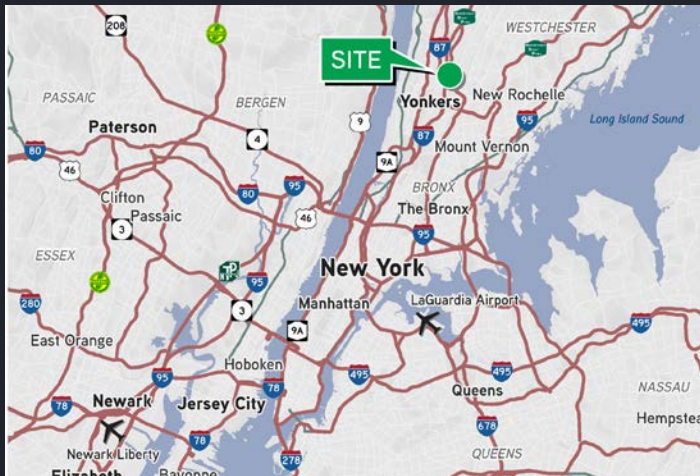


TUCKAHOE ROAD YONKERS, NY

435,000 SF **PRIME INDUSTRIAL SPACE** FOR DIRECT LEASE OR SUBLEASE



LOCATION:

- Located on 20 Acres
- Immediate access I87, 15 miles from LaGuardia Airport and 22 miles from JFK Int'l Airport
- 18 miles from midtown Manhattan
- Location provides key advantages in availability of labor, distance to transportation hubs

FACILITY:

RSF:	435,000 SF (expandable to +/- 900,000 SF)
OFFICE SPACE:	57,000 SF
CONSTRUCTION TYPE:	Concrete & masonry
CEILING HEIGHT:	30' clear height (ability to raise +/- 20 ft)
DOCK DOORS:	30 tailboard loading doors (expandable to 44)
CAR PARKING:	175 spaces Additional parking spaces available
FREIGHT ELEVATOR:	4,000 lbs 10' x 8' x 5'
ELECTRIC:	1,600 amps / 480 volts / 3 phase
COLUMN SPACING:	25' x 25'
NATURAL GAS:	Con Edison utilities
ELECTRIC:	Con Edison / underground 2 entry points
WATER SERVICE:	City of Yonkers
TELECOM/NETWORK:	Verizon / Century Link
A/C CAPACITY:	185 tons
FIRE SUPPRESSION:	9 wet / 2 dry

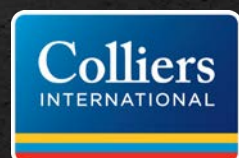
CONTACT: AL GUTIERREZ
Real Estate Salesperson
+1 203 961 6591
al.gutierrez@colliers.com

IAN CEPPOS
Real Estate Salesperson
+1 203 961 6595
ian.ceppos@colliers.com

ROBERT LELLA
Real Estate Salesperson
+1 203 961 6560
robert.rella@colliers.com

NOAH BALANOFF
Real Estate Salesperson
+1 973 299 3023
noah.balanoff@colliers.com

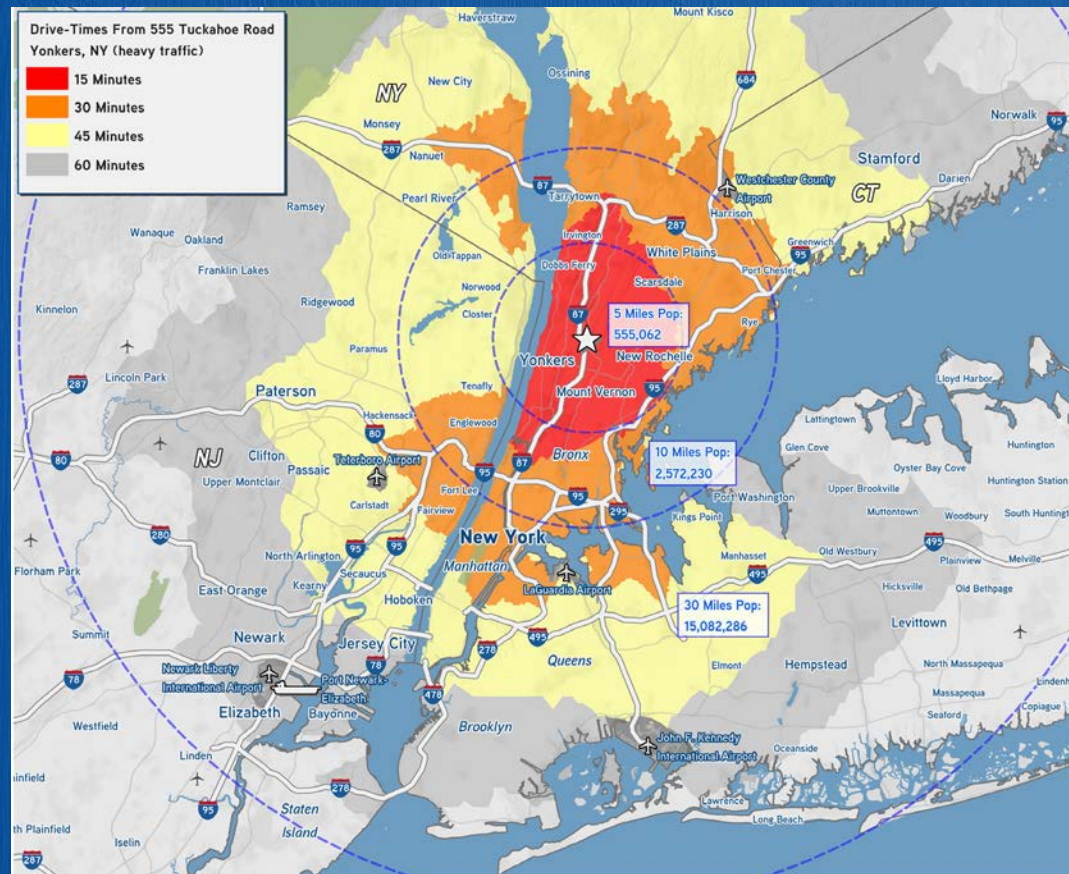
COLLIERS INTERNATIONAL NY LLC • 666 Fifth Avenue • New York, NY 10103 • colliers.com



TUCKAHOE ROAD

YONKERS, NY

FEATURES: LED LIGHTING, SPRINKLER SYSTEM, OFFICE SPACE AND MEZZANINE



CONTACT: AL GUTIERREZ
Real Estate Salesperson
+1 203 961 6591
al.gutierrez@colliers.com

IAN CEPPOS
Real Estate Salesperson
+1 203 961 6595
ian.ceppos@colliers.com

ROBERT LELLA
Real Estate Salesperson
+1 203 961 6560
robert.ella@colliers.com

NOAH BALANOFF
Real Estate Salesperson
+1 973 299 3023
noah.balanoff@colliers.com



No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal.