



## **Grossman of Friedland Realty completes \$2.725 million industrial sale; Co-brokered with F. Rao and M. Rao of NYCRG**

August 11, 2014 - Front Section

According to Friedland Realty Advisors, formerly NAI Friedland, a full-service commercial real estate firm, vice president Andrew Grossman, in conjunction with Frank and Michael Rao, of NYCRG, has co-brokered the sale of a 32,500 s/f industrial building.

Located at 945 Nepperhan Ave., the building's previous owner, B.R.P. LLC, used the industrial building as a coffee distribution center before moving to a larger facility at 4 Warehouse Ln., a Mack Cali property in Elmsford, N.Y. also brokered by Andy Grossman. By purchasing the property for \$2.725 million, Fast Linen Service, Inc. will use the space for their growing commercial laundry business. Coming from a 6,000 s/f warehouse in the Bronx, Fast Linen found the price, size and location of the property ideal for their expanding needs.

The building, selling at \$83.85 per s/f, offers easy access to major highways to and from N.Y.C., and is equipped with loading docks for two tractor trailers. The new owners are looking to refinish and remodel both the inside and outside, making their new, prominent location the headquarters for their company.

"With few sites of this size available for sale, especially in lower Westchester, this property poses itself easily accessible to their clients," Grossman said. "The ambitious and energetic owners are already gearing up for growth based on their already successful business model and the opportunities presented at this new location."

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540