



**FOR LEASE**

**520 E 3rd Street**

**MOUNT VERNON, NY**

**5,500 SF LT. INDUSTRIAL**

**HIGH CEILINGS | TRACTOR TRAILER**

*Perfect for Contractors  
Distribution / Storage*

**EXISTING CONDITIONS:**

- Clean, excellent lighting
- 9' X 9' loading dock
- 16' Ceilings
- Office area is available
- Parking for multiple vans
- Can unload a 40' + trailer
- Right off the Hutch. Pkwy.
- Great location in all directions
- Additional amenities available



**ANDREW GROSSMAN**

*Real Estate Salesperson*

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**HOULIHAN LAWRENCE**  
COMMERCIAL

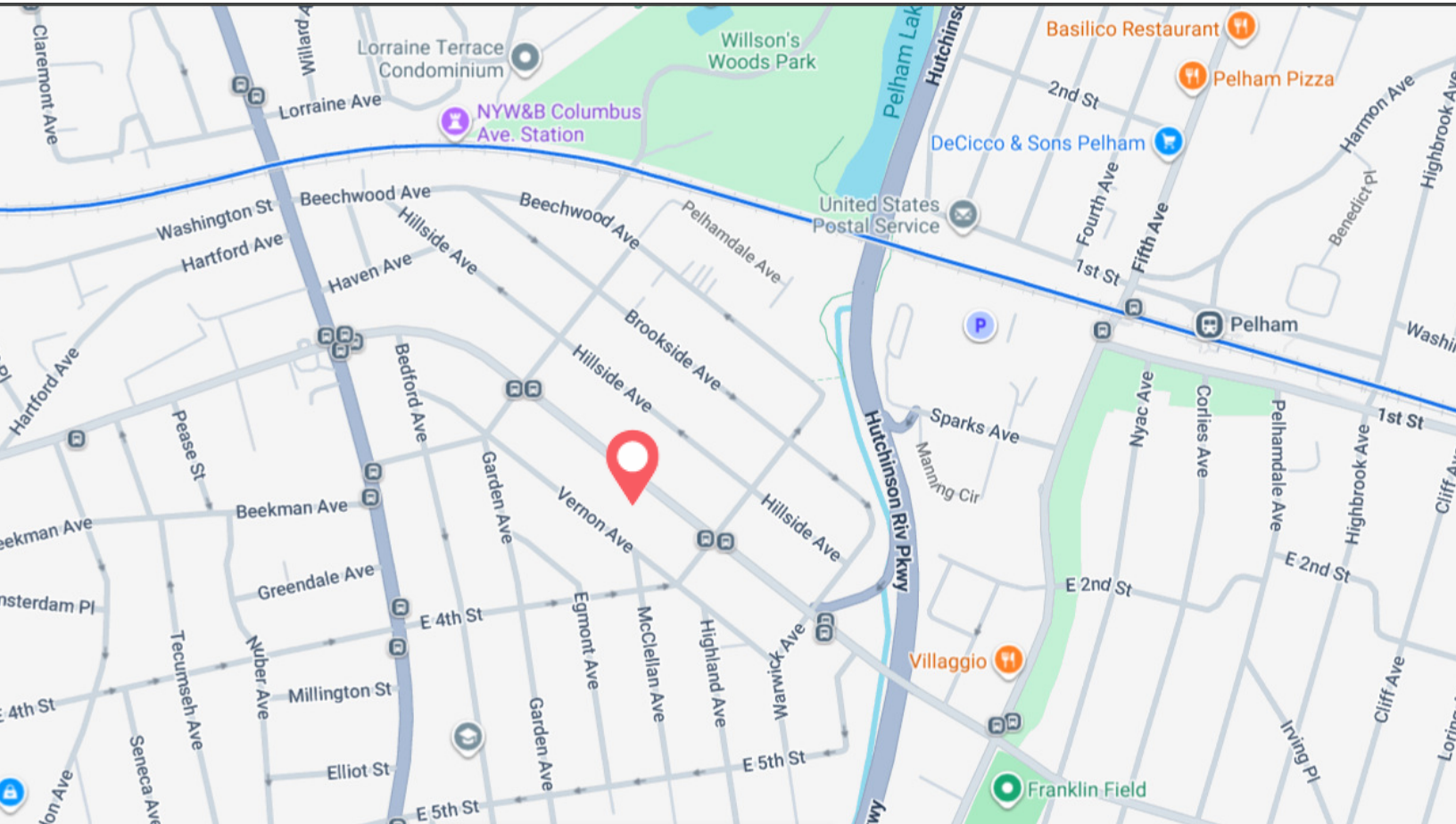
# MOUNT VERNON

## 5,500 SF LIGHT INDUSTRIAL



HOULIHAN LAWRENCE  
COMMERCIAL

### MAP



### TRANSPORTATION

Transit/Subway	Drive	Walk	Distance
Pelham Station (New Haven Line - Metr...	2 min	12 min	0.6 mi
Mount Vernon East Station (New Haven...	3 min	17 min	0.9 mi
Commuter Rail	Drive	Walk	Distance
Pelham Station (New Haven Line - Metr...	2 min	12 min	0.6 mi
Mount Vernon East Station (New Haven...	3 min	17 min	0.9 mi
Airport	Drive	Walk	Distance
LaGuardia	25 min		13.7 mi
Westchester County	26 min		16.9 mi
John F Kennedy International	34 min		21.3 mi