

116-120 SOUTH COLUMBUS AVE

FOR SALE | VACANT PRISTINE INDUSTRIAL/FLEX BUILDING | MOUNT VERNON, NY



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Meridian Capital Group is pleased to present this great opportunity for an investor or end-user to acquire a pristine two-level, 70,000 SF industrial property with parking in Mount Vernon, NY.

PROPERTY INFORMATION

ADDRESS	116-120 South Columbus Avenue Mount Vernon, NY 10553
SECTION / BLOCK / LOT	165.73 / 4005 / 1
LOT AREA / ACRES (Approx.)	64,904 SF / 1.49 Acres
BUILDING SIZE (SF) (Approx.)	Level 1 - 25,000 SF Level 2 - 45,000 SF
PARKING	112 Total (35 on Level 1 and 77 on Level 2)
LOADING DOCKS	7 (4 on Level 1 and 3 on Level 2)
DRIVE-IN DOORS	2
CEILING HEIGHT (Approx.)	16' to the beams and 18' to the deck
COLUMN SPACING (Approx.)	24 to 30 Feet
FLOOR LOAD	Level 1 - 3,000 PSI / Level 2 - 4,000 PSI
AVAILABLE POWER UPGRADED 2024	Level 1 - One 240 AMP Two 225 AMP Level 2 - Five 400 AMP / 42 Circuit Two 200 AMP / 42 Circuit
GAS/WATER	4" Gas Line / 2" Water Line
ELEVATOR	1 Freight
YEAR BUILT	1950
ZONING LINK TO ZONING CODE	I (Industrial)
TAXES (25/26)	\$202,163.60

For More Information, Contact Exclusive Sales Agents:

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ASKING SALE PRICE

\$11,400,000

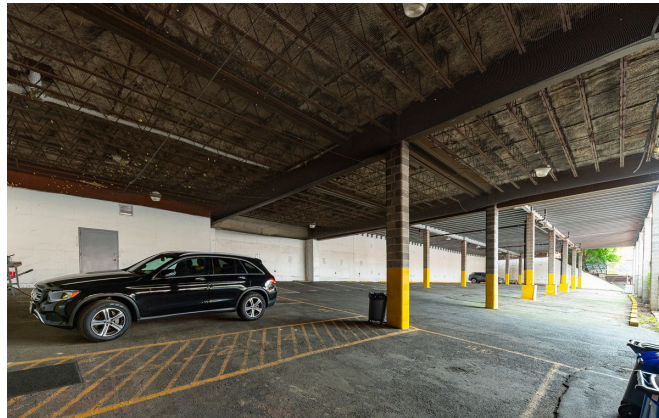
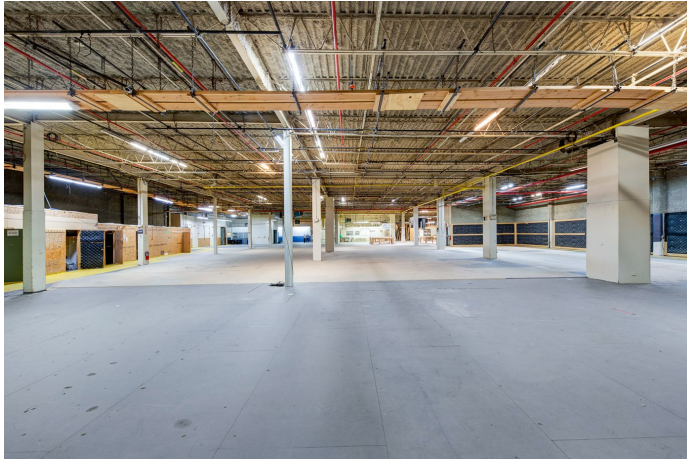
PROPERTY HIGHLIGHTS

- **Meticulously maintained building**
- **Fully sprinklered**
- **2 levels with on-grade access for each level including parking and loading docks**
- **Ample electric power and heavy floor loads**
- **Large freight elevator**
- **2 drive-in gates with a total of 7 loading docks**
- **Total of 112 Parking Spaces**
- **Close proximity to the Metro North Mount Vernon Station; 30 mins to Grand Central**
- **Approx. 2 miles north of Bronx, NY**

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PROPERTY PICTURES



MERIDIAN
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NEIGHBORHOOD MAP

