

470

NEPPERHAN AVENUE

YONKERS | NEW YORK



 **MERIDIAN**
RETAIL LEASING

470

NEPPERHAN AVENUE YONKERS, NEW YORK

Between Nepperhan Avenue & Axminster Street

INDUSTRIAL/WAREHOUSE FOR LEASE



PROPERTY INFORMATION

APPROXIMATE SIZE

3rd Floor: 16,000 SF
4th Floor: 26,700 SF

ASKING RENT

Upon Request

POSSESSION

Immediate

TERM

Negotiable

COMMENTS

- Fully revitalized building with \$21M+ in capital improvements including new infrastructure of electrical, fire alarm, sprinklers, HVAC, plumbing, fiber optics, and high security.
- 17-foot ceilings with open column layout, providing flexible configuration options.
- Two large floors available for a variety of uses such as: data center, office, medical, warehouse, retail, mixed-use
- Newly installed 30-year warranty roof, suitable for urban farm or green roof installations.
- Ample assigned and unassigned parking on-site.
- High-pressure natural gas service for emergency power generation or kitchen use.
- Sales and use tax exemption available through the Yonkers Industrial Development Agency (IDA) for construction, reconstruction, equipment, and installation costs.
- Landlord will build-to-suit and give T.I.

NEIGHBORS

Habitat for Humanity • Storage Post • OZ Moving & Storage • Crown Products • RD Supply • Public Storage • I-87 • Saw Mill Parkway • Cross County Parkway • Lumber Liquidators

TRANSPORTATION

 **Metro-North Railroad**

MEDIA LINKS

[MatterPort](#)
[Property Video](#)

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EXTERIOR

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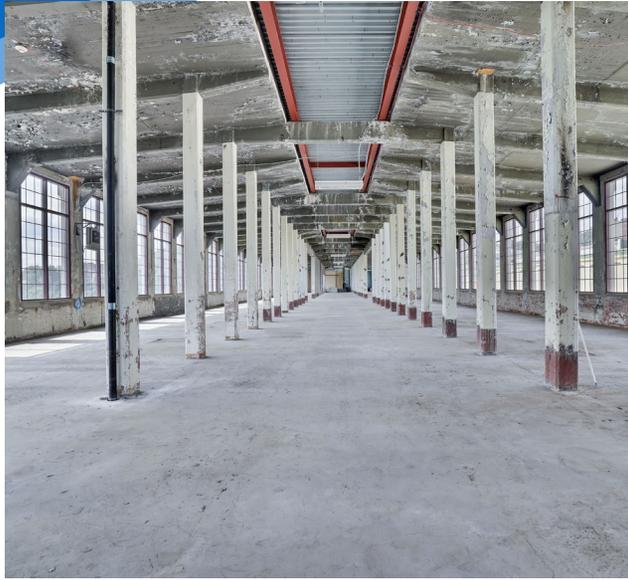
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INTERIOR

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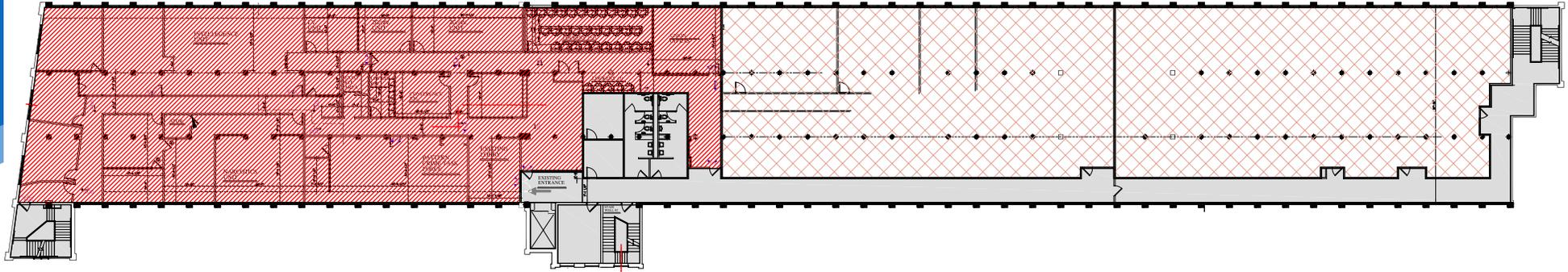
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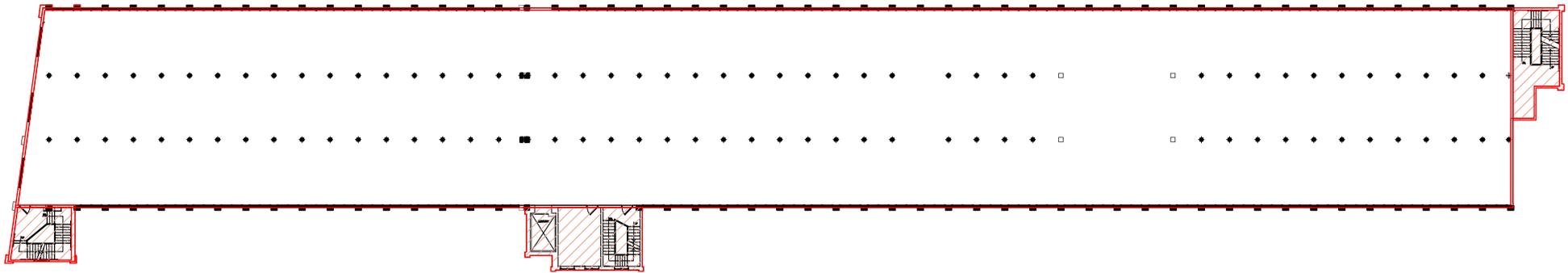


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THIRD FLOOR



FOURTH FLOOR

FLOOR PLANS

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MERIDIAN RETAIL LEASING

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