



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



40 CANAL STREET


MOUNT VERNON, NY 10550

120,000 Sq. Ft. of Paved Land with Barge Rights

Located in Mount Vernon /
Westchester County

Type
Land / Office

SQUARE FOOT
 **120,000** RSF

ELECTRIC POWER
 **1200** AMPS
3 PHASE POWER

ZONING
 **I-Zone**
(HEAVY
INDUSTRIAL)

LOADING
 **4** DRIVEWAYS

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

Pinnacle Realty of New York, LLC is proud to announce that we have been appointed the exclusive agents for the leasing of 40 Canal Street, Mount Vernon NY 10550. This property is strategically located in Westchester County just North of Bronx County with easy access to public transportation, the Hutchinson River Parkway, I-95 Thruway providing easy access to Manhattan, Brooklyn, Queens, Westchester, Connecticut, and New Jersey. In addition, the property has direct Barge access with a bulkhead on the Westchester creek.

The plot size of the property is approximately 120,000 square feet for heavy industrial usage (I-General Industrial) improved with a 2,000 square feet office building plus 2 shed buildings ideal for storage. Truck access to this site is through 4 extra wide driveways on Canal Street which has 600' of street frontage. The property is newly fenced & paved with drainage and lighting throughout!.

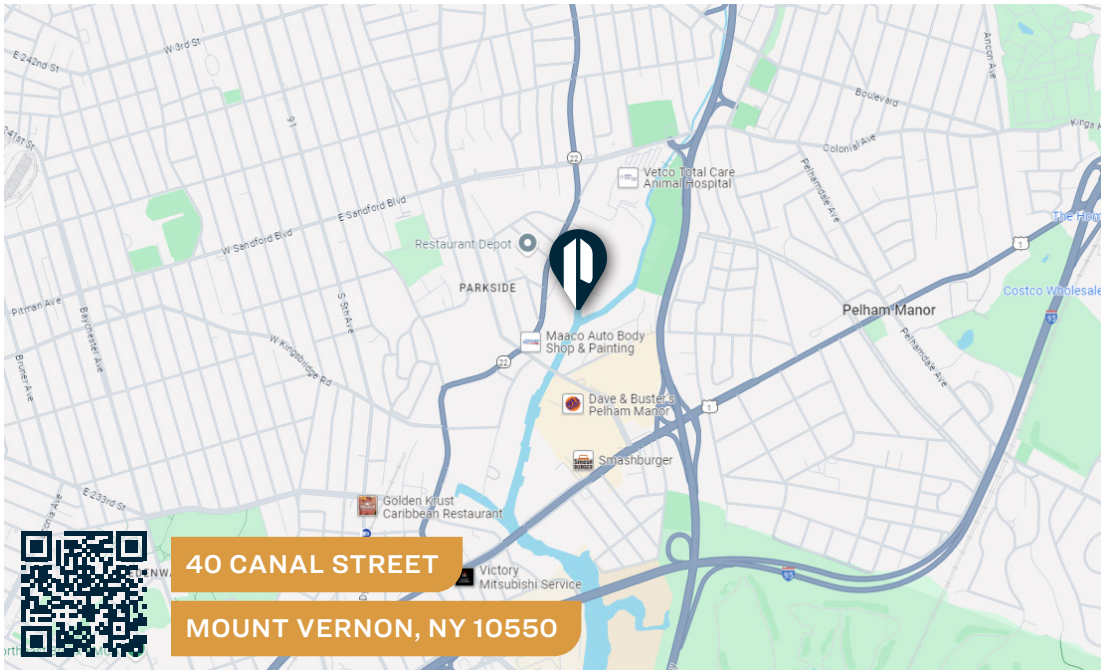
Features

- Lot Size: 120,000 Sq. Ft.
- Office Size: 2,000 Sq. Ft.
- 1,200 Amp 3 Phase Power
- Newly Paved, Fenced & Lighting Throughout
- Water and Sewer Available
- 600' Frontage on Canal Street
- 4 Driveways / Easy Access



Ideal For

- Equipment & Material Storage
- Fleet Parking/Vehicle Servicing
- Storage & Distribution Uses
- All Uses Needing Barge Access



TRANSPORTATION

5

EASTCHESTER -
DYRE AVENUE



HUTCHISON RIVER
PKWY



NEW ENGLAND
THRUWAY



RIGHT OFF US-1
EXIT (BOSTON
ROAD)



RIGHT OFF I-95
(CONNER STREET)



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AERIAL PICTURES



ACCESSIBILITY

Ideally Positioned



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FOR MORE INFORMATION ABOUT THIS
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