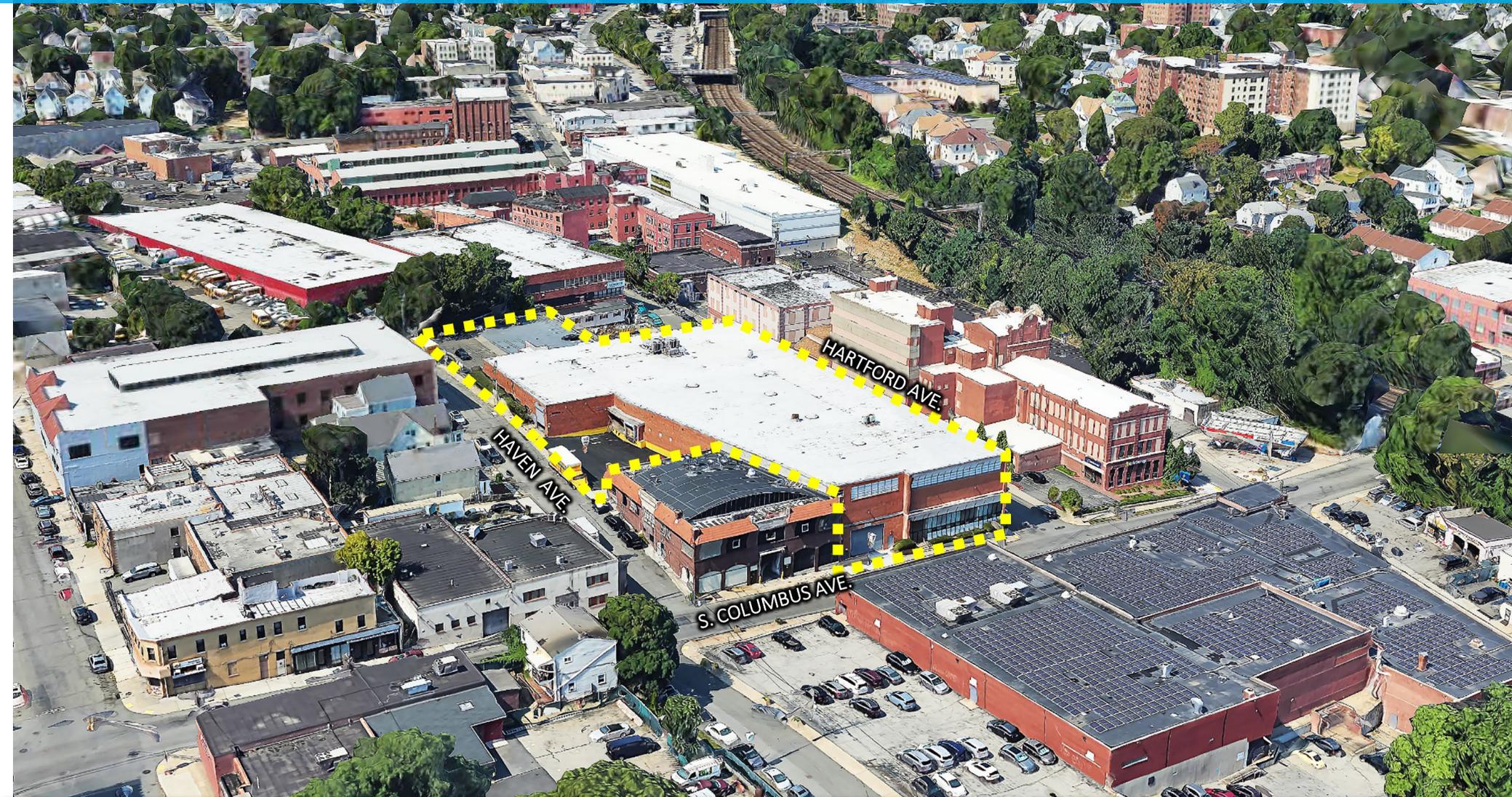


PRIME INDUSTRIAL PROPERTY | FOR SALE OR LEASE

WESTCHESTER COUNTY, NEW YORK

RARE INDUSTRIAL GEM IN PRISTINE CONDITION



WAREHOUSE/DISTRIBUTION/INDUSTRIAL/FLEX

116-120 S. Columbus Avenue | Mount Vernon, New York 10553



WWW.ROYALPROPERTIESINC.COM

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ROYAL
PROPERTIES

PROPERTY OVERVIEW

PRIME INDUSTRIAL PROPERTY FOR SALE OR LEASE

116-120 S. Columbus Avenue | Mount Vernon, NY

PROPERTY SUMMARY

ADDRESS:	116-120 South Columbus Avenue Mount Vernon, New York 10553
PARCEL/TAX ID:	165.73-4005-1
PARCEL SIZE:	1.49 Acres
BUILDINGS ON SITE:	1
STORIES:	2
GROSS LEASABLE AREA:	70,000 SF 1 st Floor – 25,000 SF 2 nd Floor – 45,000 SF (Can be Leased Separately or Together)
PARKING:	112 Total (Three Separate Lots)
LOADING DOCKS:	7
DRIVE-IN DOORS:	2
CEILING HEIGHTS:	18' to the Deck (16' to the Beams)
COLUMN SPACING:	30'
HVAC:	5 Total L1 – 2 Units Totaling 12 Tons L2 – 3 Units Totaling 35 Tons
GAS/WATER:	4" Gas Line 2" Water Line
ELEVATOR:	1 Freight
ZONING:	I (Industrial)
YEAR BUILT:	1950
REAL ESTATE TAXES:	\$ 23,043.60 County \$ 64,316.00 City <u>\$114,804.00 School</u> \$202,163.00 Total

SALE OR LEASE PRICE

Call For Details

THE OFFERING

Royal Properties, Inc. is pleased to exclusively present the opportunity to lease 25,000-70,000 SF or purchase the 70,000 square foot two level warehouse/industrial property in Mount Vernon, NY

INVESTMENT HIGHLIGHTS

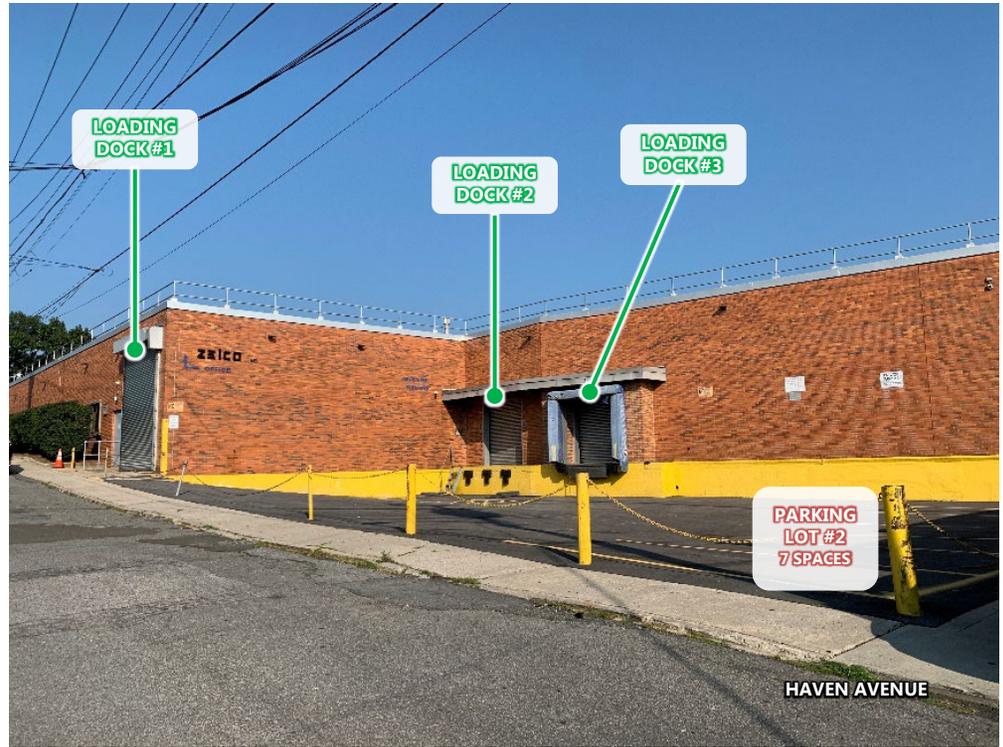
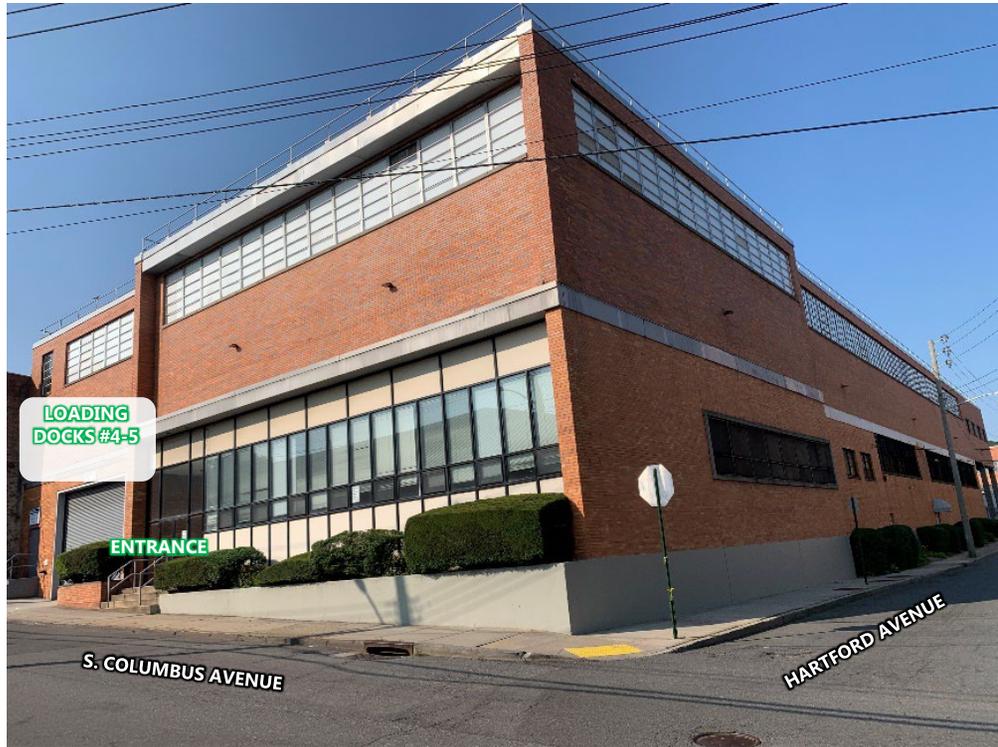
- Meticulously Maintained Property
- L1 & L2 On-Grade Entrances
- Fully Sprinklered
- Ample Electric Power
- Heavy Floor Loads
- Down the Block from Metro North Mt. Vernon Station (32 Mins to Grand Central)

PROPERTY PHOTOS

EXTERIOR

PRIME INDUSTRIAL PROPERTY FOR SALE OR LEASE

116-120 S. Columbus Avenue | Mount Vernon, NY



ROYAL
PROPERTIES

All information herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes, without notice.

PROPERTY PHOTOS

INTERIOR

PRIME INDUSTRIAL PROPERTY FOR SALE OR LEASE

116-120 S. Columbus Avenue | Mount Vernon, NY



FLOOR PLAN

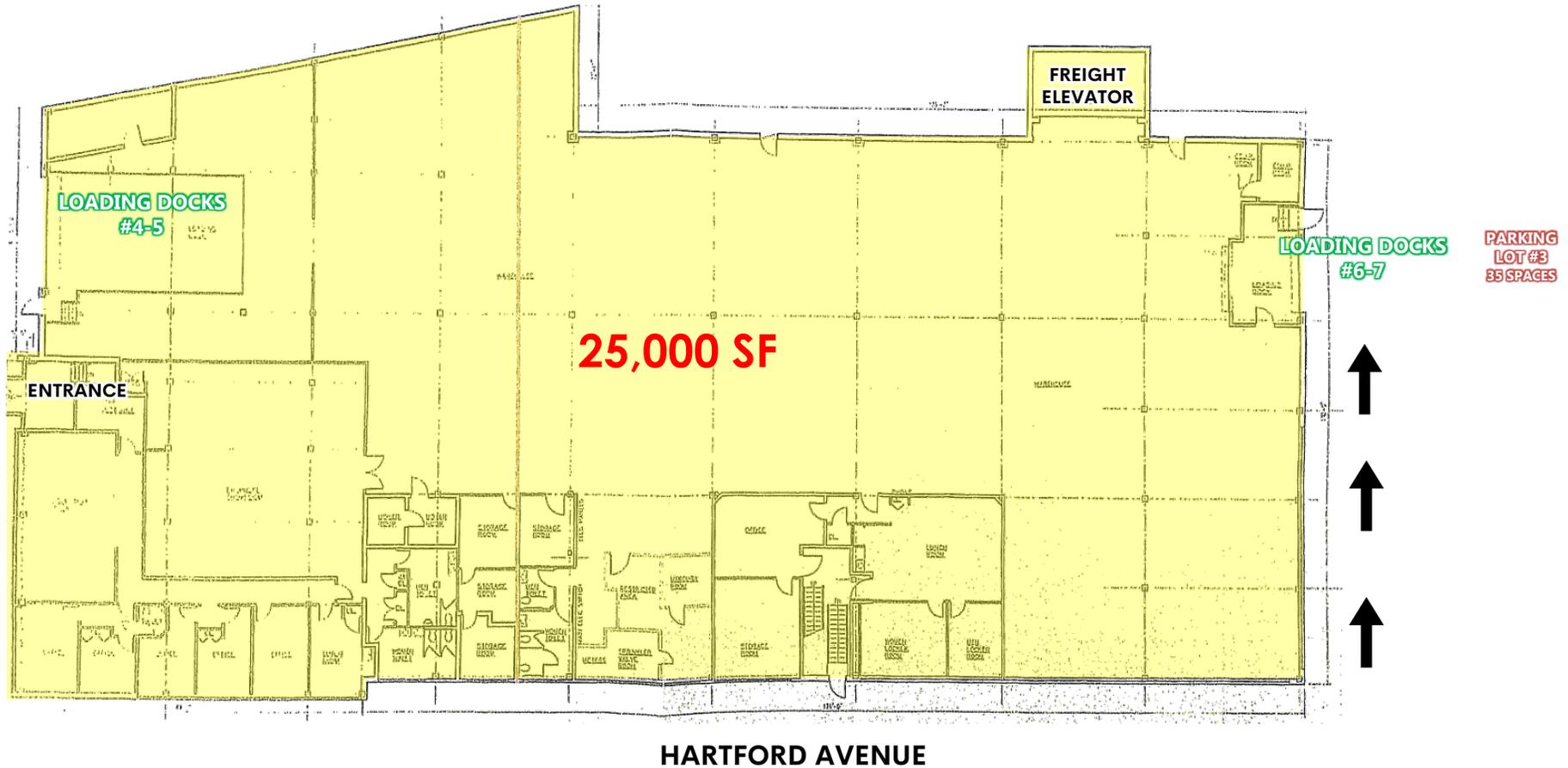
PRIME INDUSTRIAL PROPERTY FOR SALE OR LEASE

116-120 S. Columbus Avenue | Mount Vernon, NY

LEVEL 1

SOUTH COLUMBUS AVENUE

HAVEN AVENUE



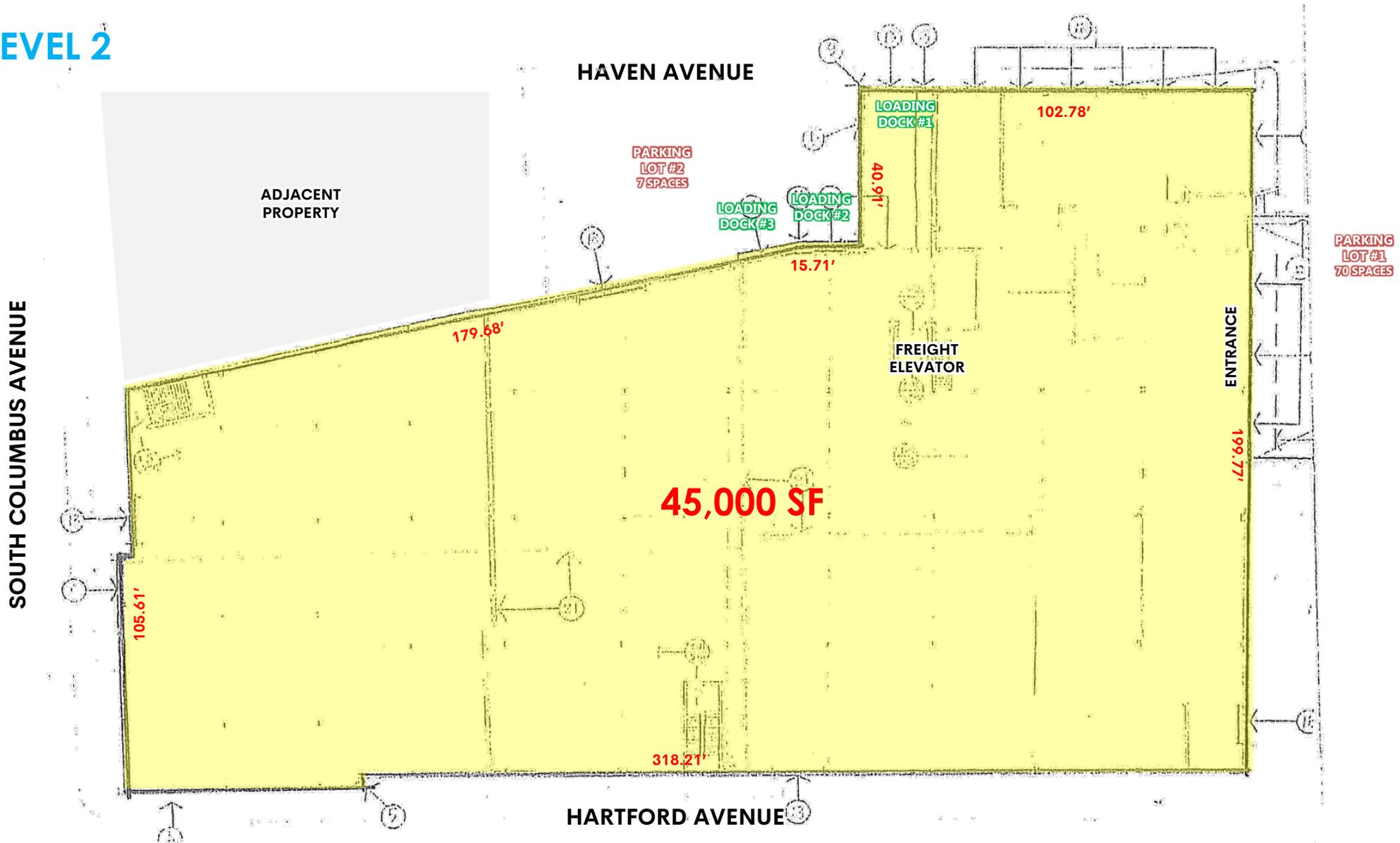
HARTFORD AVENUE

FLOOR PLAN

PRIME INDUSTRIAL PROPERTY FOR SALE OR LEASE

116-120 S. Columbus Avenue | Mount Vernon, NY

LEVEL 2



AERIAL VIEWS

PRIME INDUSTRIAL PROPERTY FOR SALE OR LEASE

116-120 S. Columbus Avenue | Mount Vernon, NY

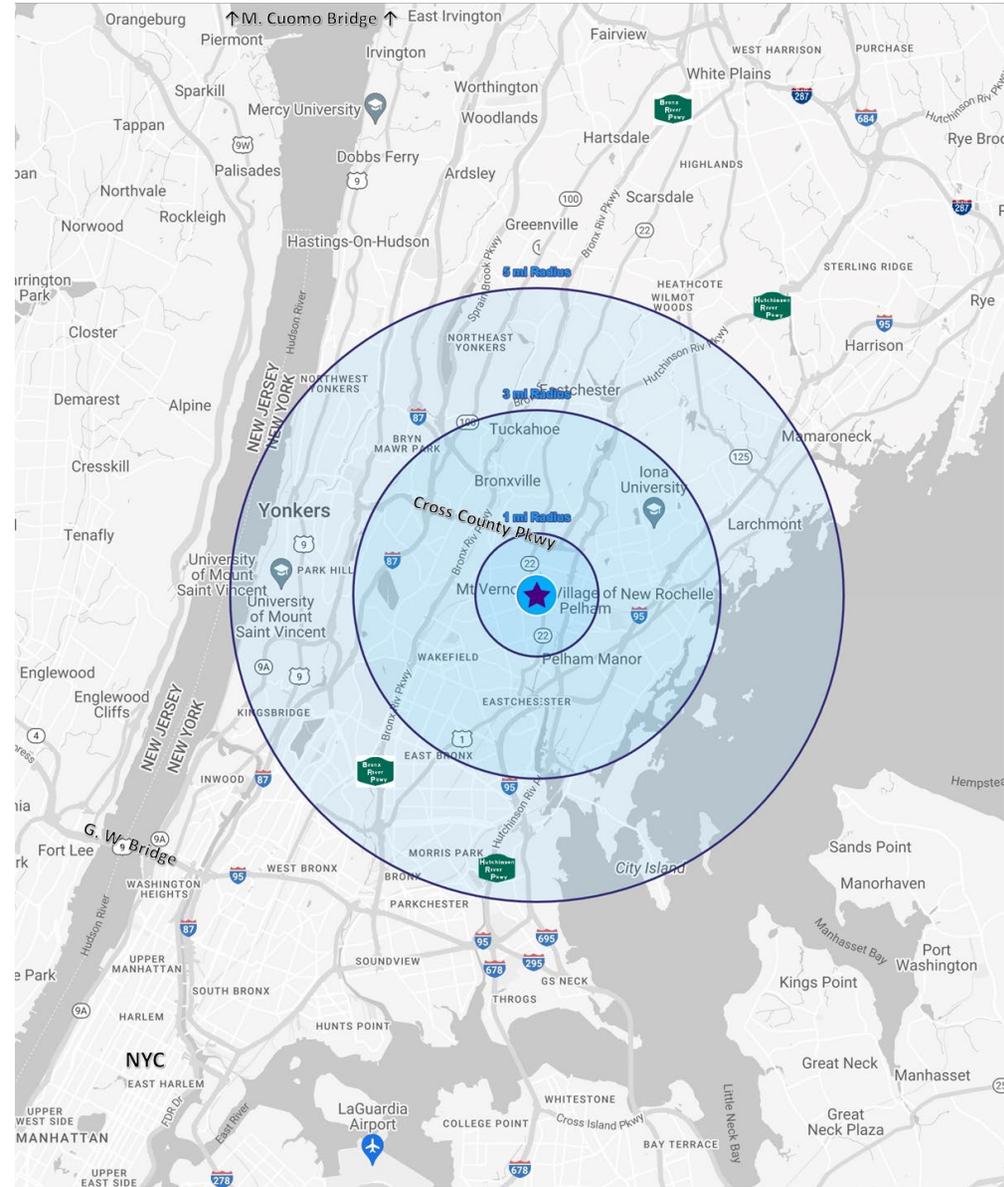


DEMOGRAPHICS

PRIME INDUSTRIAL PROPERTY FOR SALE OR LEASE

116-120 S. Columbus Avenue | Mount Vernon, NY

Population	1 mi.	3 mi.	5 mi.
2024 Estimated Population	46,887	341,297	888,686
2029 Projected Population	45,143	321,987	839,016
2020 Census Population	51,500	381,902	963,162
Projected Annual Growth 2024 to 2029	-2.2%	-2.7%	-1.9%
Historical Annual Growth 2020 to 2024	-0.7%	-1.1%	-1.1%
2024 Median Age	40.90	41.30	39.80
Households			
2024 Estimated Households	17,766	128,759	329,153
2029 Projected Households	17,099	121,338	309,578
2020 Census Households	19,503	143,455	357,426
Projected Annual Growth 2024 to 2029	-1.0%	0.4%	0.6%
Historical Annual Growth 2020 to 2024	-0.8%	-1.2%	-1.2%
2024 Average Household Size	2.50	2.50	2.60
Race and Ethnicity			
2024 Estimated White	15.59%	28.71%	29.09%
2024 Estimated Black or African American	61.57%	41.90%	29.02%
2024 Estimated American Indian & Alaskan	0.46%	0.69%	1.11%
2024 Estimated Asian	2.27%	3.50%	5.25%
2024 Estimated Other Races	20.10%	25.19%	35.52%
2024 Estimated Hispanic	17.33%	25.74%	38.81%
Income			
2024 Estimated Average Household Income	\$99,216	\$105,751	\$96,867
2024 Estimated Median Household Income	\$73,057	\$76,645	\$66,906
Business			
2024 Estimated Total Businesses	1,979	12,698	33,927
2024 Estimated Total Employees	14,182	89,982	258,797
2024 Estimated Employee Population per Business	7	7	8



AREA OVERVIEW

PRIME INDUSTRIAL PROPERTY FOR SALE OR LEASE

116-120 S. Columbus Avenue | Mount Vernon, NY

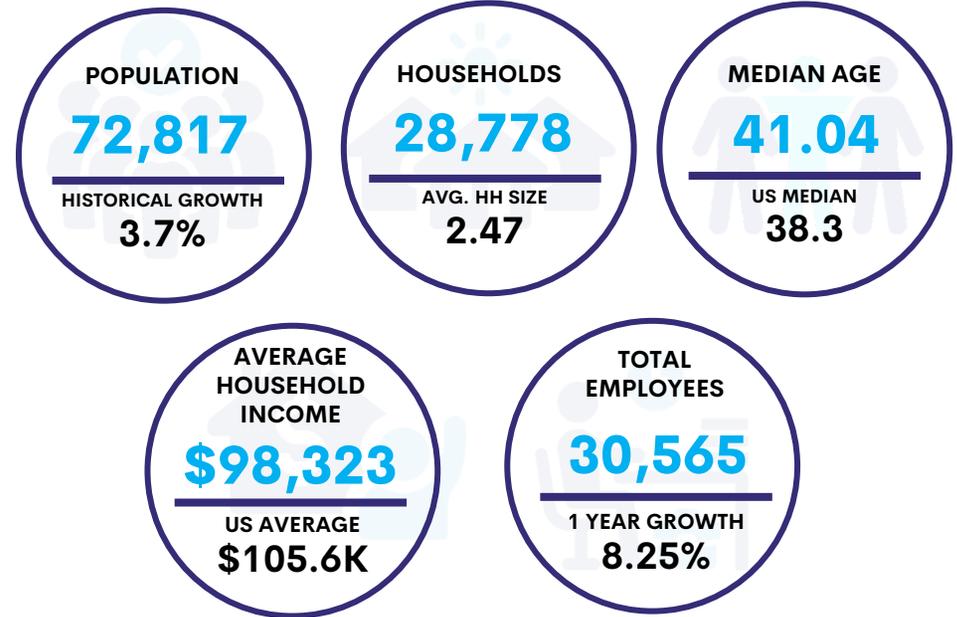
MOUNT VERNON – NEW YORK is a New York City inner-ring suburb located just north of The Bronx and also bordered by the Villages of Pelham and Pelham Manor to the East, the Village of Bronxville and the Town of Eastchester to the North and the City of Yonkers to the West.

The City is 4.4 square miles and is home to approximately 73,893 residents (according to the US Census conducted on April 1, 2021), making it the 8th largest city in New York State; the 2nd most densely populated city in New York State; and 11th most densely populated city (with a qualifying population over 50,000) in the United States. Given the City's location within the New York City Region and its transportation infrastructure, Mount Vernon is extremely accessible to all areas of the New York Metropolitan Region.

Mount Vernon's North Side is one of the most ethnically diverse neighborhoods in Westchester County. The northern part of the city consists of five neighborhoods: Chester Heights, Estate Manor/Aubyn Estates, Fleetwood, Huntswood, and Oakwood Heights. In Fleetwood, many large co-op buildings line the center of town, which is bisected by Gramatan Avenue.



MOUNT VERNON DEMOGRAPHICS



WESTCHESTER COUNTY is just north of the New Jersey-New York border, located in the heart of the historic Hudson Valley, covers 500 square miles and has a population of just over 1 million. Originally home to Native Americans of the Lenape tribe, it is now a rich mix of diverse cultures and landscapes. The County is a blend of bustling cities, quaint villages, and picturesque towns, as well as open spaces and a network of beautiful parks. Westchester is made up of six cities, 19 towns, and 20 villages. It is also an intellectual capital, boasting a highly educated workforce, competitive colleges and universities, Fortune 500 companies, world-changing nonprofits, and cutting-edge research centers. Westchester County has a population of 341,461 and is one of the 50 most-affluent counties in the country with an average annual household income of \$136,933.

Located in the southeastern part of New York State — just 15 miles northwest of the George Washington Bridge, Westchester County is a major crossroads with easy access to interstate highways and all tri-state airports. Although small in size, its proximity to Manhattan and the appeal of suburbia helped transform the county into its present-day metropolitan ambiance.

ROYAL
PROPERTIES

Royal Properties, Inc., (Broker“) has been retained as the exclusive advisor and broker for this offering.

In receiving this Offering Memorandum (“Offering Memorandum“), you confirm that you have read this Confidentiality Agreement and agree to the terms. The Offering Memorandum has been prepared by Broker for use by a limited number of parties and it does not purport to be necessarily accurate or all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney fees, collectively “Claims“) arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action, or liabilities, including, without limitation, reasonable attorney’s fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker’s fees or finder’s fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller’s obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of Seller or Tenant(s) at the subject property is to be contacted without the written approval of the Broker and doing so would be a violation of this confidentiality agreement.

Broker and prospective buyers agree not to contact the tenants, their employees, or customers of any business on the property without prior permission from the Seller.

ROYAL PROPERTIES, INC. is a full-service brokerage and consulting company providing real estate solutions for landlords and retailers. Through constant market analysis, current trend awareness, and in-depth communication with our clients, our management team has successfully completed numerous sales/lease transactions resulting in millions of dollars in sales, savings, and profits for our clients. The Royal Properties management team has years of diversified experience in retail, sales, leasing, shopping center ownership, property management, and actual hands-on retail store ownership.

Our 3 Areas of Expertise Are:

- Investment Sales
- Landlord Representation
- Tenant Representation

Over the years, we have successfully assisted landlords and retailers in the evaluation of new markets and to assist in the development of strategic plans for market entry/expansion. With our entrepreneurial spirit, we have the ability to respond quickly and efficiently to our customers' needs. Our leasing strategy continually evolves as new and exciting ideas reach the marketplace. Our success has been the direct result of team effort and attention to detail. We understand the importance of each and every transaction we are involved with and therefore, act with persistence, dedication, patience, and confidence. Our key objective is to provide high-quality real estate services to help our clients achieve their short and long-term goals.

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