



# 116-120 SOUTH COLUMBUS AVE

**MERIDIAN**  
CAPITAL GROUP

FOR SALE | VACANT PRISTINE INDUSTRIAL/FLEX BUILDING | MOUNT VERNON, NY

# 116-120 SOUTH COLUMBUS AVENUE

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Meridian Capital Group is pleased to present this great opportunity for an investor or end-user to acquire a pristine two-level, 70,000 SF industrial property with parking in Mount Vernon, NY.

## PROPERTY INFORMATION

|                                  |                                                                                                         |
|----------------------------------|---------------------------------------------------------------------------------------------------------|
| ADDRESS                          | 116-120 South Columbus Avenue<br>Mount Vernon, NY 10553                                                 |
| SECTION / BLOCK / LOT            | 165.73 / 4005 / 1                                                                                       |
| LOT AREA / ACRES (Approx.)       | 64,904 SF / 1.49 Acres                                                                                  |
| BUILDING SIZE (SF) (Approx.)     | Level 1 - 25,000 SF<br>Level 2 - 45,000 SF                                                              |
| PARKING                          | 112 Total (35 on Level 1 and 77 on Level 2)                                                             |
| LOADING DOCKS                    | 7 ( 4 on Level 1 and 3 on Level 2)                                                                      |
| DRIVE-IN DOORS                   | 2                                                                                                       |
| CEILING HEIGHT (Approx.)         | 16' to the beams and 18' to the deck                                                                    |
| COLUMN SPACING (Approx.)         | 24 to 30 Feet                                                                                           |
| FLOOR LOAD                       | Level 1 - 3,000 PSI / Level 2 - 4,000 PSI                                                               |
| AVAILABLE POWER<br>UPGRADED 2024 | Level 1 - One 240 AMP<br>Two 225 AMP<br>Level 2 - Five 400 AMP / 42 Circuit<br>Two 200 AMP / 42 Circuit |
| GAS/WATER                        | 4" Gas Line / 2" Water Line                                                                             |
| ELEVATOR                         | 1 Freight                                                                                               |
| YEAR BUILT                       | 1950                                                                                                    |
| ZONING                           | I (Industrial)                                                                                          |
| TAXES (25/26)                    | \$202,163.60                                                                                            |

For More Information, Contact Exclusive Sales Agents:

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**ASKING SALE PRICE**  
**\$11,400,000**

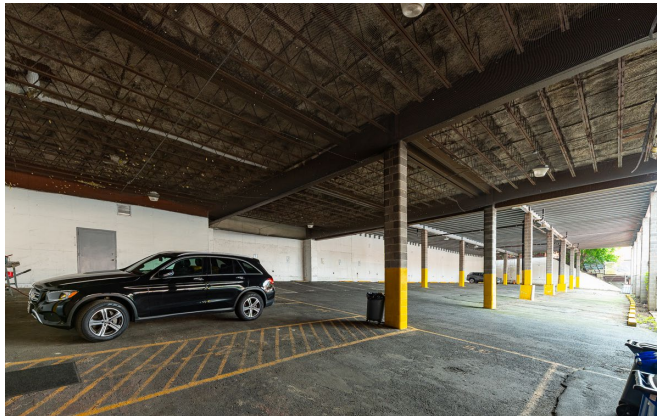
## PROPERTY HIGHLIGHTS

- **Meticulously maintained building**
- **Fully sprinklered**
- **2 levels with on-grade access for each level including parking and loading docks**
- **Ample electric power and heavy floor loads**
- **Large freight elevator**
- **2 drive-in gates with a total of 7 loading docks**
- **Total of 112 Parking Spaces**
- **Close proximity to the Metro North Mount Vernon Station; 30 mins to Grand Central**
- **Approx. 2 miles north of Bronx, NY**

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## PROPERTY PICTURES





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INVESTMENT SALES

## NEIGHBORHOOD MAP

