

FOR SALE OR LEASE

47,694 SF Prime Industrial Building

144 East Kingsbridge Rd.
Mount Vernon, NY 10550



Bronx / Westchester Border
On +/- 1 Acre of Land
Easy Access to I95
Walk to the Subway
6,000 Amps of Power

Property Features

BUILDING SF +/- (APPROX.)	47,694
LOT ACRES +/- (APPROX.)	1
ON SITE LOADING	3 Loading Docks
PARKING ON SITE	Yes
LOCATION	Westchester / Bronx Border Easy access to I95 & Hutch River Pkwy
SUBWAY ACCESS	Walk to Eastchester - Dyre Ave. train
YEARLY PROPERTY TAXES	+/- \$110,000
ELECTRICAL / POWER	6,000 amps
FENCED SECURED YARD	Yes
HVAC	2 units: +/- 5 to 7 years old
FIRE SPRINKLERS, GAS & DRAINS	Yes
CEILING HEIGHTS	High
ROOF	+/- 25 year warranty on material
SURVEY AVAILABLE	Yes
NOTES	This is a rare opportunity to purchase or lease a prime warehouse on the Westchester / Bronx border
	Delivered Vacant

Floor Breakout

GROUND FL SF +/- (ON GRADE)	7,694
1ST FL SF +/- (ON GRADE)	20,000
2ND FL SF +/-	20,000

For Sale / Lease

ASKING SALE PRICE	\$7,950,000
ASKING LEASE PRICE	\$14.75 psf modified gross



AERIAL VIEW





**Exclusively Marketed By New York Commercial Realty Group LLC:
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.