

99 Wall Street Valhalla, NY

For Sale or Lease

+/- 40,944 SF Flex Industrial Property!



Exclusively Marketed By:

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New York Commercial
Realty Group, LLC
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2 BUILDINGS ±40,944 SF & EXCESS LAND FOR PARKING

PROPERTY & BUILDING OVERVIEW

Property:

Land Area: 13.57 Acres

Location:

Centrally located in Westchester with access to I-287, I-95, I-87, I-684, Mario Cuomo Bridge, and the White Plains Metro North Station

Specification:

Improvements: One-story 23,506 sq ft flex (industrial/office) over 9,119 sq ft lower level with ramp access; originally constructed between 1958-59, with the manufacturing facility later constructed in 1968

- **Ceiling Heights:** Ceiling on main floor is 11'3" underside of beam, 12'6" to deck
- **Column Spacing:** 24'0"
- **Former Tennis Dome:** 8,319 sf

Zoning: M-1, Planned Light Industrial District

Parking: Approx. 146 spaces

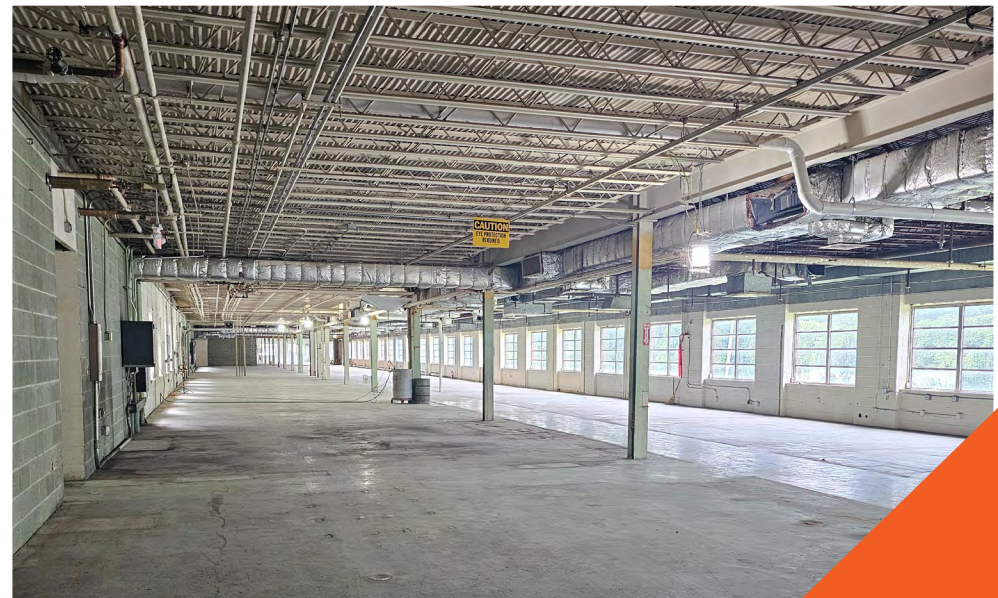
- There is a large parking lot on the West side of the building (~99 spaces) and smaller parking areas on the East side (~28 spaces) and rear of the building (~19 spaces)

Utilities: Electric, natural gas, municipal water and sewer, internet, and telephone utility lines are available and/or connected to site. Both main floor and lower level have heat and air-conditioning

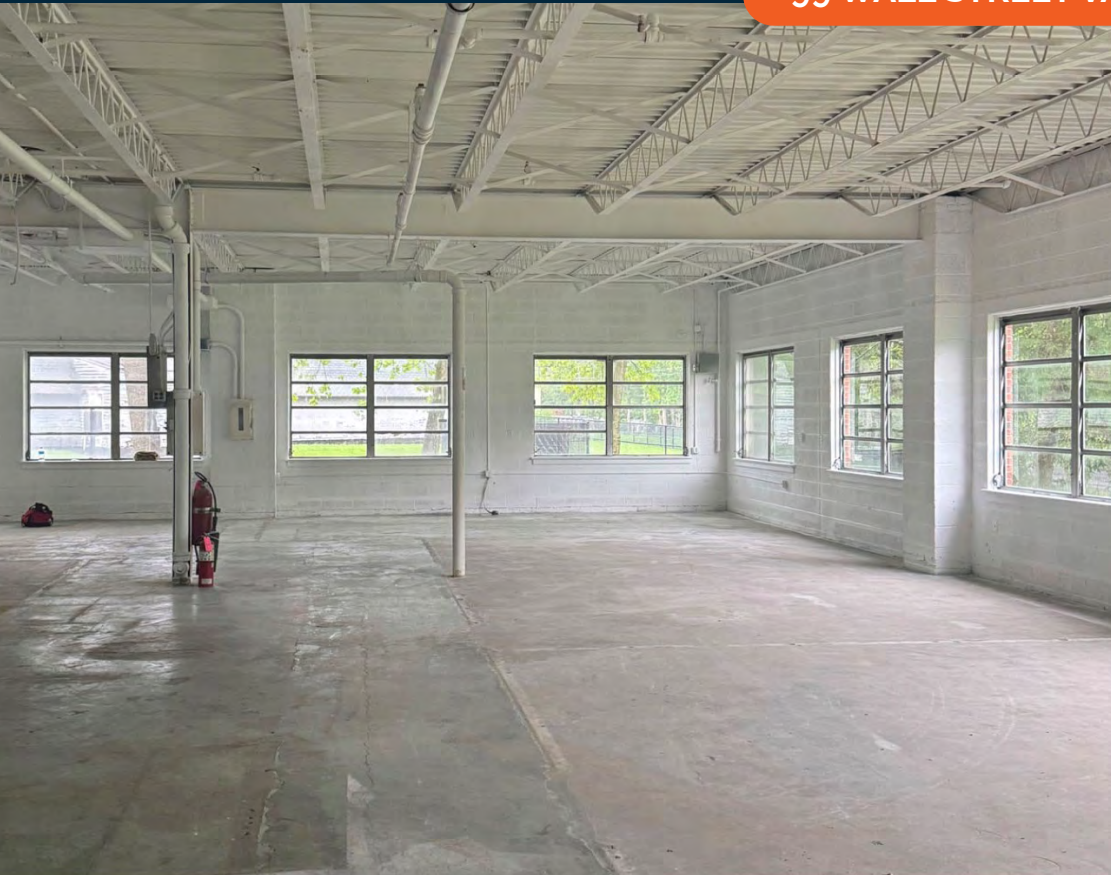
- **Power:** 1,200A @ 480V to building with 13kV to site

Loading: 3 garage doors at grade and 1 garage door to lower level via ramp

Asking Sale Price: \$7,500,000
Asking Lease Price: 1st Floor Space: \$23 psf Gross
Lower Level: \$11.50 psf Gross



99 WALL STREET VALHALLA, NY

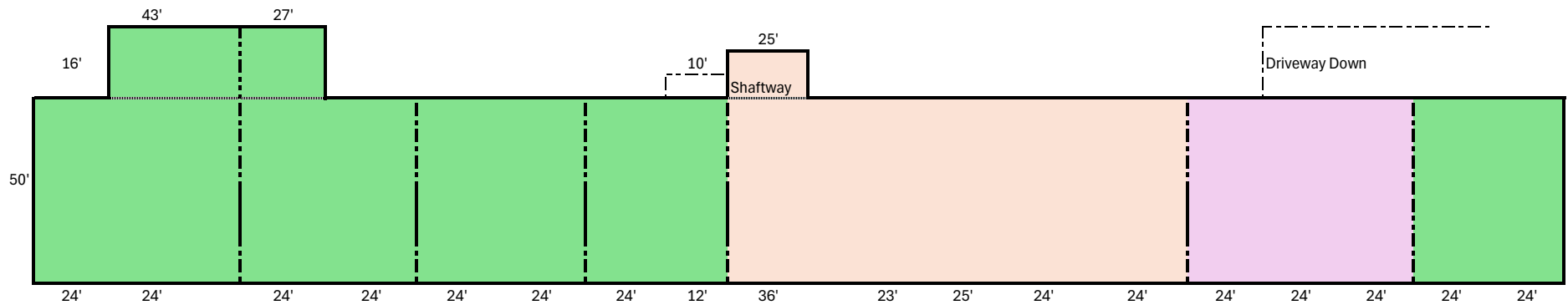


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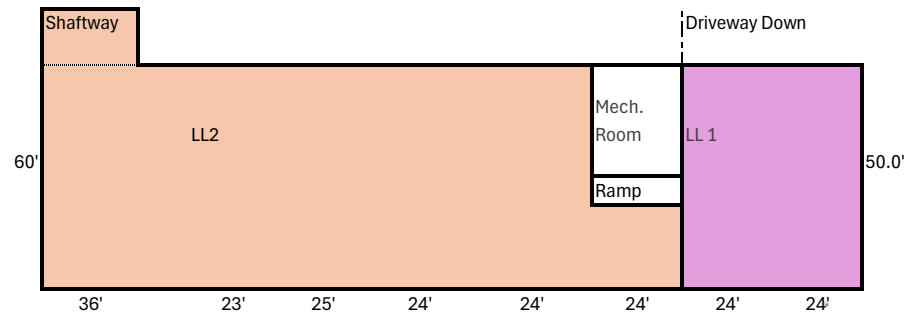


FLOOR PLAN



*All Dimensions and square footage measurements are subject to field verification

| | | |
|--|------------------------------|---------------------------|
| | = Slab on Grade | 12,484 SqFt |
| | =Over Expansion Basement | 7,050 SqFt |
| | =Over Original Basement | 3,972 SqFt |
| | | 23,506 SqFt |
| | LL 1 Original Basement | 2,574 SqFt |
| | LL2 Basement Under Expansion | 6,545 SqFt |
| | | <hr style="width:100%;"/> |
| | | 9,119 SqFt |
| | Tennis Building | 8,319 SqFt |
| | Total Availability | 40,944 SqFt |



AERIAL





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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT NEW YORK COMMERCIAL REALTY GROUP, LLC FOR MORE DETAILS.

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