

# Yonkers, NY

## 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**



**ROYAL**  
PROPERTIES

[www.RoyalPropertiesInc.com](http://www.RoyalPropertiesInc.com)

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