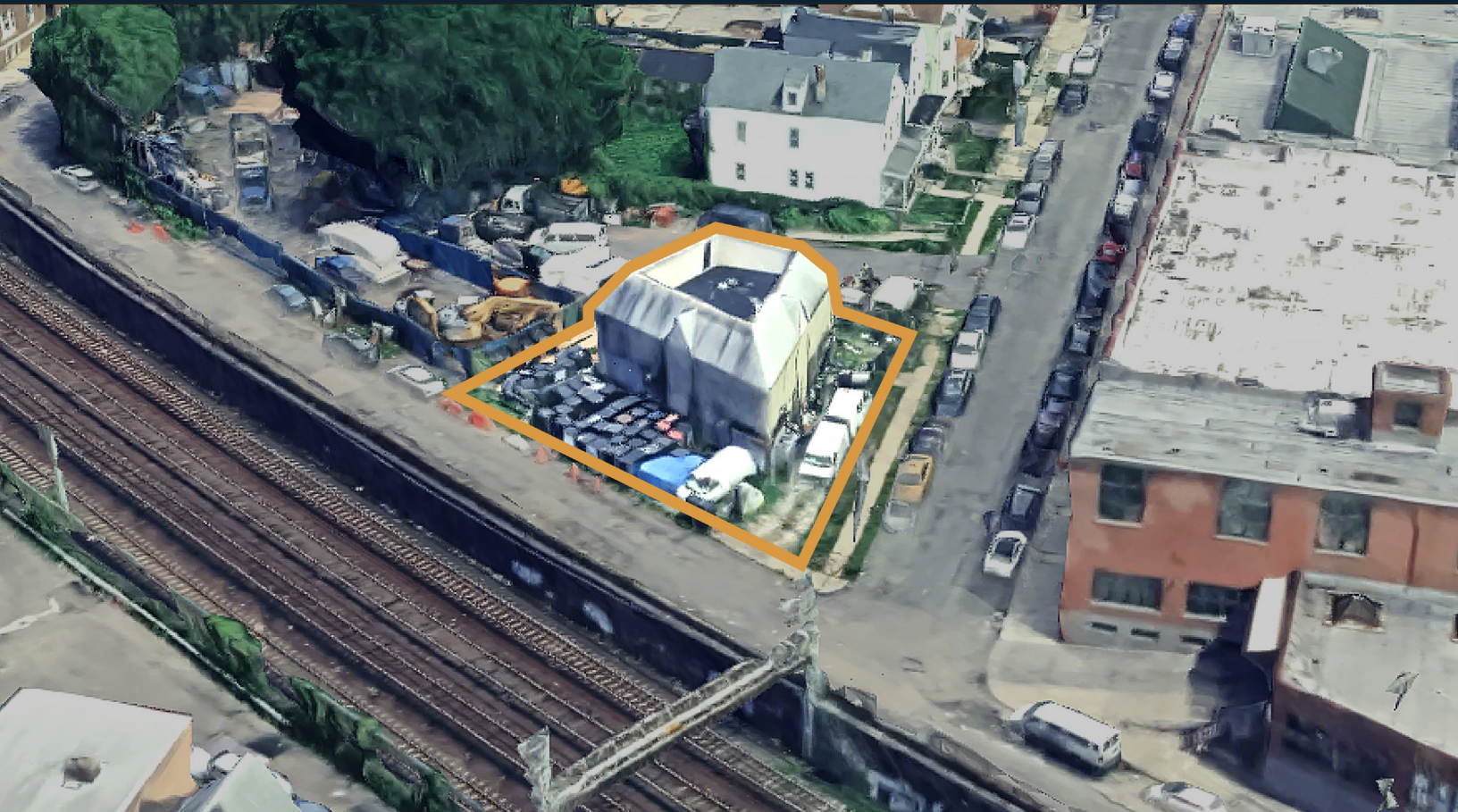




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / LEASE



3 CORTLANDT STREET

MOUNT VERNON, NY 10550

Rare Freestanding Industrial Building with Parking

2,625 Sq. Ft. One-Story Building +
3,038 Sq. Ft. Yard

Type
Warehouse / Industrial



SQUARE FOOT

5,663_{RSF}



ZONING

RMF-10



CLEAR HEIGHT

18'



PARCEL ID

164.84

BLOCK



LOADING

1 DRIVE-IN DOOR



3004-22

LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

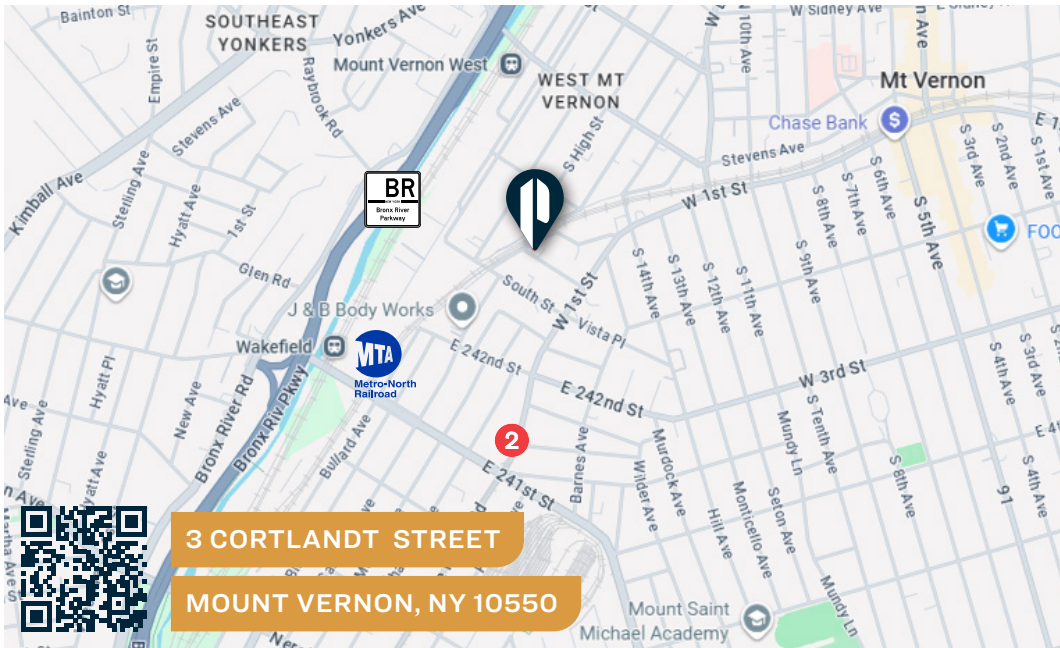
Property Overview

Features

- 2 Street Frontage
- 1 Drive-In Door
- Approx 18' Ceilings
- Excellent access to NYC, Bronx, I-95 and Major Transportation Corridor

Idea for

- Warehouse, Contactor Yard, Storage, Distribution, Owner Uses



TRANSPORTATION

2

BAYCHESTER AVE/
WHITE PLAINS RD



BRONX RIVER
PKWY
MAJOR DEEGAN
EXPY

HUTCHINSON
RIVER PKWY



WAKEFIELD AVE

Metro-North
Railroad

FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



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