

Building Better Communities With.....



FOR LEASE

22 W. Lincoln Ave. Mount Vernon NY

**1st Floor SF: 4,260 SF Retail/Warehouse
Total available SF: 4,488 SF 1st floor & 2nd floor office**

**Potential subdivide between
Front retail (1723 SF) and back warehouse + 2nd floor office (2765 SF)
Lease: \$37/SF NNN
Space: Former Security Company / Grocery
Use: Warehouse/Office/Retail
Parking: 8 Parking Spots
MLS: 909537**

Great Leasing Opportunity! Neighborhood business with lots of foot traffic located near Fleetwood and Sunset Park.

This 4488 square foot retail and warehouse space offers a versatile and modern workspace, ideal for businesses seeking a strategic location with excellent amenities and accessibility. Walk to 4 bus lines and 0.8 Miles to the Metro North Train station. Second Floor office with separate entrance included. Warehouse includes 12' ceilings, a drive-in 10' roll top door, equipment cages and 3 Phase Electrical panels.

Highlights:

- Well located in a high foot traffic area**
- Full Security System and CCTV installed**
- Perfect for Neighborhood Businesses**

[CLICK HERE : 22 W. Lincoln Photography Website](#)

For more Information or to schedule a showing appointment please contact:

Kyle Knau
NYS & CT RE Salesperson
719-313-7320 cell or text
Kyle.Knauf@randcommercial.com

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Rand Commercial



All Levels
22 West Lincoln Avenue
Mount Vernon, NY  

Main Level- 4,260 sq. ft
Upstairs Office - 228 sq. ft
All Dimensions Are Estimated Measurements Using Lidar Technology.

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WAREHOUSE SCAN (2537 SF)



Square Footage of Warehouse space

**Includes: 10' Roll-top drive in door/ Ceiling mount Heater/ Central Exhaust Vent
2 Locking Equipment Closets/ 2 Bathrooms/ Office and Conference Room/ Sink**

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RETAIL SCAN (1723 SF)

Square Footage of Warehouse space

Includes: Retail Desk /Customer Private Side Room/ Conference Room /Product Storage/ Private Offices / Access to Bathrooms

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