

# 691 Saw Mill River Rd. Yonkers, NY



## FOR SALE OR LEASE

**+/- 6,000 SF Industrial Flex Warehouse**  
**Prime Location + Easy access to I-87 + 22' Ceiling Heights**

## PROPERTY FEATURES

|                           |  |
|---------------------------|--|
| BUILDING SF +/-           | 6,000  |
| FLOOR BREAKOUT SF +/-     | 3,600 (Warehouse: 22' Ceiling Heights)<br>1,200 (Office: 1 <sup>st</sup> Floor – Possible warehouse space)<br>1,200 (Office: 2 <sup>nd</sup> Floor Walkup) |
| DRIVE IN DOORS            | 1  |
| CEILING HEIGHTS           | 22'  |
| LAND IN FRONT SF +/-      | 1,300  |
| NOTES                     | “AAA” Location in Yonkers<br>Easy Highway Access to I-87<br>Sprinklered & Gas Heat   |
| YEARLY PROPERTY TAXES +/- | \$23,000   |

## FOR SALE

**ASKING SALE PRICE: \$1,800,000**

## FOR LEASE

**ASKING LEASE PRICE: \$22 PSF Gross**



**Exclusively Marketed By:**

**Frank Rao & Michael Rao  
New York Commercial Realty Group LLC  
(914) 287-6410**

**[frao@nycrgroup.com](mailto:frao@nycrgroup.com) / [mrao@nycrgroup.com](mailto:mrao@nycrgroup.com)**

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