

# FOR SALE OR LEASE-STATE OF THE ART BUILDING 916 Old Nepperhan Ave-Yonkers, NY



**Available Space:** 6,000 SF building  
.27 acre lot

## Additional Information:

- 2 story building with lower level with direct outside access
- Zoning: I
- Large parking lot
- Gas utilities
- Electric: Con Ed 400 AMP
- HVAC/Heat: forced air with humidification
- 8 offices, 3 conference rooms, 7 cubicles, kitchen, 4 bathrooms, central vacuum, balcony, and significant storage
- IT room and 2 IT closets
- Monitored fire/ intrusion alarm
- Access control with servers
- Fully wired for high speed internet and network
- Cable and network connected TV's
- Wireless sound system in all general areas and executive suite
- Pricing and additional information available upon request



CONTACT EXCLUSIVE AGENT:

**Ross Schneiderman**

914.968.8500 x328

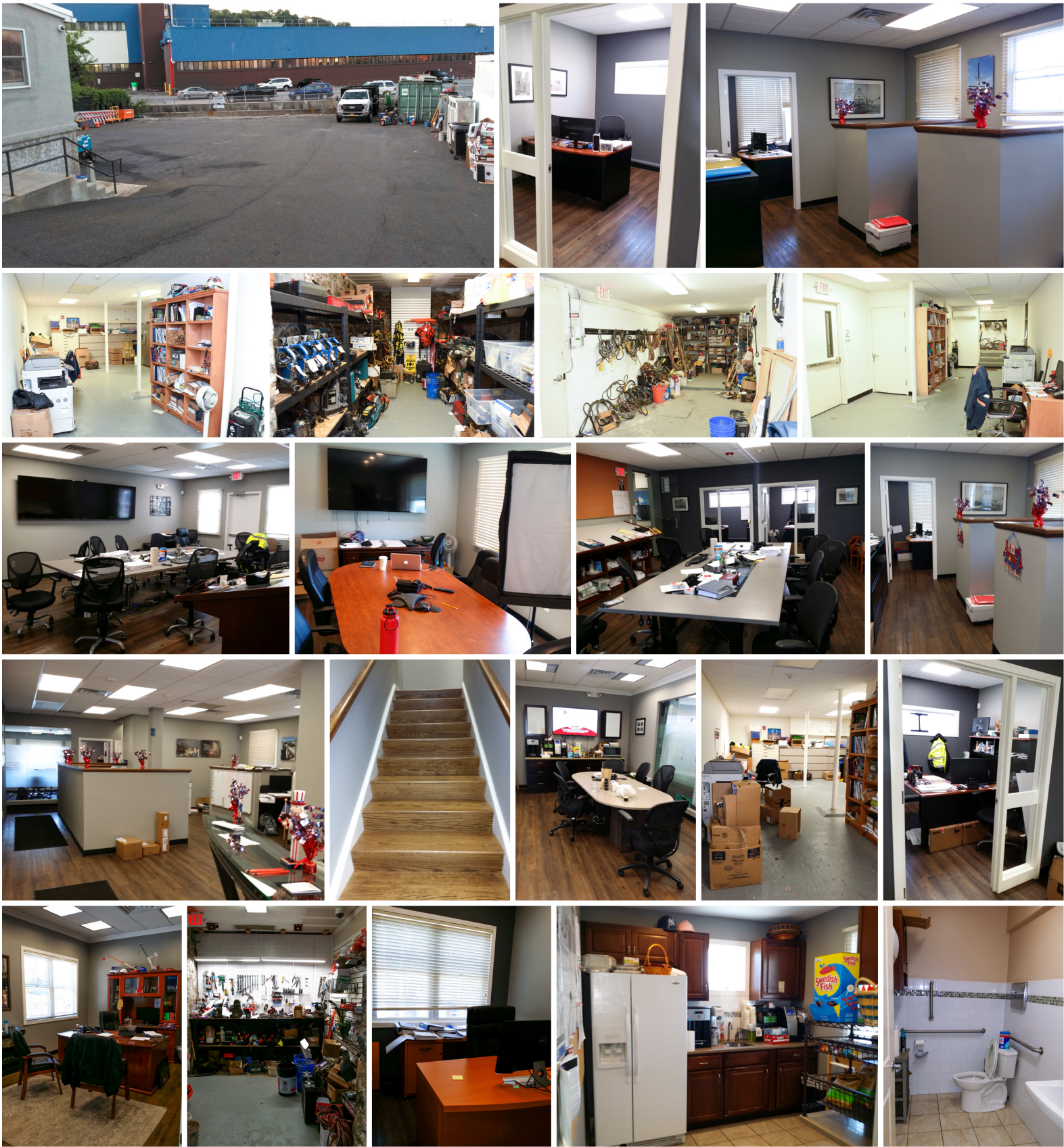
rschneiderman@rmfriedland.com

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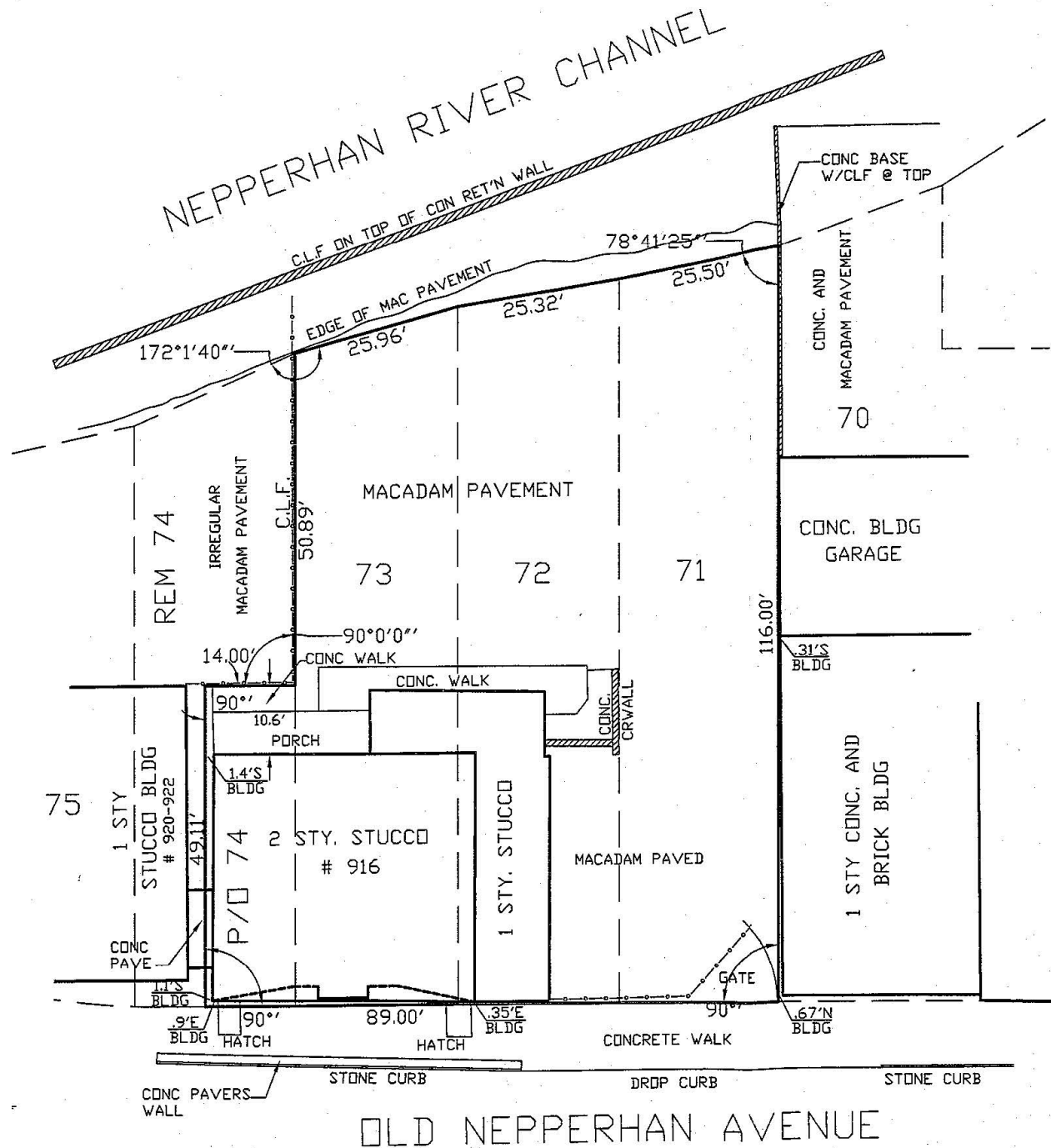
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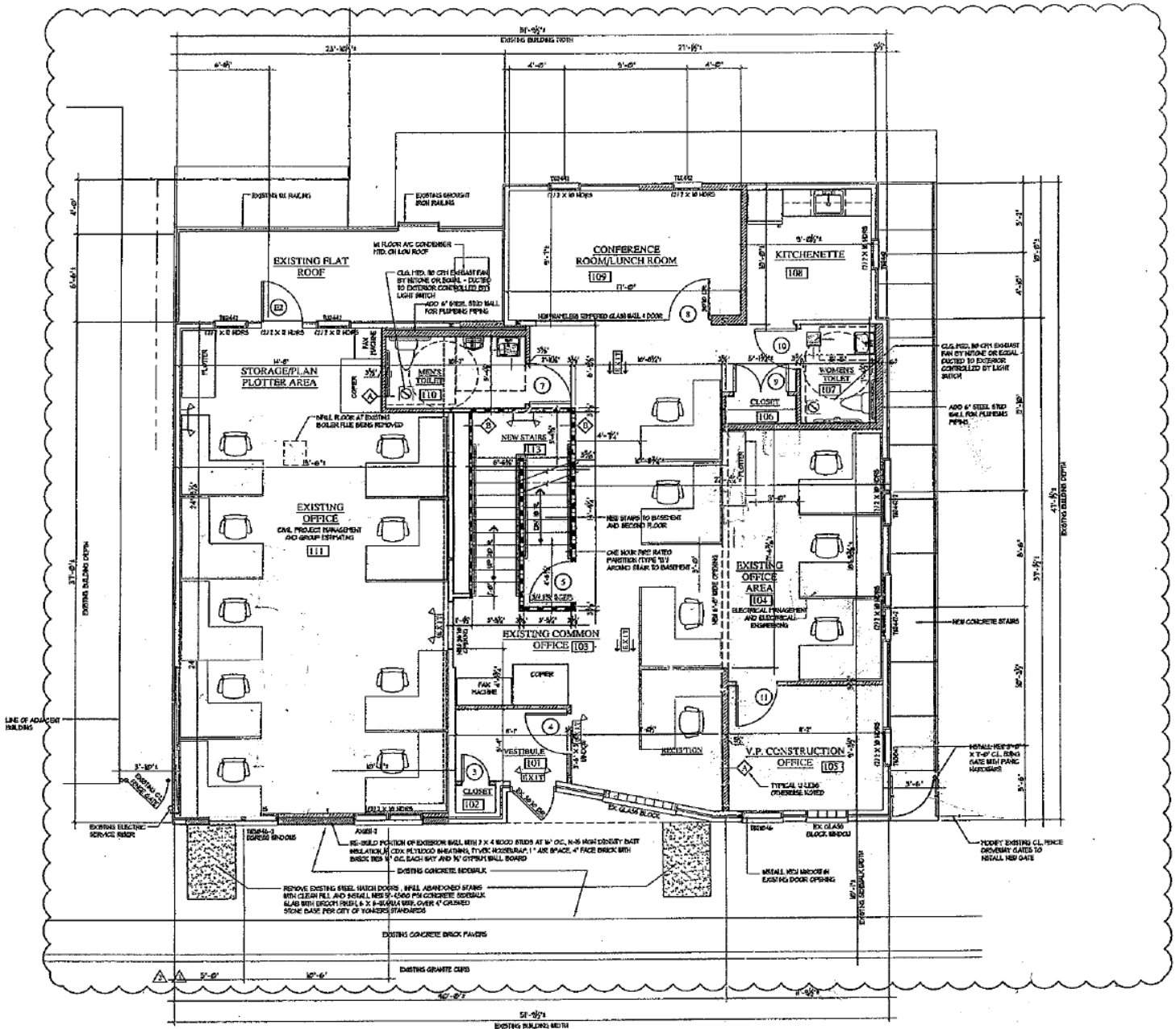


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## First Floor



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