

# DEVELOPMENT OPPORTUNITY

630 Central Park  
Yonkers, NY 10704



+/-200,000 Square Feet Industrial Building  
Redevelopment Opportunity  
630 Central Park Ave.  
Yonkers, New York 10704

An exclusive agent, The Blau & Berg Company is pleased to offer for sale a 100% fee interest in the Stewart Stamping Building, a two story 200,000 SqFt Industrial/flex Building consisting of office, showroom and warehouse. The building is situated on +/- 4.5 Acres. This is an opportunity to purchase a **Prime High Profile Location**.

### Investment Highlights:

- **Great Visibility!** Located between exits 3 and 4 off 1-87, the New York Thruway.
- Located next to the Empire Casino and Yonkers racetrack and minutes from the Cross County Mall and Ridge Hill Mall.
- Approx. 15 Miles and 20 minutes (without traffic) from Midtown Manhattan
- Approx. 3.1 Miles and 10 minutes from Downtown Yonkers. Downtown Yonkers is experiencing a Giant revival with many new large residential developments.
- Residential Vacancy rate at 2%
- Expansion of the Entertainment/Film Industry searching for space and filming in Yonkers as the space in and around Manhattan is hard to find.
- Expansion of the Empire Casino, one of the most successful Racino in the country is in consideration to receive approvals to expand into a full Casino by the end of 2017.
- According to the 2017 City of Yonkers budget, Phase 2 redevelopment of the Empire Casino area is to develop an Entertainment/Sports Complex and develop Hotel in area.
- 630 Central Park Ave. is next to the Casino and primed for redevelopment.
- Approx. 10 miles and 20 minutes from the GWB
- Easy access to Connecticut



830 Morris Turnpike, 2<sup>nd</sup> Floor, Short Hills, NJ 07078  
973-379-6644 • 908-276-3355 • 973-379-6644 fax  
[www.blauberg.com](http://www.blauberg.com)

**Aerial Photo**

630 Central Park, Yonkers, NY 10704

Cross County Shopping Mall

630 Central Park

Empire City Casino  
and Race Track



510 Marie Turnpike, 23rd Floor, Springfield, NJ 07078  
973-273-0604 • 908-376-5358 • 973-379-0604 fax  
www.blauberg.com



## Existing Building Description

630 Central Park, Yonkers, NY 10704



### Features

Total AC: ±4.5 AC  
Total Size: ±200,000 SF

Showroom: 6,000 SF  
Office: 3,000 SF

Construction: Reinforced concrete with brick façade  
Stories: 2 (100,000 SF per floor)  
Elevators: 2 (freight)  
Ceiling Height: 14' on 1<sup>st</sup> and 14' on 2<sup>nd</sup> floor  
Loading: 4 TB (interior)

Power: 420  
Column Spacing: 25' x 35'  
Sprinkler: Wet

Accessibility: At New York State Thruway  
Approx. 3.7 Miles to I-95  
Approx. 7 Miles to GWB  
Approx. 10.6 Miles to Manhattan



830 Morris Turnpike, 2<sup>nd</sup> Floor, Short Hills, NJ 07078  
973-379-6644 ▪ 908-276-3355 ▪ 973-379-6644 fax  
www.blauberg.com



Artist rendering image for subject property at 630 Central Park, Yonkers, NY 10704

## 630 Central Park, Yonkers, NY 10704

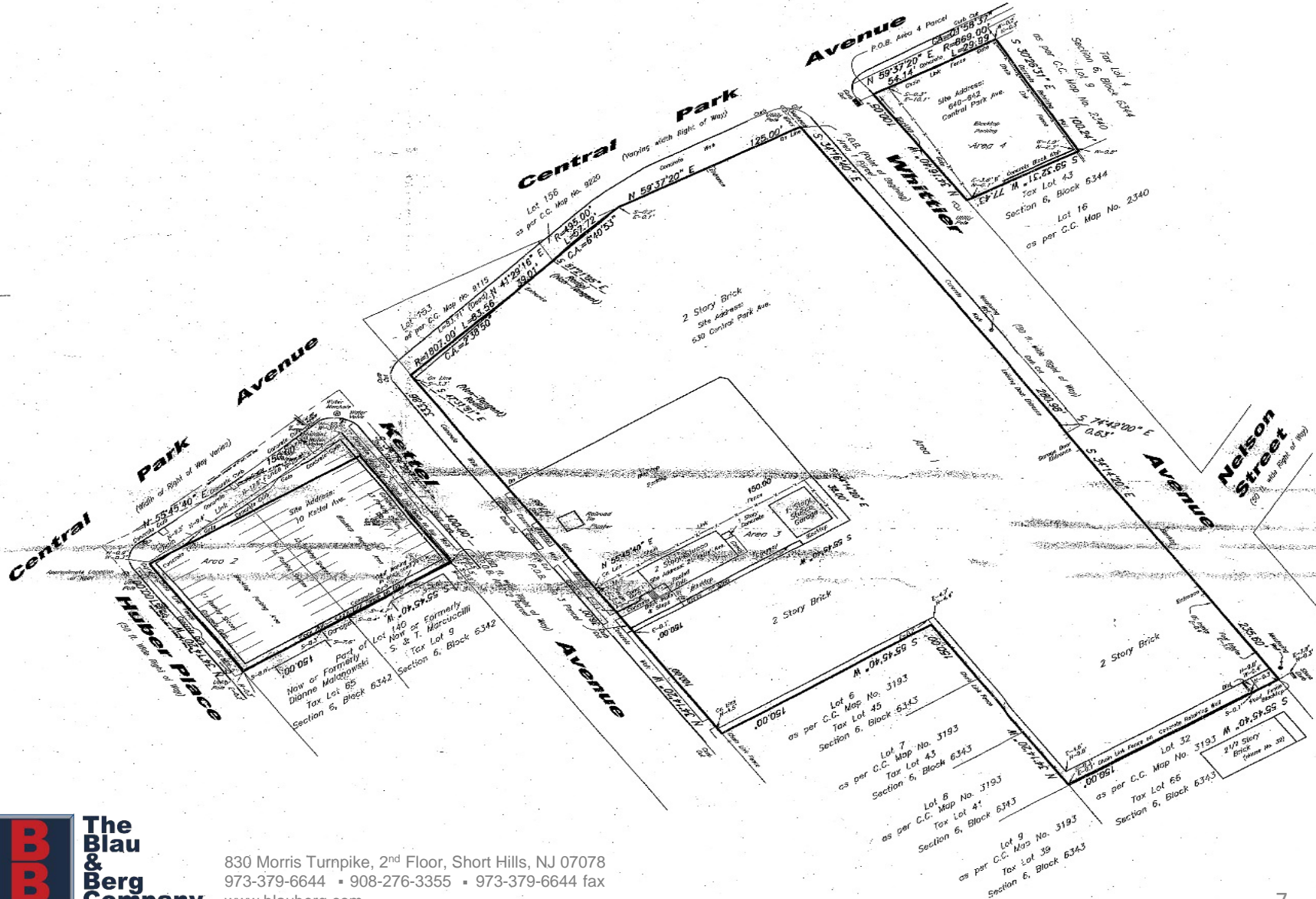
### Property Features

- ±4.5 acres total lot size
- Owner planned combination of 30K sf retail, 60K sf convention and 360-room hotel
- Great visibility from New York Thruway
- Approximately 3.7 miles to I-95 and Garden State Parkway, Approx. 10 miles and 20 minutes to Manhattan and George Washington Bridge. Approx. 3.1 miles to Midtown Manhattan. Easy access to Connecticut
- Possibility for residential development (vacancy rate at 2%)
- 1 block from Empire Casino and Racetrack
- Minutes from new Ridge Hill Mall and 2 blocks from Cross County Mall

630 Central Park is a 200,000 sf industrial building. The building is a mixture of warehouse, office and showroom. Owner has applied to city for a zone change.



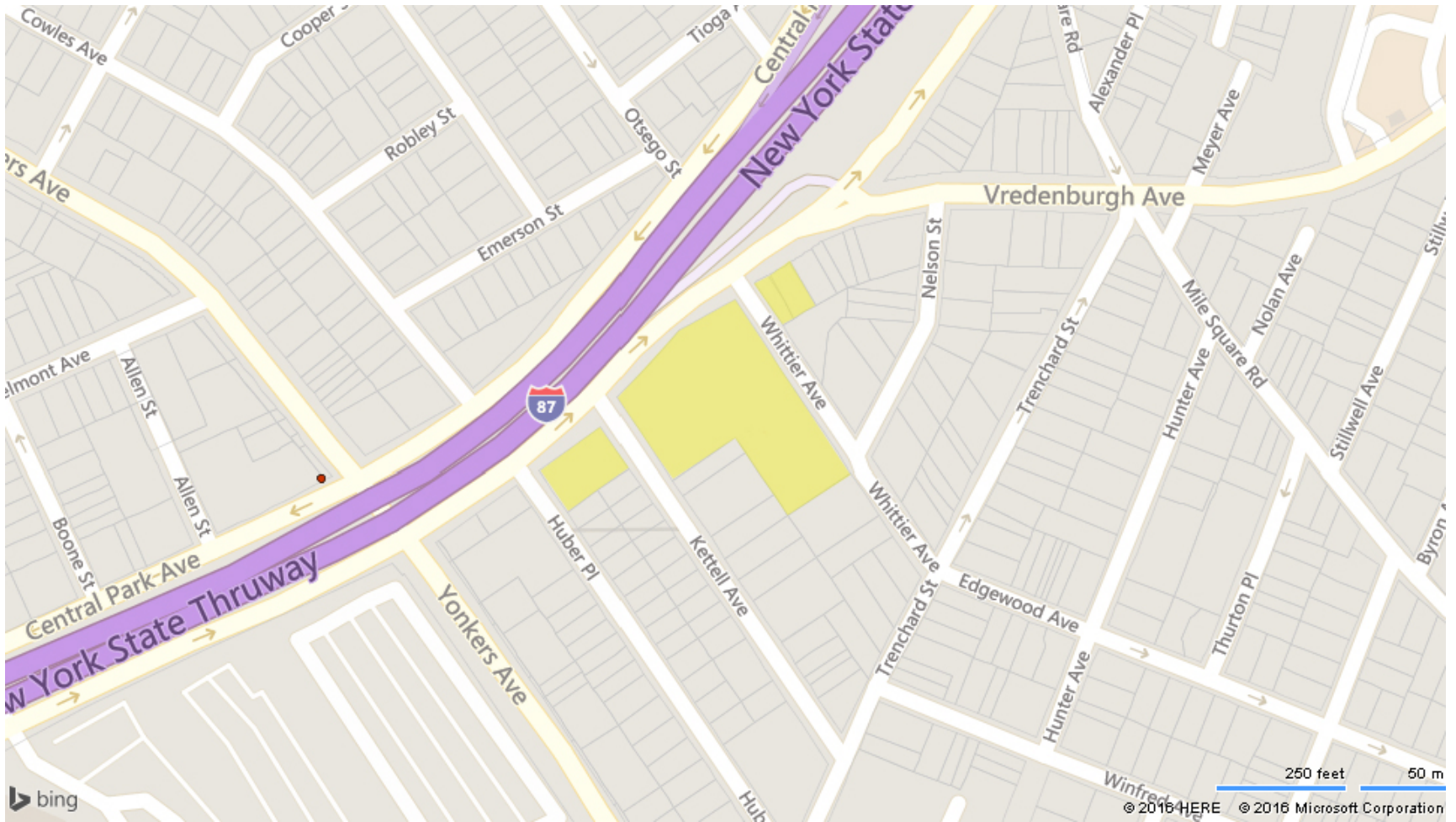
830 Morris Turnpike, 2<sup>nd</sup> Floor, Short Hills, NJ 07078  
973-379-6644 ▪ 908-276-3355 ▪ 973-379-6644 fax  
www.blauberg.com



830 Morris Turnpike, 2<sup>nd</sup> Floor, Short Hills, NJ 07078  
973-379-6644 • 908-276-3355 • 973-379-6644 fax  
www.blauberg.com

# Parcel Map

630 Central Park, Yonkers, NY 10704

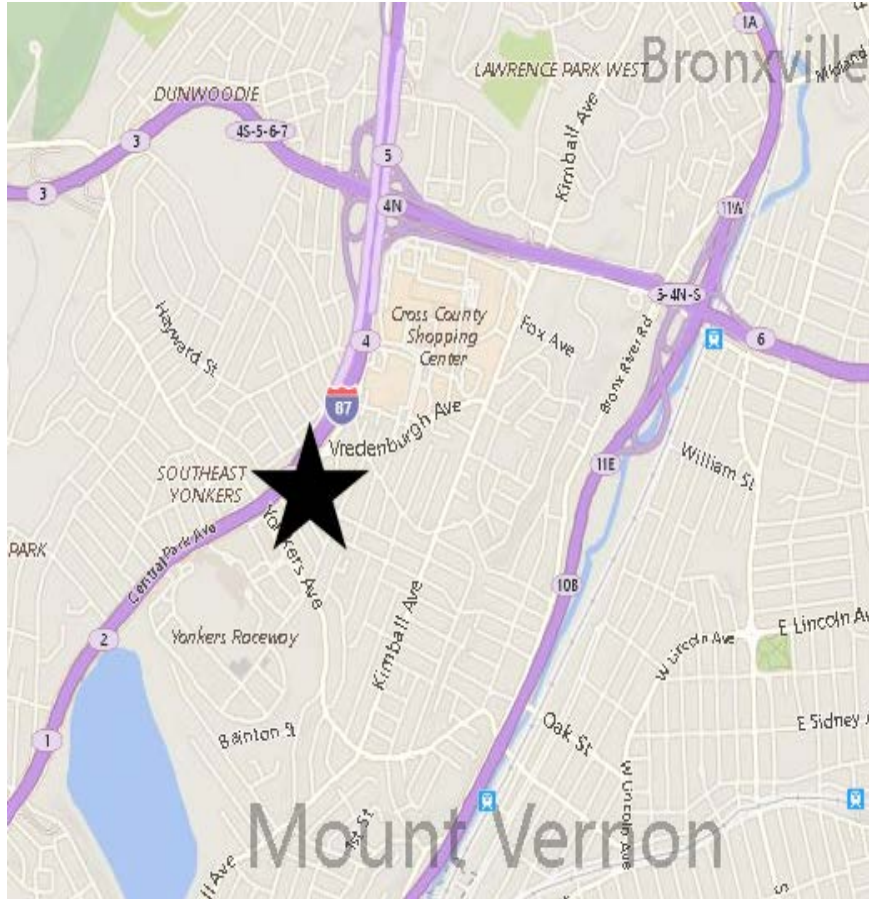


830 Morris Turnpike, 2<sup>nd</sup> Floor, Short Hills, NJ 07078  
973-379-6644 • 908-276-3355 • 973-379-6644 fax  
www.blauberg.com

# Road Map

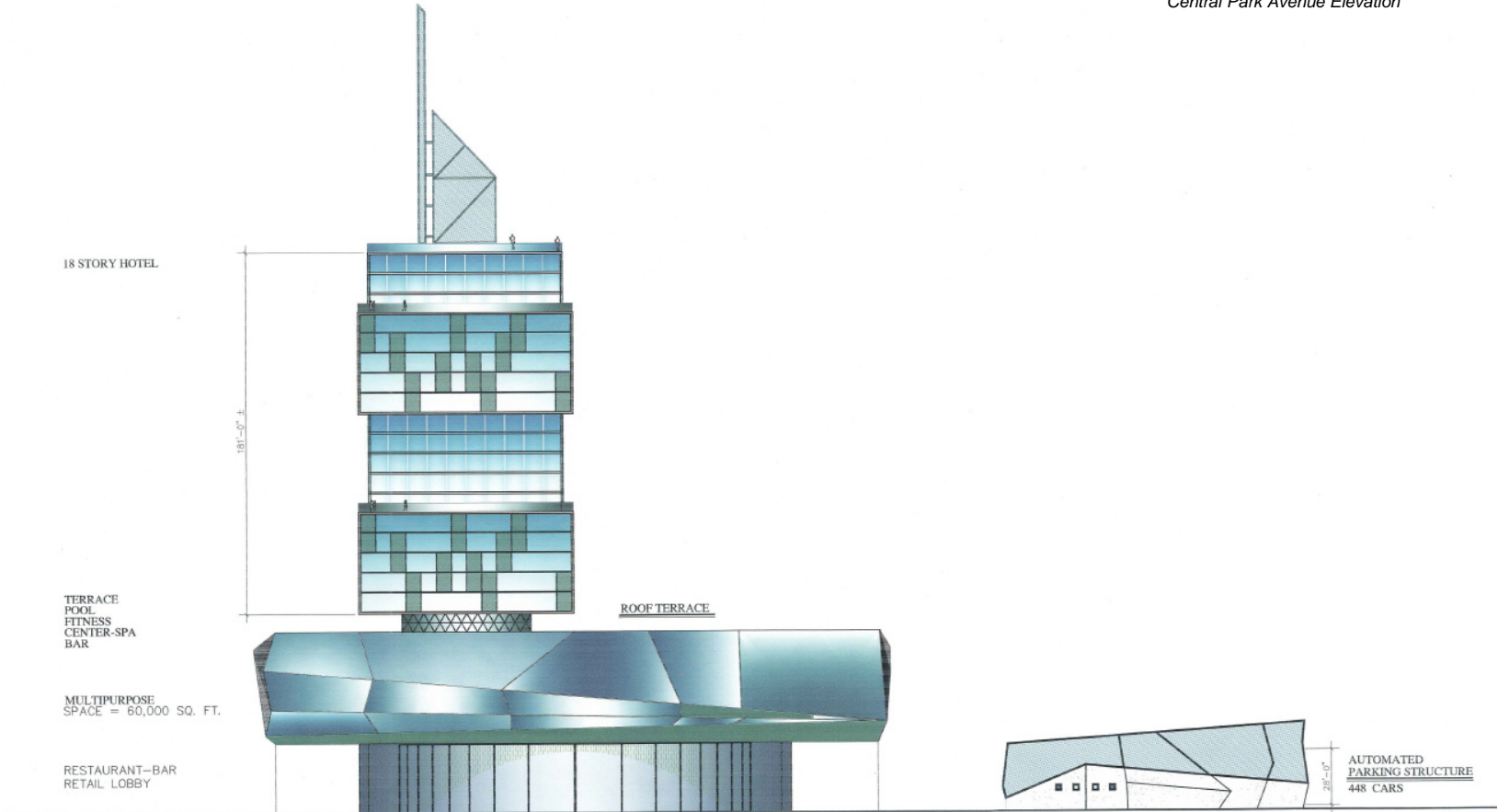
630 Central Park, Yonkers, NY 10704

7

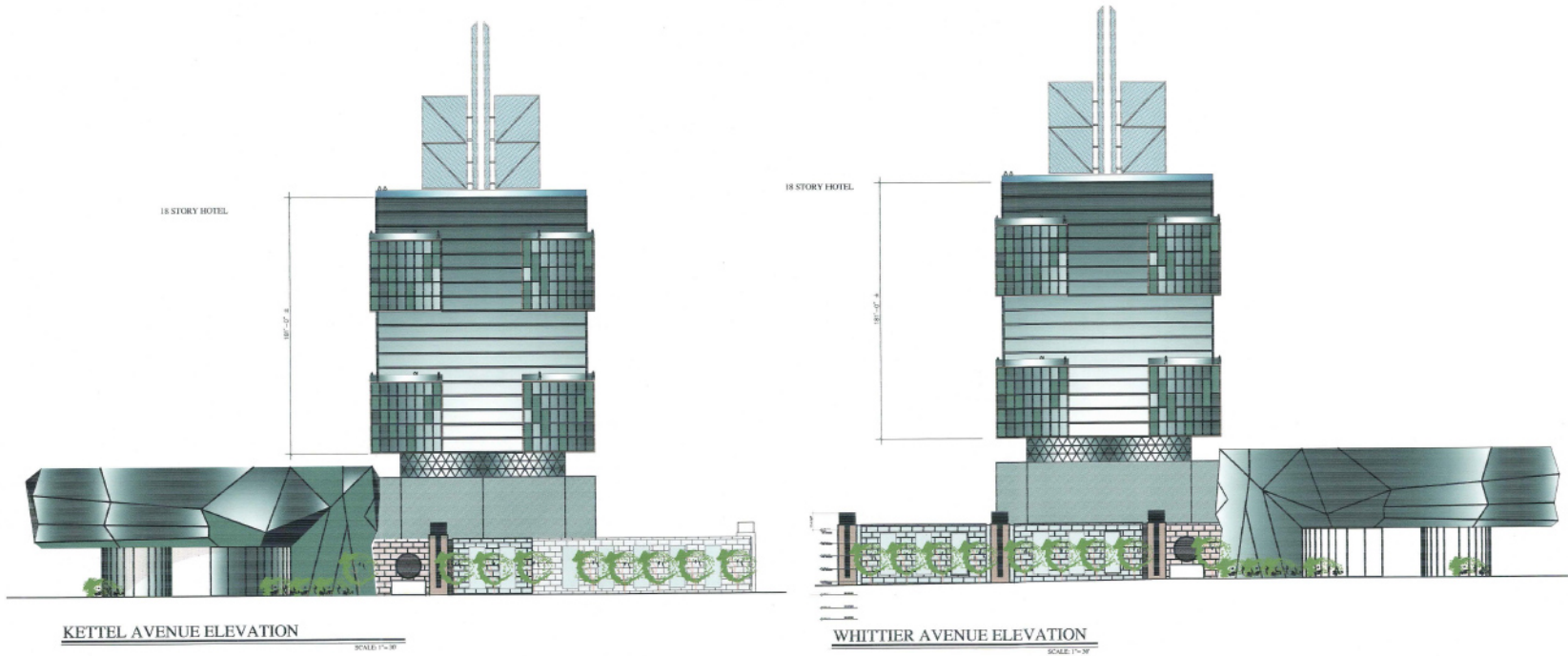


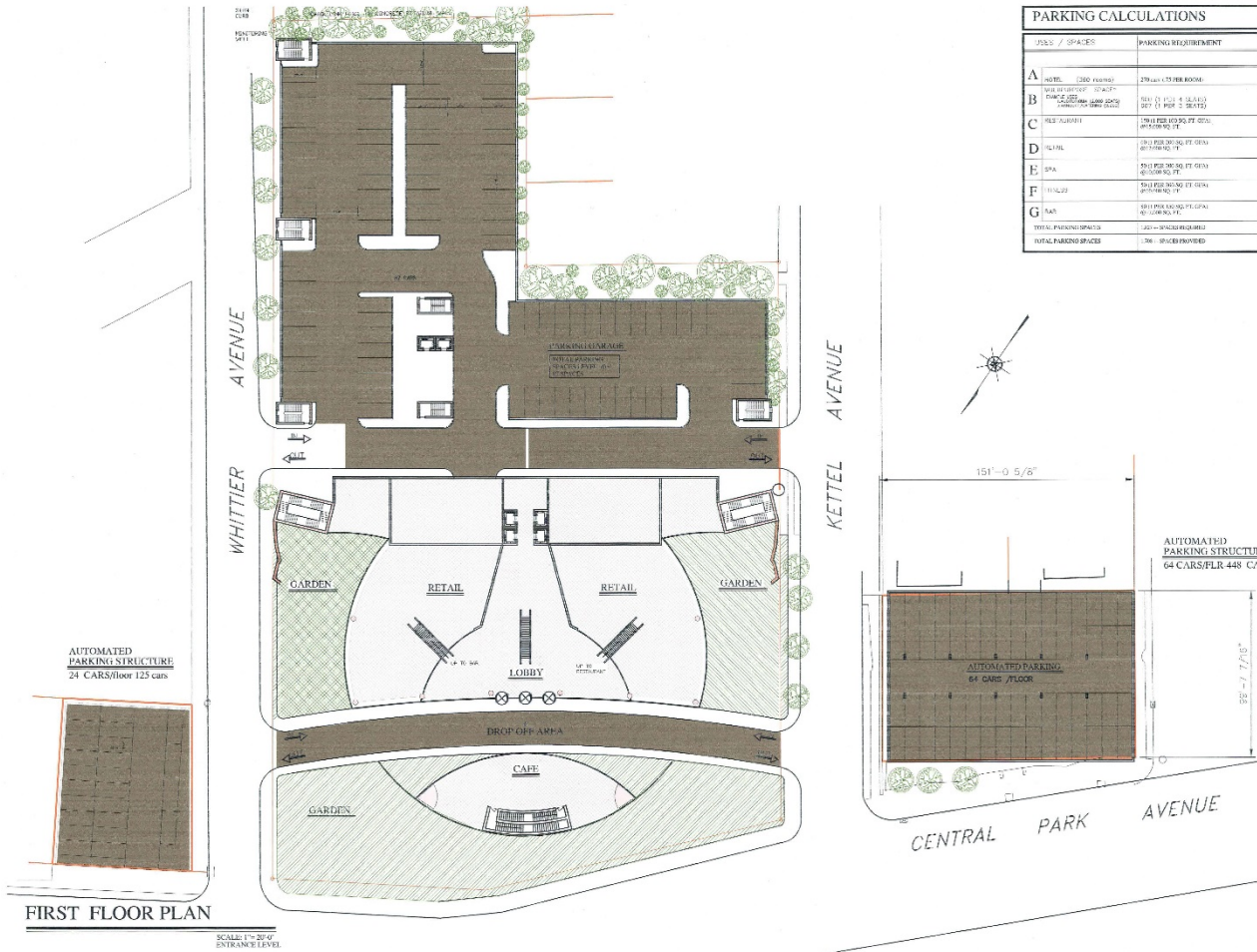
830 Morris Turnpike, 2nd Floor, Short Hills, NJ 07078  
973-379-6644 • 908-276-3355 • 973-379-6644 fax  
www.blauberg.com

Central Park Avenue Elevation



*Kittel Avenue Elevation  
Whittier Avenue Elevation*

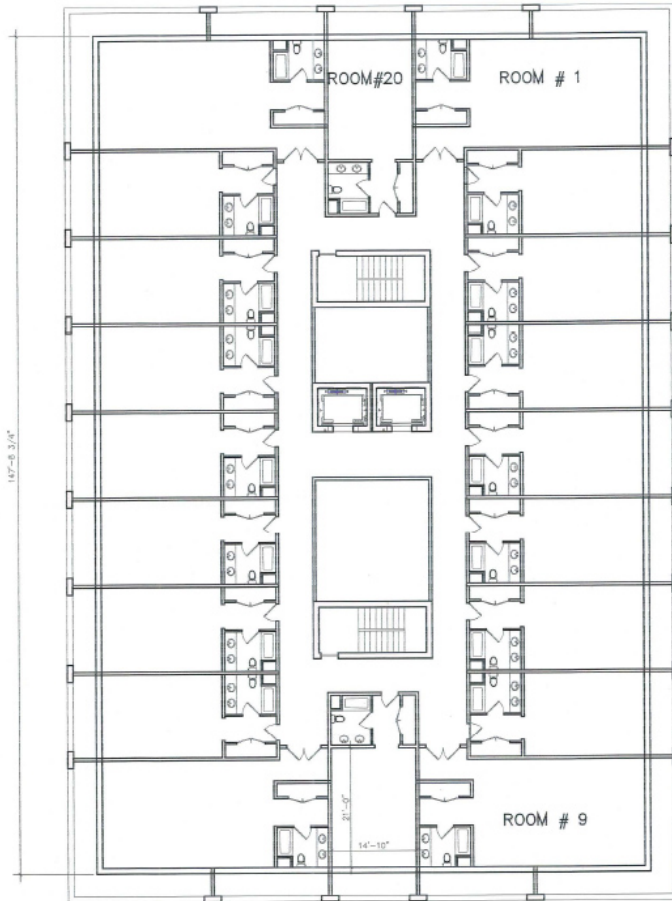




First floor plan for subject property at 630 Central Park, Yonkers, NY

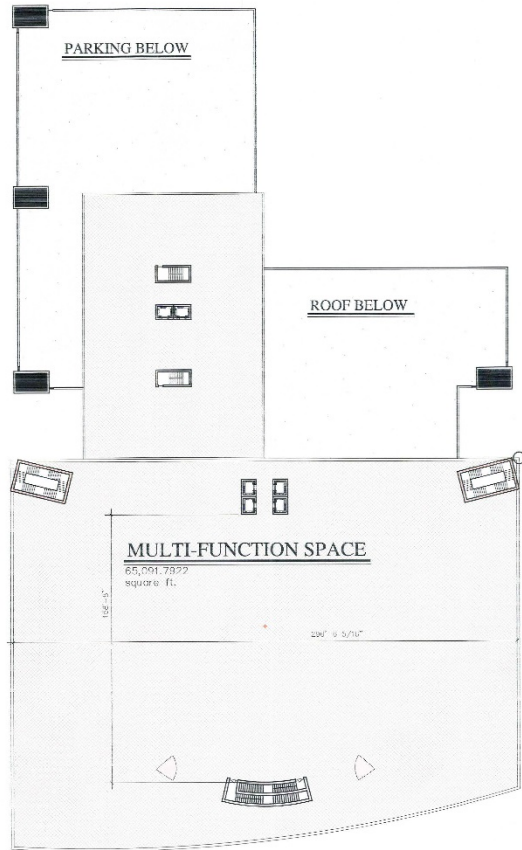


830 Morris Turnpike, 2<sup>nd</sup> Floor, Short Hills, NJ 07078  
 973-379-6644 • 908-276-3355 • 973-379-6644 fax  
 www.blauberg.com



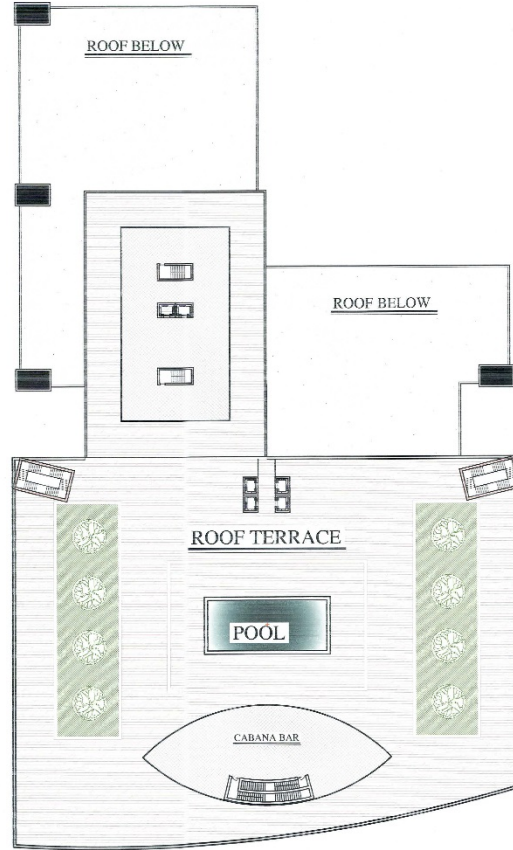
**Hotel Floor Plan**

- 14,296 Square Feet Per Floor
- 20 Rooms Per Floor (360 Rooms)
- 18 Stories



MULTI-FUNCTION LEVEL FLOOR PLAN

SCALE: 1"=20'  
65,000±—sq. ft.

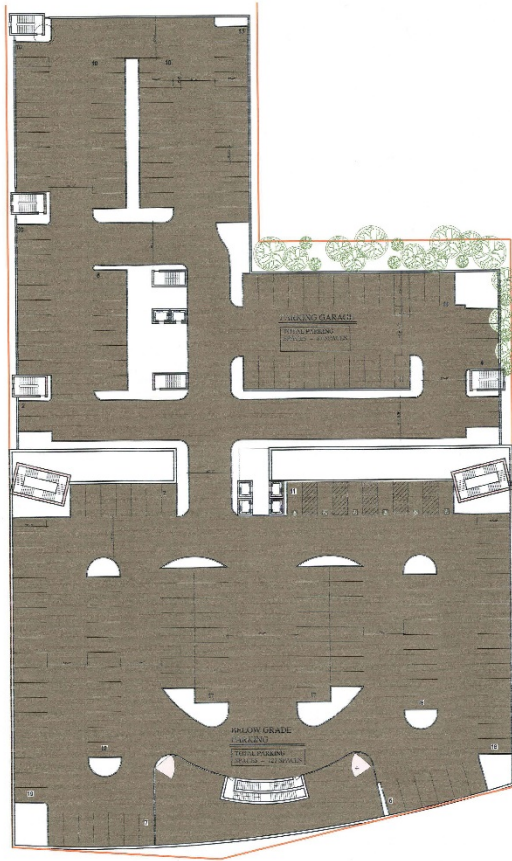


ROOF TOP SPA-POOL

SCALE: 1"=20'

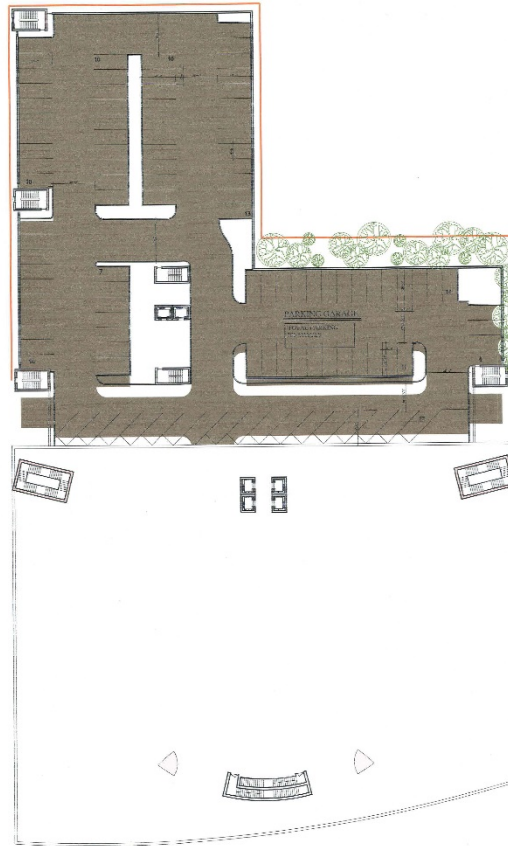
Multi-Function Level Floor Plan  
Roof Top Spa-Pool

Parking Levels



LOWER LEVELS PARKING -9 TO -24 PLAN

SCALE: 1/4" = 1'-0"  
200 SPACES PER FLOOR



PARKING LEVELS +9 TO +36 PLAN

SCALE: 1/4" = 1'-0"  
200 SPACES

Yonkers is located along the Hudson River, the fourth largest city and the most populous city in Westchester County. Yonkers serves as the gateway between New York City and the Hudson Valley. Yonkers is an inner suburb of New York City. It directly borders the Bronx and is located two miles north of Manhattan at the municipality's closest points.

You can get to Yonkers from almost anywhere. Ten Metro North Railroad stations serve Yonkers while five major highways connect Yonkers with the rest of Westchester County and New York City.

Yonkers downtown waterfront district continues to grow, with hundreds of new luxury high-rise apartments offering views of the Hudson River and Palisades, gourmet restaurants, shops and parks all just a 25-minute train ride to midtown Manhattan. Downtown Yonkers is centered on a plaza known as Getty Square, where the municipal government is located. The area also houses significant local businesses and non-profits, and serves as a major retail hub for Yonkers and the northwest Bronx.

The city is home to several attractions, including the Hudson River Museum, prestigious colleges such as Sarah Lawrence, Science Barge, Sherwood House, Empire City Casino and Yonkers Raceway, which is a harness racing track that has renovated its grounds and clubhouse and added legalized gambling in a "casino" called Empire City ([www.Emperycitycasino.com](http://www.Emperycitycasino.com)).

Yonkers is Westchester's' retail center, from the Central Park Avenue corridor, to the newly renovated Cross County Shopping Center, to the upscale Ridge Hill shopping complex, to local small businesses, to the big box stores. The major shopping areas can be found in the downtown area, on South Broadway, at the Cross County Shopping Center and Westchester's Ridge Hill, and along Central Park Avenue, informally called "Central Ave".



830 Morris Turnpike, 2<sup>nd</sup> Floor, Short Hills, NJ 07078  
973-379-6644 • 908-276-3355 • 973-379-6644 fax  
[www.blauberg.com](http://www.blauberg.com)

## Demographics

630 Central Park, Yonkers, NY 10704

14

Radius	1 Mile	3 Miles	5 Miles
<b>Population:</b>	30,754	385,284	981,896
Female Population	16,275	206,727	524,768
Female Percentage	52.9%	53.7%	53.4%
Male Population	14,479	178,557	457,128
Male Percentage	47.1%	46.3%	46.6%
Households	13,439	156,116	388,763
<b>Race &amp; Ethnicity</b>			
American Indian and Alaska Native	0.4%	0.7%	0.9%
Asian	5.9%	4.2%	5.1%
Black	12.3%	40.5%	33.7%
Native Hawaiian and Other Pacific Islander	0.1%	0.1%	0.1%
Some Other Race	8.5%	12.7%	17.4%
Two or More Races	2.9%	3.9%	4.3%
White	72.8%	41.8%	42.9%
Hispanic or Latino	22.5%	27.8%	37.1%
Not Hispanic or Latino	77.5%	72.2%	62.9%
<b>Size of Household</b>			
1 Person Household	33.3%	30.8%	30.5%
2 Person Household	29.9%	26.4%	26.4%
3 Person Household	15.6%	17.0%	17.0%
4 Person Household	11.5%	13.1%	13.4%

2016 Demographic information for subject property at 630 Central Park, Yonkers, NY 10704



830 Morris Turnpike, 2<sup>nd</sup> Floor, Short Hills, NJ 07078  
 973-379-6644 ▪ 908-276-3355 ▪ 973-379-6644 fax  
[www.blauberg.com](http://www.blauberg.com)

## Demographics – Daytime Employment

630 Central Park, Yonkers, NY 10704

15

Business Employment By Type	# Businesses			# Employees			# Emp/Bus		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
<b>Total Businesses</b>	731	6,247	15,861	6,903	70,482	164,961	9	11	10
Retail	101	1,153	2,410	1,950	14,034	26,758	19	12	11
Wholesale	17	275	716	176	3,130	9,317	10	11	13
Hospitality & Food Service	65	468	1,088	863	6,825	13,285	13	15	12
Real Estate, Renting, Leasing	36	335	726	156	3,032	5,487	4	9	8
Finance & Insurance	42	476	1,088	255	4,292	8,791	6	9	8
Information	23	132	273	266	2,064	3,256	12	16	12
Scientific & Technology Services	84	765	1,759	731	7,470	14,114	9	10	8
Management of Companies	1	9	15	3	109	127	3	12	8
Health Care & Social Assistance	136	726	2,671	630	5,516	27,568	5	8	10
Education Services	11	137	395	598	4,444	12,809	54	32	32
Public Administration & Sales	5	100	274	69	5,096	8,657	14	51	32
Arts, Entertainment, Recreation	5	78	216	14	845	2,253	3	11	10
Utilities	0	13	32	0	204	421	0	16	13
Admin Support & Waste Management	37	283	687	158	2,492	5,204	4	9	8
Construction	41	443	1,277	144	2,521	7,319	4	6	6
Manufacturing	27	211	523	348	5,128	10,851	13	24	21
Agriculture, Mining, Fishing	0	2	12	0	6	33	0	3	3
Other Services	100	641	1,699	542	3,274	8,711	5	5	5

2015 Demographic information for subject property at 630 Central Park, Yonkers, NY 10704



830 Morris Turnpike, 2<sup>nd</sup> Floor, Short Hills, NJ 07078  
 973-379-6644 • 908-276-3355 • 973-379-6644 fax  
[www.blauberg.com](http://www.blauberg.com)

## DEVELOPMENT OPPORTUNITY

---

**For additional information or to arrange an inspection,  
please contact the following broker:**

### **EXCLUSIVE BROKER**

Laura L. Crimmins  
Assistant Director  
973-379-6644 x 142  
lcrimmins@blauberg.com