

430 NEPPERHAN AVENUE

Yonkers, NY 10701

Warehouse For Lease



Leasing Information:
203.869.9001

Hernan Prohaszka
203.448.8166
hprohaszka@lpc.com

Lincoln

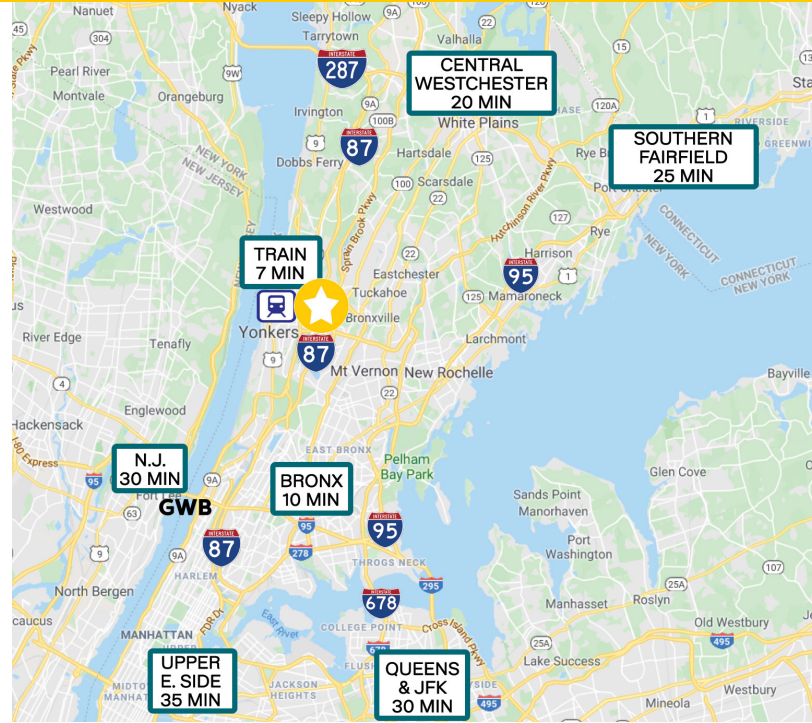
Lincoln Property Company
75 Holly Hill Lane
Greenwich, CT 06830

www.lpc.com

430 NEPPERHAN AVENUE

Yonkers, NY 10701

Warehouse For Lease



Property Highlights

- Electric and all utilities included in asking rates
- Heat and AC included in asking rates for studio/flex spaces
- Heat included in asking rates for warehouse spaces
- Studio spaces have vaulted ceilings with ample natural sunlight and multiple skylights
- Ceiling Height: +/- 8' - 14'
- Loading: Dock and street loading available
- Reinforced concrete floors on lower level to accommodate heavy loading
- Easy access to major highways: Saw Mill River, Cross County, I-87, Hutchinson River & I-95

Property Overview

430 Nepperhan Ave, the former Carvel Ice Cream building, is a two story industrial building with ample yard for loading.

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.

| Availabilities | SF | Lease Rate | Space Type |
|----------------|----------|------------|-------------|
| G100 | 1,000 SF | \$17.50 FS | Warehouse |
| G200 | 2,000 SF | \$17.50 FS | Warehouse |
| G300* | 2,550 SF | \$17.50 FS | Warehouse |
| G400 | 3,700 SF | \$17.50 FS | Warehouse |
| G500* | 5,397 SF | \$17.50 FS | Warehouse |
| F100 | 400 SF | \$21.00 FS | Studio/Flex |
| F200 | 1,650 SF | \$17.50 FS | Warehouse |
| F300** | 2,172 SF | \$21.00 FS | Studio/Flex |
| F400** | 3,520 SF | \$21.00 FS | Studio/Flex |

* 7,947 SF Contiguous Unit

** 5,692 SF Contiguous Unit

Hernan Prohaszka

203.448.8166

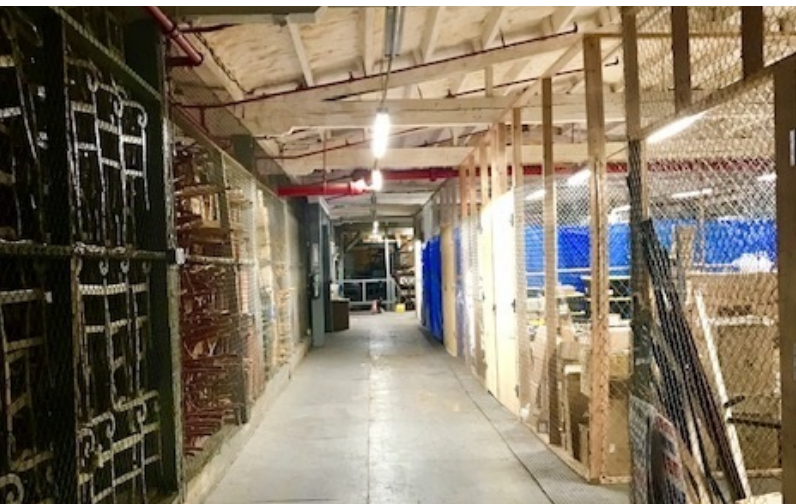
hprohaszka@lpc.com

Lincoln

430 NEPPERHAN AVENUE

Yonkers, NY 10701

Additional Photos



Hernan Prohaszka

203.448.8166

hprohaszka@lpc.com

Lincoln



430 NEPPERHAN AVENUE

Yonkers, NY 10701

Leasing Information:
203.869.9001

Hernan Prohaszka
203.448.8166
hprohaszka@lpc.com

Lincoln

Lincoln Property Company
75 Holly Hill Lane
Greenwich, CT 06830

www.lpc.com