



**FOR SALE - MULTI-TENANT DISTRIBUTION WAREHOUSE
IDEAL FOR USER OR INVESTOR**

430 Nepperhan Avenue

Yonkers, New York

ASKING PRICE:	\$13,950,000 (\$139.50 PSF)
BUILDING SIZE:	+/- 99,835 SF
LAND SIZE:	1.89 acres (82,328 SF)
REAR FENCED YARD:	+/- 16,000 SF
LOADING DOORS :	11 Total: 2 dock doors in front, 2 dock doors in rear, 7 street level loading doors
CEILING HEIGHTS:	1st Floor +/-14'; Ground Flr +/- 10'-16'
CITY WATER / SEWER:	Yes
SPRINKLERED:	Yes
GAS:	Yes
POWER:	Heavy 3-phase
STORIES:	1 grade level and 1 below
PARKING:	Ample. City Municipal parking lot across street.
ZONING:	I - Manufacturing, Industrial and Warehousing
FLOOR:	4" reinforced concrete

Exclusively Marketed By:

Hernan Prohaszka
Vice President
203.869.9001 x 343
hprohaszka@lpc.com

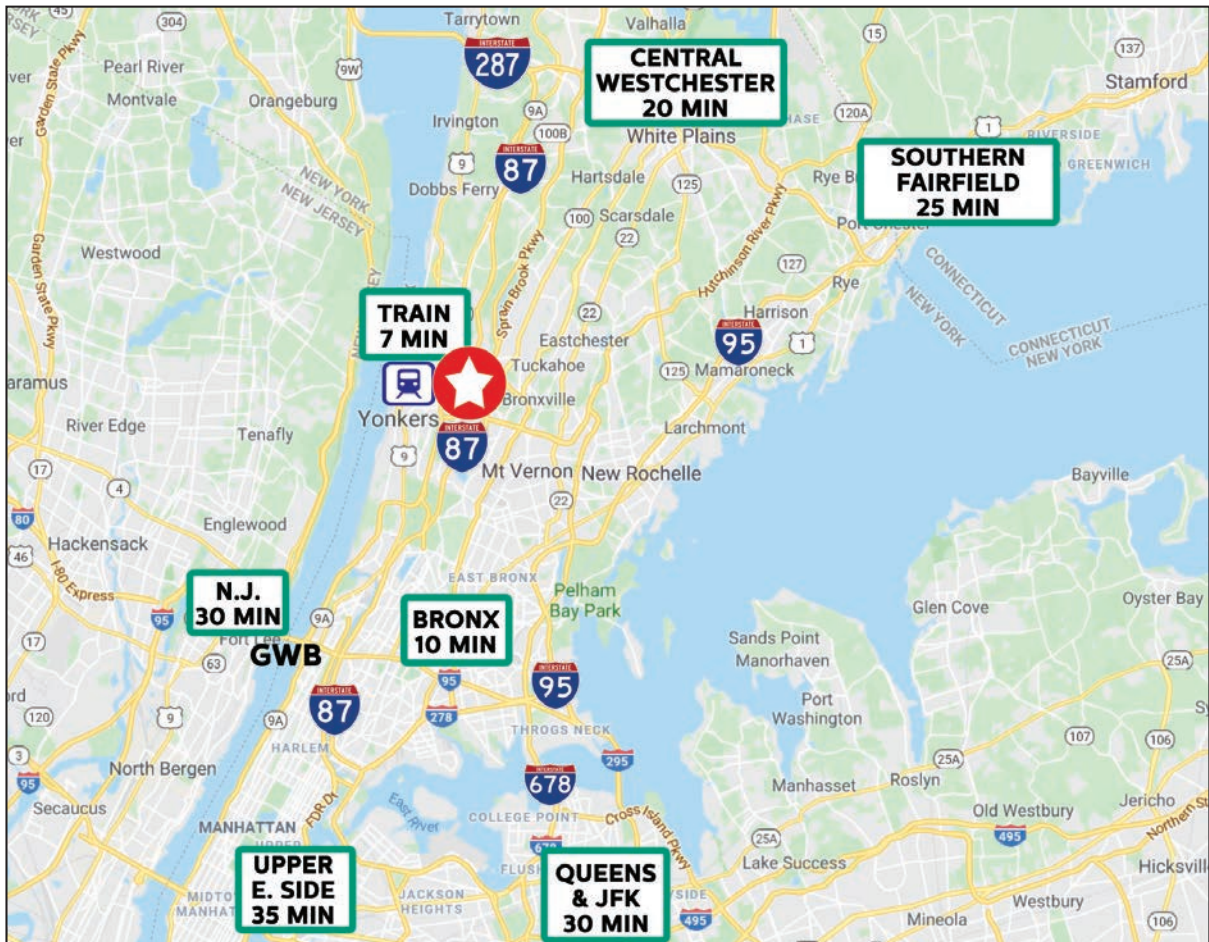
Tom Ashforth
Senior Vice President
203.869.9001 x 320
tashforth@lpc.com

**LINCOLN
PROPERTY
COMPANY**

LPCNYTRI-STATE.com

Property Location

430 Nepperhan Avenue, Yonkers, NY



 = SUBJECT PROPERTY

- Former Carvel Ice Cream building for sale
- Multi-tenant warehouse with short term leases at below market rents
- Upside to renew tenants long term to market rents or vacate tenants for owner/user
- Easy access to major highways: Saw Mill River, Cross County, I-87, Hutchinson River and I-95
- Located off busy Nepperhan Avenue (Major N-S corridor)
- Southern Yonkers location in close proximity to Bronx, Long Island, NYC and all of Westchester County
- 1.3 miles from Yonkers Train Station
- Under 30 minutes from LaGuardia and Westchester airports
- Ability to reach northern Westchester and southern Fairfield County within 25 miles

Exclusively Marketed By:

Hernan Prohaszka
203.869.9001 x 343
hprohaszka@lpc.com

Tom Ashforth
203.869.9001 x 320
tashforth@lpc.com

LINCOLN
PROPERTY
COMPANY

LPCNYTRI-STATE.com

Building Photos

430 Nepperhan Avenue, Yonkers, NY



Office Space



Warehouse



Warehouse



Property Aerial



Rear Loading Area



Rear Loading Area

Exclusively Marketed By:

Hernan Prohaszka
203.869.9001 x 343
hprohaszka@lpc.com

Tom Ashforth
203.869.9001 x 320
tashforth@lpc.com

LINCOLN
PROPERTY
COMPANY

LPCNYTRI-STATE.com