

TAMERLAIN REALTY

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Industrial Property For Lease

Fully renovated at Larkin Plaza

64 Warburton Ave, Yonkers, NY 10701



Rental Rate: **\$10 - \$12 /SF/Year**
 Min. Divisible: 5,500 SF
 Max. Contiguous: 16,500 SF
 Property Type: Industrial
 Property Sub-type: Flex Space
 Building Size: 11,000 SF
 Lot Size: 5,500 SF

Last Verified 2/3/2010
 Listing ID 16557740

2 Spaces Available

Display Rental Rate as [Entered](#)

both floors	Space Available:	11,000 SF
	Rental Rate:	\$10 /SF/Year
	Space Type:	Creative/Loft
	Min. Divisible:	5,500 SF
	Max. Contiguous:	16,500 SF
	Lease Type:	Modified Gross
	Date Available:	Feb 2010

1st floor	Space Available:	5,500 SF
	Rental Rate:	\$12 /SF/Year
	Space Type:	Creative/Loft
	Min. Divisible:	5,500 SF
	Max. Contiguous:	11,000 SF
	Date Available:	Feb 2010

All fully renovated recently and barely used. New HVAC

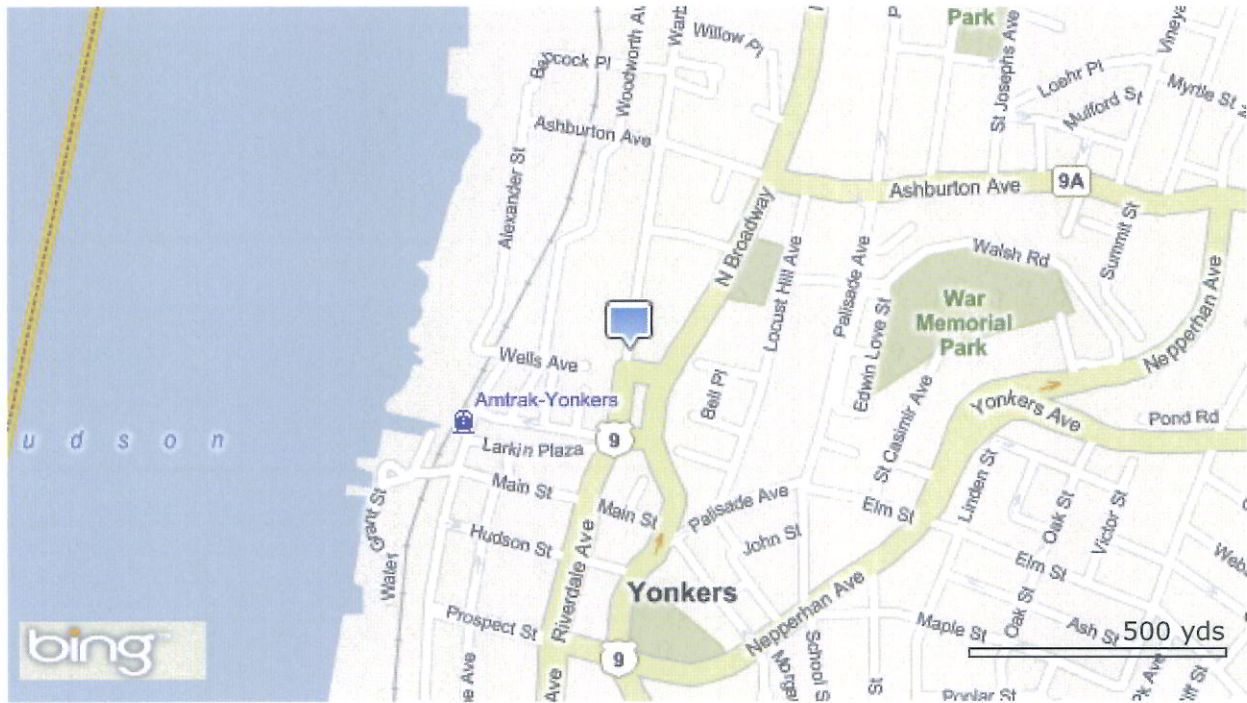
bathrooms and shower. just a couple of columns, super charm of old but modernized. New concrete floor, great camera/security system. Sprinklered. Great for art performance or just warehouse/

Description

Two stories plus a basement. each floor is 5500 s.f. For sale also at \$1,450,000 Second floor has floor to ceiling windows on whole front of Warburton. Windows now covered but painted the dark tan in pic. Bldg had been recently used as storage for a moving co. Whole building has great potential for performance space or art or more conventional warehouse and or office. Great skylights on second floor too. Multiple stairs and separate entrances.

half block from larkin Plaza and across from the Phillipsburg manor where Warburton becomes Riverdale Avenue. Larkin Plaza has Railroad station Motor Vehicles and I-Park and planned uncovering of Saw Mill River

Map of 64 Warburton Ave, Yonkers, NY 10701 (Westchester County)



Additional Photos



Fully renovated at Larkin Plaza



Fully renovated at Larkin Plaza

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