

315 East 3rd Street Mount Vernon, NY

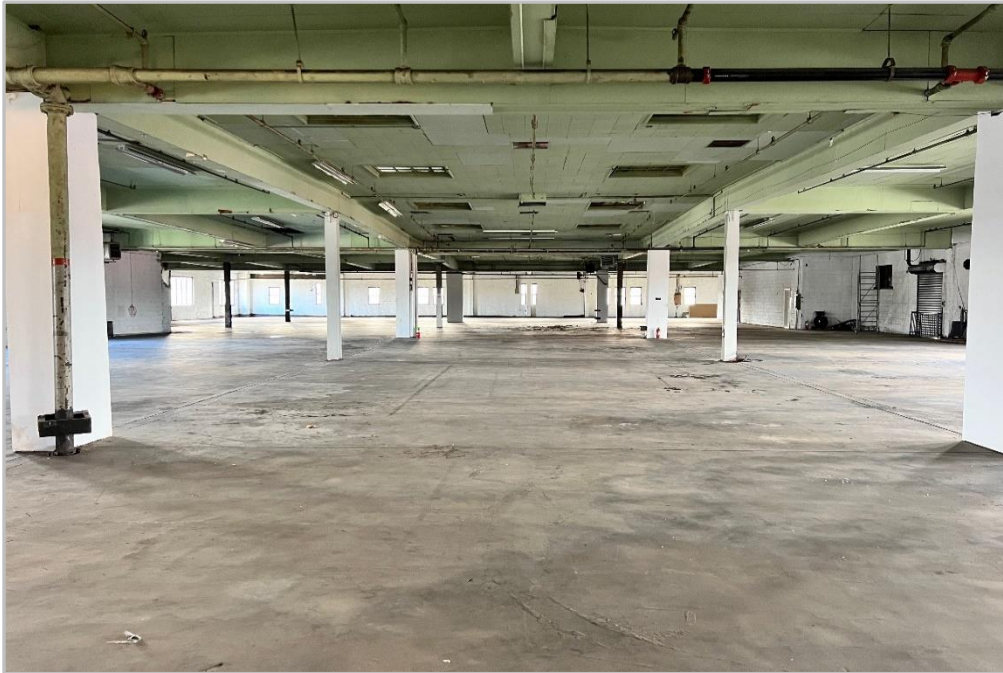
Prime Location in Mount Vernon! Divisible!



FOR LEASE: +/- 22,250 SF Industrial Warehouse
Drive Up Ramp to the Space & +/- 1 Mile to I-95

PROPERTY FEATURES

WAREHOUSE SF +/-	22,250
CEILING HEIGHTS +/-	15'
LARGE DRIVE IN DOOR	Yes
FLOOR	2 nd Floor with a drive-up ramp
NOTES	Prime location in Mount Vernon +/- 1 mile to I95
DIVISIBLE SF +/-	Yes - 10,000 SF & Up



FOR LEASE

ASKING LEASE PRICE:

Option A: 22,250 SF - \$11.50 psf Gross

Option B: 10,000 SF & Up - \$14.50 psf Gross



Exclusively Marketed By:

Frank Rao & Michael Rao

New York Commercial Realty Group LLC

(914) 287-6410

frao@nycrgroup.com / mrao@nycrgroup.com

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from New York Commercial Realty Group, LLC and it should not be made available to any other person or entity without the written consent of New York Commercial Realty Group, LLC

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to New York Commercial Realty Group, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers or tenants and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. New York Commercial Realty Group, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any prospective purchasers or tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, New York Commercial Realty Group, LLC has not verified, and will not verify, any of the information contained herein, nor has New York Commercial Realty Group, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All prospective purchasers or tenants must take appropriate measures to verify all of the information set forth herein. Prospective purchasers or tenants shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT NEW YORK COMMERCIAL REALTY GROUP, LLC FOR MORE DETAILS.