

80 HARTFORD AVE. MOUNT VERNON, NY

For Sale or Lease:

**+/- 69,000 SF Industrial
Warehouse with Parking!**

**3-Story Building Featuring Direct
Loading Access on Each Floor!**

**Unique Opportunity with The Flexibility
to Either Purchase or Lease!**



**Exclusively
Marketed By:**



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**New York Commercial
Realty Group, LLC**
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Property Overview



Total Building Square Footage: +/- 69,000 SF



Available for Lease



3 Stories: Each floor is 23,000 SF with Direct Loading per Floor.



4 Docks: 2 Exterior & 2 Interior



Ceiling Heights: +/- 11'5"



The 1st & 2nd Floor (Available for Lease) are accessed from the Hartford Ave. Side with each floor having direct access into the space.



The 3rd Floor is occupied by an Existing Tenant. Access from Haven Ave with an Exterior Dock. Income Producing.



Westchester / Bronx Border: Outstanding Regional Access to the Tri-State Area



Easy Access to I-95 and the Dyre Ave. Subway Station



Yearly Property Taxes: +/- \$105,000



Square Footage Available:
23,000 SF to 46,000 SF



1st Floor (Access from Hartford Ave.):
23,000 SF with 1 Interior Dock



2nd Floor (Access from Hartford Ave.):
23,000 SF with 1 Interior Dock & 1 Exterior Dock



Each Floor can be Leased Separately or Together



Onsite Parking for approximately
+/- 10 vehicles.

ASKING SALE PRICE:
\$12,000,000

ASKING LEASE PRICE:
\$18.00 PSF GROSS

All information contained herein, including but not limited to zoning, building size, square footage, permitted uses, and development potential, is not guaranteed. Prospective tenants should conduct their own independent investigations and verify all information with appropriate governmental authorities and professionals.



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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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