

630 CENTRAL PARK AVENUE

Yonkers, NY 10704

Warehouse for Sale



Lincoln

1 Dock Street, Suite 404
Stamford, CT 06902

Hernan Prohaszka
203.448.8166
hprohaszka@lpc.com

www.lpc.com

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Warehouse for Sale

200,959 SF



Property Specifications

| | |
|-----------------------|---|
| Building Size | 200,959 SF |
| Lot Size | 3.5 Acres |
| Zoning | I-Zoning permitted; uses include self-storage (subject to special-use permit) |
| Office Space | 3,000 SF |
| Ceiling Height | 16' |
| Elevators | 2 high-capacity freight elevators (10,000 lbs.) to service 2nd floor |
| Power | Two 12,000 amp services with two upgraded transformers |
| Loading | Recessed loading dock serving 4 loading positions, with expansion capability |
| Sprinkler | 100% coverage |
| Parking | Approximately 133 spaces across 3 lots |
| Column Spacing | 25' x 30' |
| Asking Price | \$49,500,000 (\$246/SF) |
| Leaseback | Seller would consider a short-term leaseback at market rents |

Property Highlights

- Strategically positioned in a prime Yonkers corridor between Cross County Shopping Center and Empire City Casino, two of the city's primary commercial and entertainment anchors.
- Direct frontage and high-visibility exposure along I-87, with traffic counts exceeding 135,000 vehicles per day.
- Ideally located between Exits 3 and 4 off I-87, approximately 10 miles from Midtown Manhattan.

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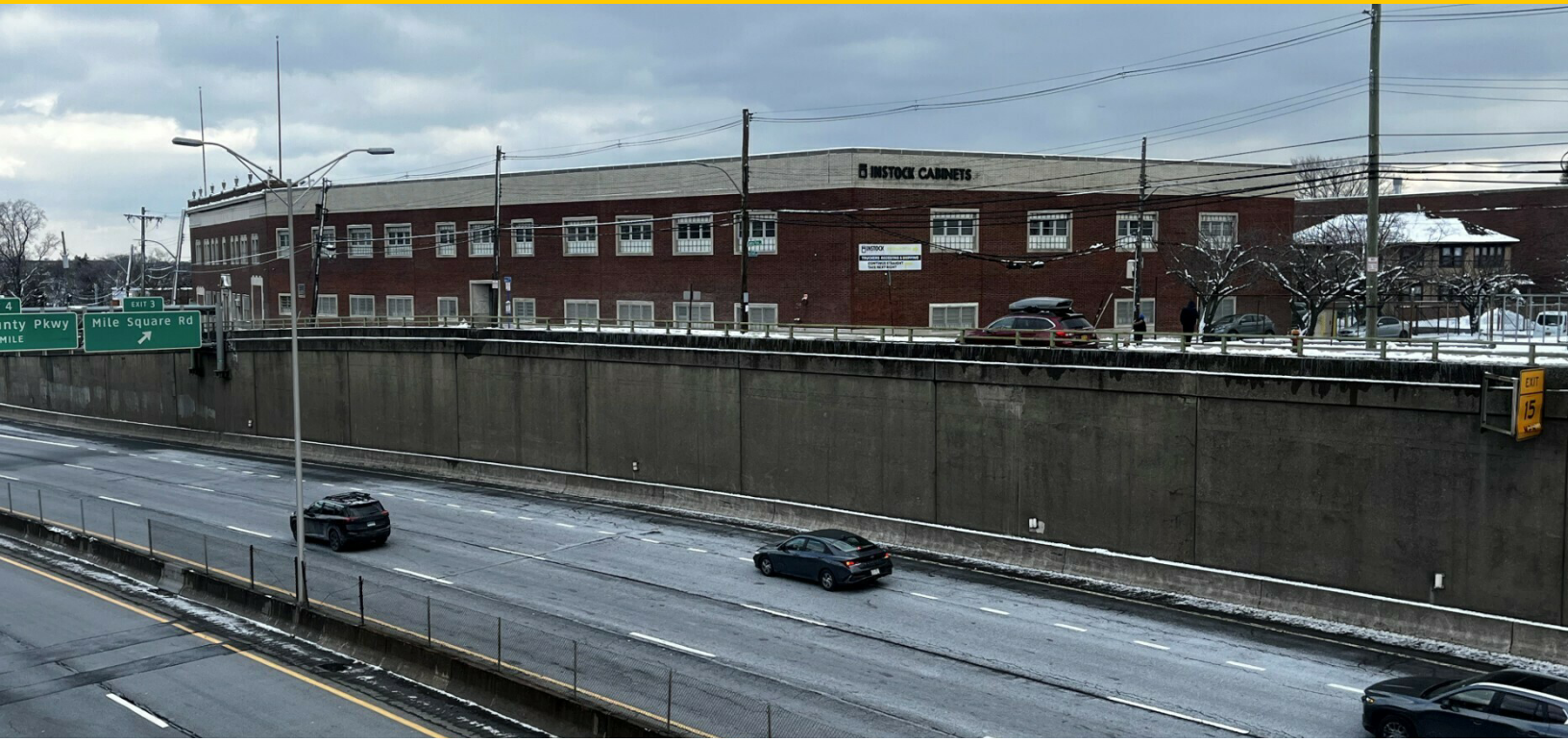
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Property Photos



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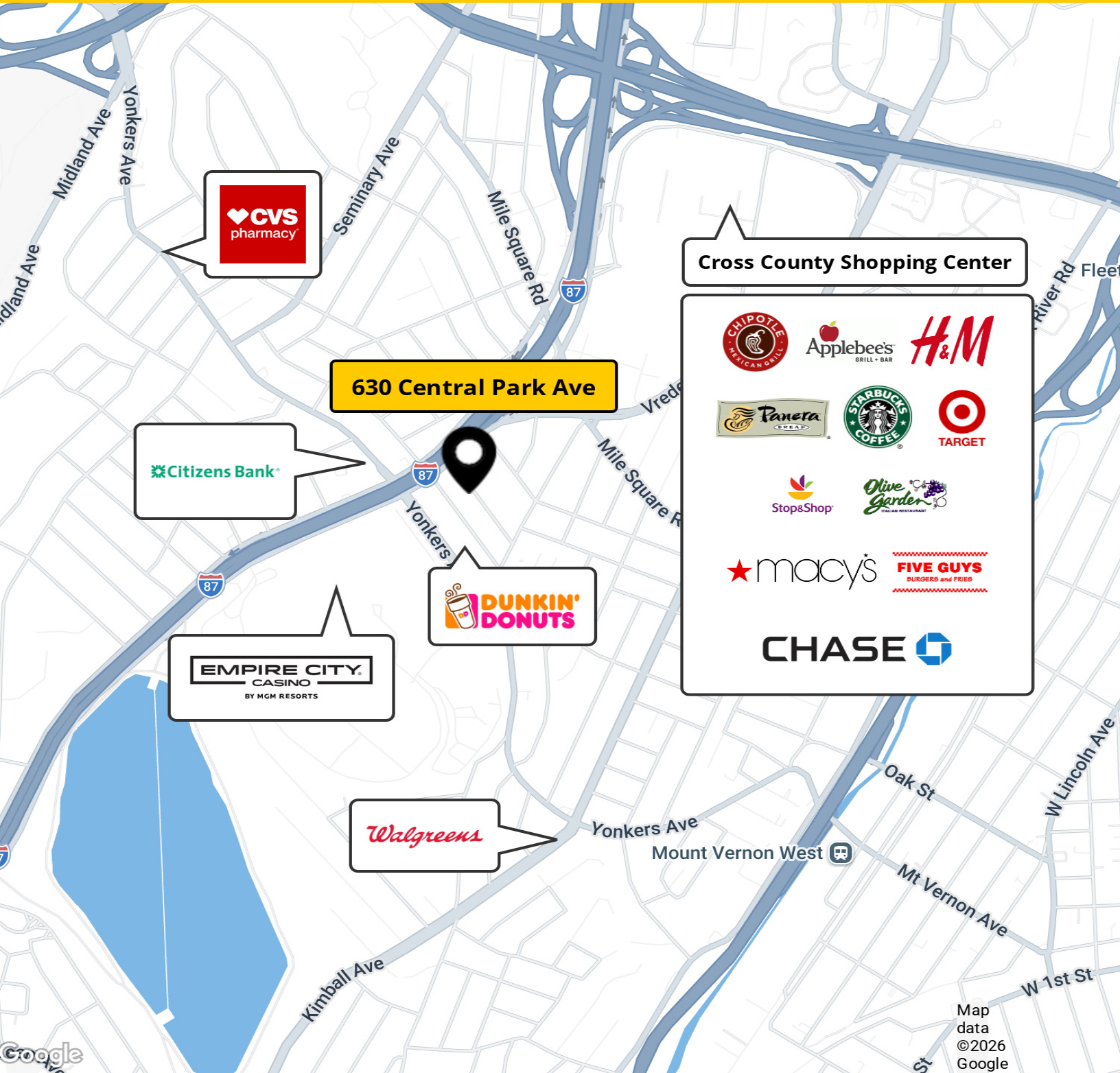
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Nearby Amenities



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