

# 18,000 SF - 25,000 AVAILABLE FOR DIRECT LEASE

115 SOUTH MACQUESTEN PARKWAY, MT VERNON, NY 10550



## AVAILABLE SPACE

18,000 SF - 25,000 SF

## ZONING

INDUSTRIAL

## CEILING HEIGHT

14' IN THE WAREHOUSE

## LOADING

2 DELIVERY DOORS WITH INTERNAL  
LOADING DOCKS

## IDEAL USES

GREAT FOR A MANUFACTURING OR  
PRODUCTION-BASED USER, OFF-SITE DATA  
STORAGE/RECOVERY, GOVERNMENT/CIVIL  
OCCUPANCY

## FEATURES

- RECENTLY RENOVATED OFFICE SPACE BY RICHLINE JEWELRY (A WARREN BUFFET COMPANY)
- GAS HEAT; HVAC THROUGHOUT
- 3600 AMP POWER; SEPARATE IT ROOM
- 2 SPACIOUS CAFETERIAS
- NUMEROUS RESTROOMS
- PARKING FOR ALMOST 50 CARS

## ACCESS

- STEPS TO THE METRO NORTH STATION
- LOCATED OFF THE BRONX RIVER PWKY
- NEAR THE CROSS COUNTY PARKWAY

## EXCLUSIVE AGENT

### PAUL PALLETT

Licensed Associate R.E. Broker  
(914) 837-5824  
ppallett@greiner-maltz.com

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