

21A Saw Mill River Rd. Yonkers, NY



FOR SALE OR LEASE

**+/- 19,245 SF Industrial Warehouse & +/- 13,280 SF of Land
Prime location in Yonkers**

PROPERTY FEATURES

TOTAL WAREHOUSE SF	+/- 19,245
TOTAL USABLE LAND SF	+/- 13,280
DRIVE IN DOORS	1
ONSITE PARKING	Yes
WAREHOUSE CEILING HEIGHTS	Up to 14'8"
NOTES	Easy Access to I-87 and Saw Mill River Pkwy.

FOR SALE OR LEASE

ASKING SALE PRICE - \$5,999,999

**WAREHOUSE ASKING LEASE PRICE -
\$20.50 psf Modified Gross (Includes the Land)**



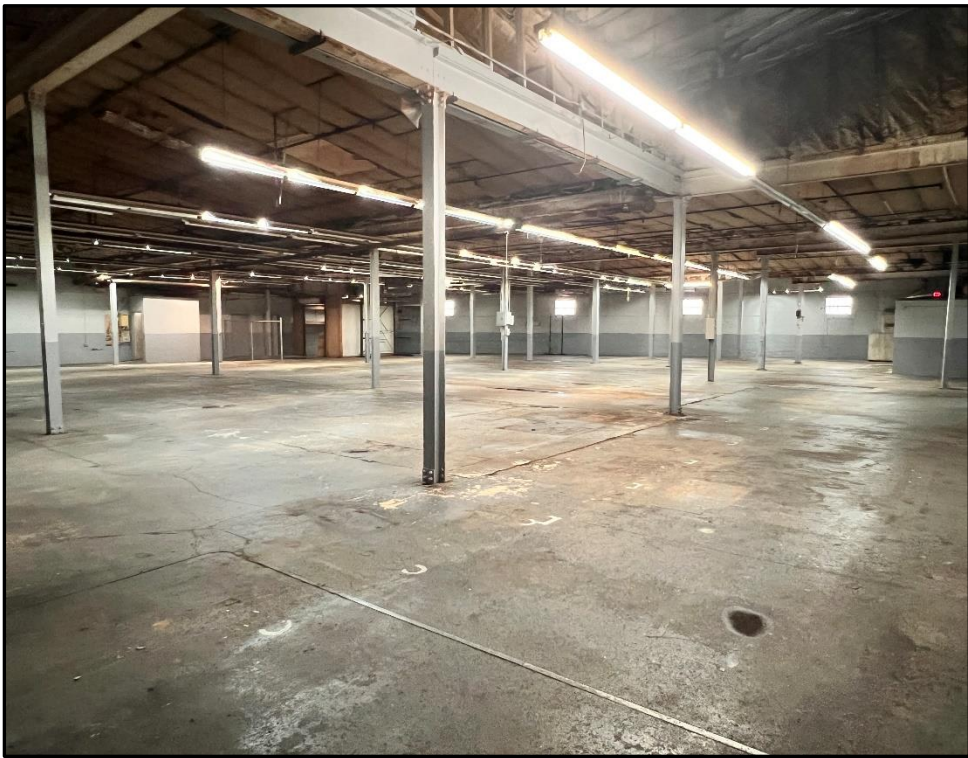
Exclusively Marketed By:

Frank Rao & Michael Rao

New York Commercial Realty Group LLC

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