### WAREHOUSE/INDUSTRIAL BUILDING FOR SALE/LEASE

#### 775 Saw Mill River Road



#### **AVAILABLE:**

21,022 SF Warehouse/Industrial Building on 0.60 Acre Lot

- 19,347 SF First Floor
- 1,675 SF Second Floor

#### **ADDITIONAL INFORMATION:**

- Fully Sprinklered
- Automatic Roll Down Gate
- Garage Door Access with 6 Loading Bays
- Alarm System
- Separate Meters for Electric and Gas
- Electric: 800 AMPS
- Gas Heat: Forced Air
- Ceiling Heights
  - 13'-6" to the Deck
  - 12'-3" to the Beams
- Column Spacing
  - 19' x 19'
- Potential for Purchaser to Keep Existing Tenant in Place
- Close Proximity to I-87 and the Saw Mill River Parkway
- Zoning: C District (Wholesale Business and Storage)

#### **PURCHASE PRICE/RENT:**

Call for Details

#### **REAL ESTATE TAXES:**

\$50.726/Year

AREA DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
Population	19,937	186,918	463,635
Avg. HH Income	\$149,410	\$150,840	\$170,754

For More Information, Please Contact:

914-237-3400

Craig Benson – Ext. 105 Craig@RoyalPropertiesInc.com

David Landes – Ext. 104
David@RoyalPropertiesInc.com



www.RoyalPropertiesInc.com

# Yonkers, NY 775 Saw Mill River Road

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NOW OR FORMERLY MAG ASSOCIATES INC - CONTROL NUMBER 501533346

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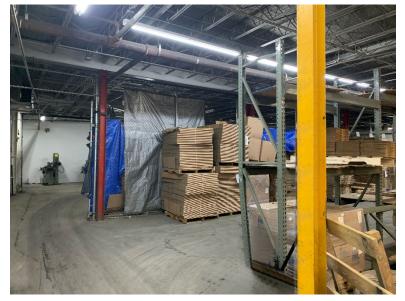
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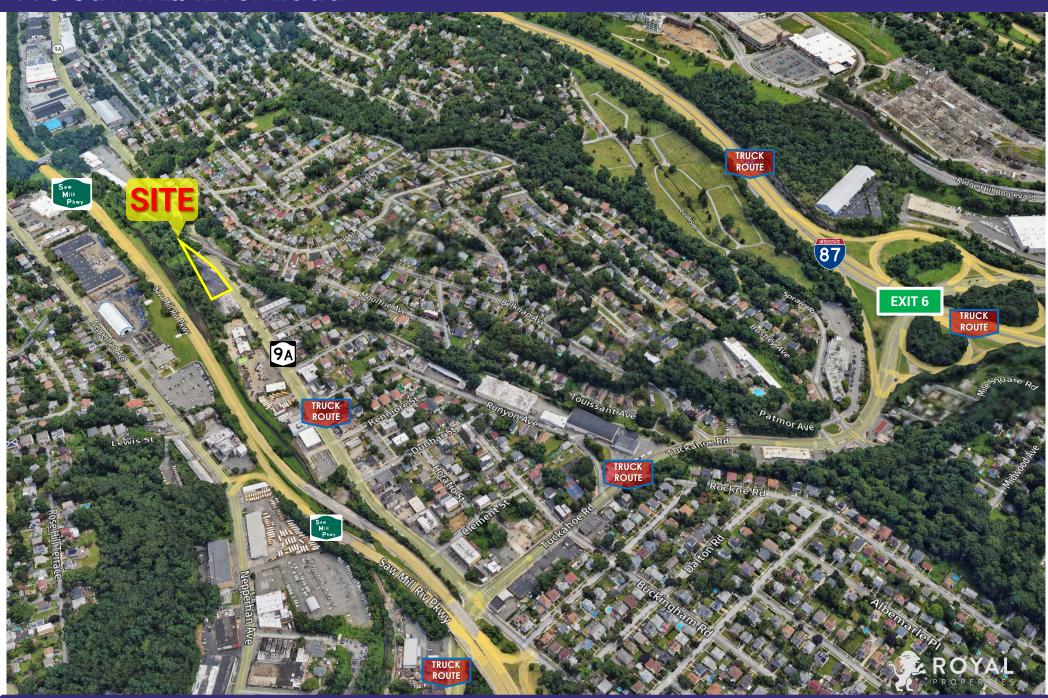






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