

**225**  
CORPORATE BOULEVARD S.  
YONKERS, NEW YORK

LAND FOR SALE **OR**  
BUILD-TO-SUIT FOR LEASE OR SALE

SOUTH WESTCHESTER EXECUTIVE PARK

**DEVELOPMENT**

**2.71**  
ACRE SITE

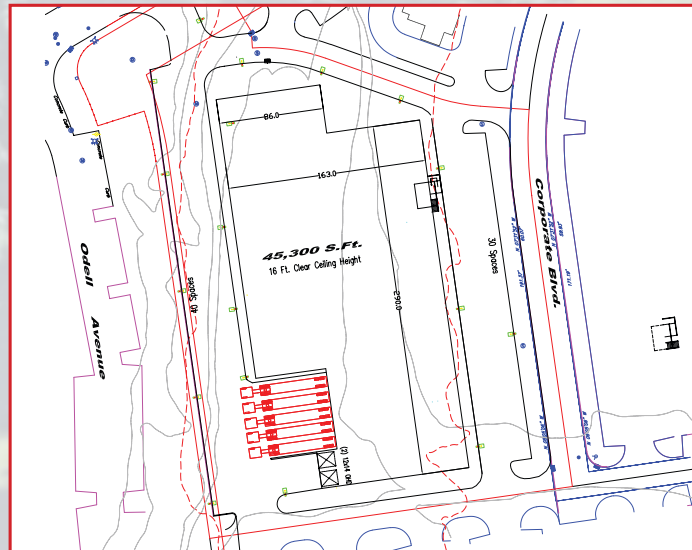
**or**

**BUILD-TO-SUIT**

Conceptual Rendering



## PLENTY OF SPACE TO DESIGN AND CONSTRUCT YOUR CUSTOM BUILDING...WITH ROOM TO GROW.



### BUILDING SPECS

Site Size:	2.71 Acres
Site:	35,000-40,000 SF
Construction Type:	Tilt-up
Zoning:	PEP (Planned Executive Park)
Clear Height:	Built to spec
Dock Doors:	Built to spec
Drive in Doors	Built to spec
Parking:	70-80 spaces

### DRIVING DISTANCES

Route 9:	0.3 mile
Saw Mill River Pkwy:	1.7 miles
Cross County:	3 miles
I-87	2.4 miles
I-287	9 miles
I-95	9.2 miles
Manhattan	19 miles



## ENDLESS POSSIBILITIES TO **MAKE THIS SITE** YOUR OWN

**2.7136**  
**ACRE SITE**



### POSSIBLE PRINCIPLE USES

- Offices
- Light Manufacturing, Processing, Assembly and Fabrication
- Distribution and Warehousing
- Research and Development Laboratories
- Data Processing
- Outdoor Storage of Equipment, Materials or Vehicles when Suitably Screened
- Commercial Recreational Uses, Indoor
- Day-Care Center
- Hotels
- Restaurants



# 225

CORPORATE BOULEVARD S.

# 225

YONKERS, NEW YORK

## THIS LAST MILE LOCATION IS THE PERFECT LOCATION



18.8 MILES TO MIDTOWN MANHATTAN VIA SAW MILL RIVER PKWY AND HENRY HUDSON PKWY

Interstates

Saw Mill River Pkwy  
Sprain Brook Pkwy

Hutchinson River Pkwy

Bronx River Pkwy

Cross County Pkwy

## CONTACT EXCLUSIVE AGENTS:

William Anson

914.968.8500 ext 329

wanson@rmfriedland.com

Kevin Langtry

914.968.8500 ext 322

klangtry@rmfriedland.com

Jillian Reiner

914.968.8500 ext 343

jreiner@rmfriedland.com

**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

NEW YORK | CONNECTICUT | RM FRIEDLAND.COM | 914.968.8500