

# 430 NEPPERHAN AVENUE

# Warehouse For Lease

Yonkers, NY 10701



Leasing Information:  
203.869.9001

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# Lincoln

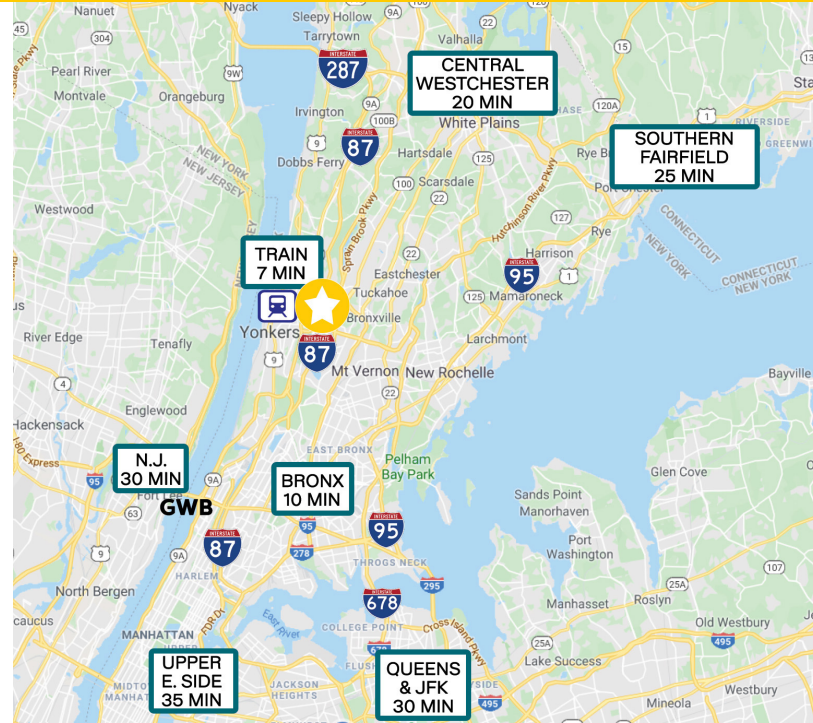
Lincoln Property Company  
75 Holly Hill Lane  
Greenwich, CT 06830

[www.lpc.com](http://www.lpc.com)

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### 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

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Additional Photos



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