

Desirable Single-Story, Freestanding Industrial Property for Sale w/ Ample Parking Close to Transportation and Roadways

**70 Palisade Avenue, Yonkers, NY
(Located in Downtown Yonkers)**



Property Highlights:

- +/- 10,212 SF One-Story Industrial Property
- +/- 250 SF office inside the warehouse & +/- 150 SF exterior office trailer parked in parking lot
- +/-0.66 acre (28,749.60 SF) Lot
- Roughly 50 exterior parking spaces around the building; currently parking shorter school buses.
- Three (3) 12' x 12' Drive-In Doors
- 14' ceiling height; 12' clear height
- 3 Phase/200-amp electrical service
- Fireproof building with wet sprinkler system
- HVAC produces heat for the office and warehouse
- 2,000 Gallon Diesel Oil Tank & 275 Gallon Motor Oil Tanks inside & above ground
- Operable interior & exterior security cameras
- Men's & Women's Bathrooms in the Warehouse, with separate office bathroom
- 2.5 miles/10-minute drive to I-87 & 1-mile/10-minute drive to the Cross County/Saw Mill River Pkwy's
- Easy access transportation: Bee-Line Bus #'s 2, 5, 7, 8, 9, 32, and 78.
- 10-minute walk to Yonkers Metro-North Train Station

For more information or to view this property, contact 914.422.0100

**Nico V. Rossi at x 17 or Cell: 914-874-6758 or Nico@RakowGroup.com
David Richman at x 13 or David@Rakowgroup.com
10 New King Street, White Plains, NY 10604 | RakowGroup.com**

RAKOW

COMMERCIAL REALTY GROUP

Interior Photos



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Aerial Photo



Tax Map



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