

# 630 CENTRAL PARK AVENUE

Yonkers, NY 10704

## Warehouse For Lease

200,959 SF



# Lincoln

1 Dock Street, Suite 404  
Stamford, CT 06902

**Hernan Prohaszka**  
203.448.8166  
hprohaszka@lpc.com

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

# 630 CENTRAL PARK AVENUE

Yonkers, NY 10704

Warehouse for Lease

200,959 SF



## Property Specifications

<b>Building Size</b>	200,959 SF
<b>Lot Size</b>	3.5 Acres
<b>Zoning</b>	I-Zoning permitted; uses include self-storage (subject to special-use permit)
<b>Office Space</b>	3,000 SF
<b>Ceiling Height</b>	16'
<b>Stories</b>	2 (2 freight elevators to service 2nd floor)
<b>Power</b>	Two 12,000 amp services with two upgrade transformers
<b>Loading</b>	Recessed loading dock serving 4 loading positions, with expansion capability
<b>HVAC</b>	100% air conditioned
<b>Sprinkler</b>	100% coverage
<b>Parking</b>	Approximately 133 spaces across 3 lots
<b>Column Spacing</b>	25' x 30'
<b>Asking Rate</b>	\$18/SF NNN

## Property Highlights

- Strategically positioned in a prime Yonkers corridor between Cross County Shopping Center and Empire City Casino, two of the city's primary commercial and entertainment anchors.
- Direct frontage and high-visibility exposure along I-87, with traffic counts exceeding 135,000 vehicles per day.
- Ideally located between Exits 3 and 4 off I-87, approximately 10 miles from Midtown Manhattan.

Hernan Prohaszka

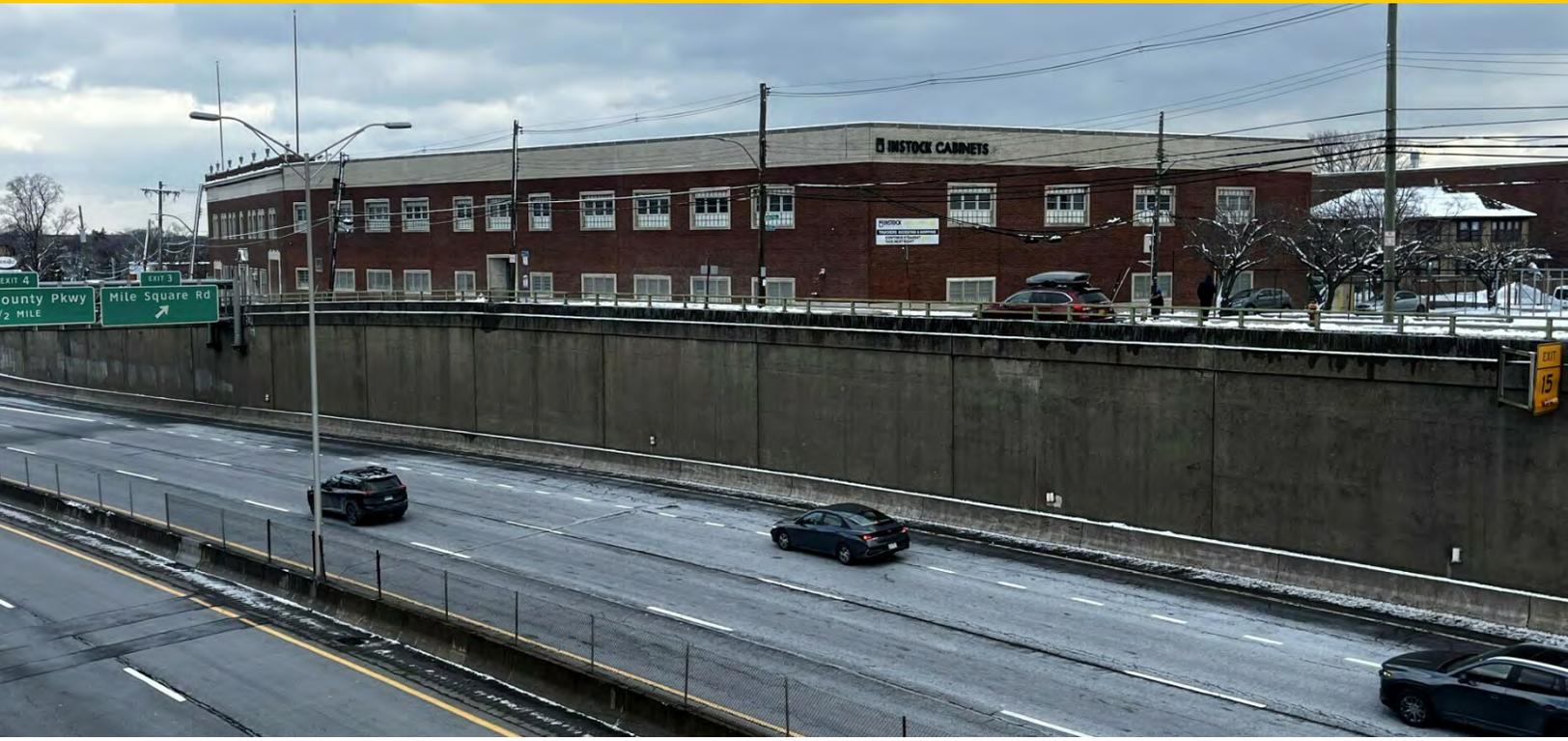
203.448.8166  
hprohaszka@lpc.com

Lincoln

# 630 CENTRAL PARK AVENUE

Yonkers, NY 10704

Property Photos



**Hernan Prohaszka**

203.448.8166

[hprohaszka@lpc.com](mailto:hprohaszka@lpc.com)

**Lincoln**

# 630 CENTRAL PARK AVENUE

Yonkers, NY 10704

## Nearby Amenities



**630 Central Park Ave**

**Cross County Shopping Center**

- CHIPOTLE MEXICAN GRILL
- Stop&Shop
- FIVE GUYS BURGERS and FRIES
- CAVA
- TARGET
- CHASE
- Olive Garden ITALIAN RESTAURANT
- STARBUCKS COFFEE
- macy's
- Panera BREAD
- H&M
- Applebee's GRILL + BAR

**Citizens Bank**

**EMPIRE CITY CASINO**  
BY MGM RESORTS

*Walgreens*

**DUNKIN' DONUTS**

**CVS pharmacy**

Map data ©2026 Google

Hernan Prohaszka

203.448.8166  
hprohaszka@lpc.com

# Lincoln



# 630 CENTRAL PARK AVENUE

Yonkers, NY 10704

**Hernan Prohaszka**  
203.448.8166  
hprohaszka@lpc.com

## Lincoln

1 Dock Street, Suite 404  
Stamford, CT 06902

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