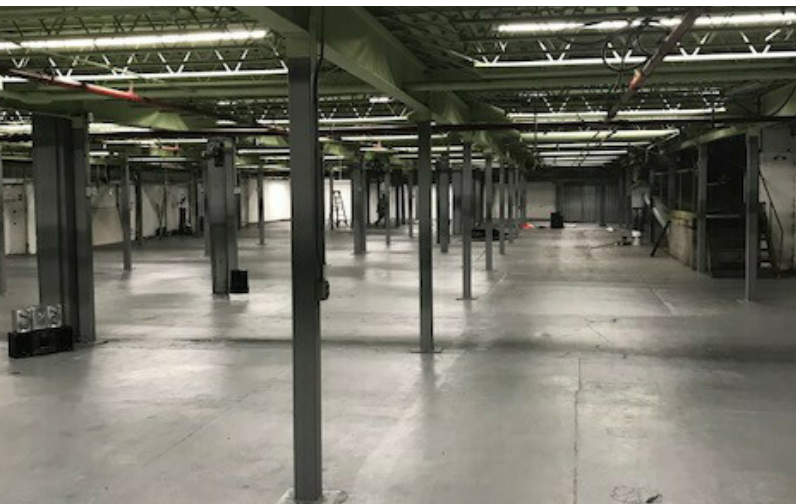
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## Additional Photos



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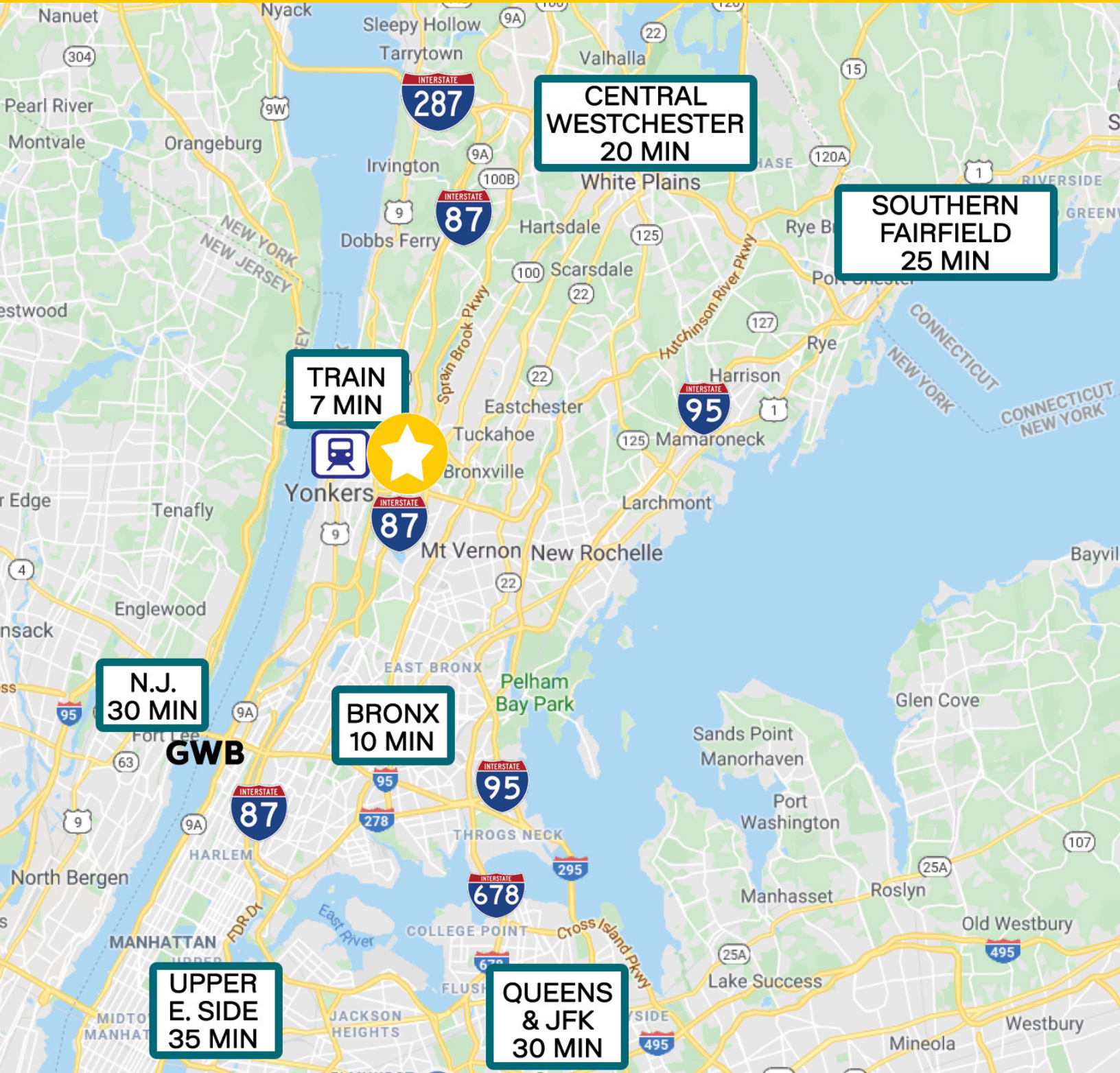
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Location Map

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