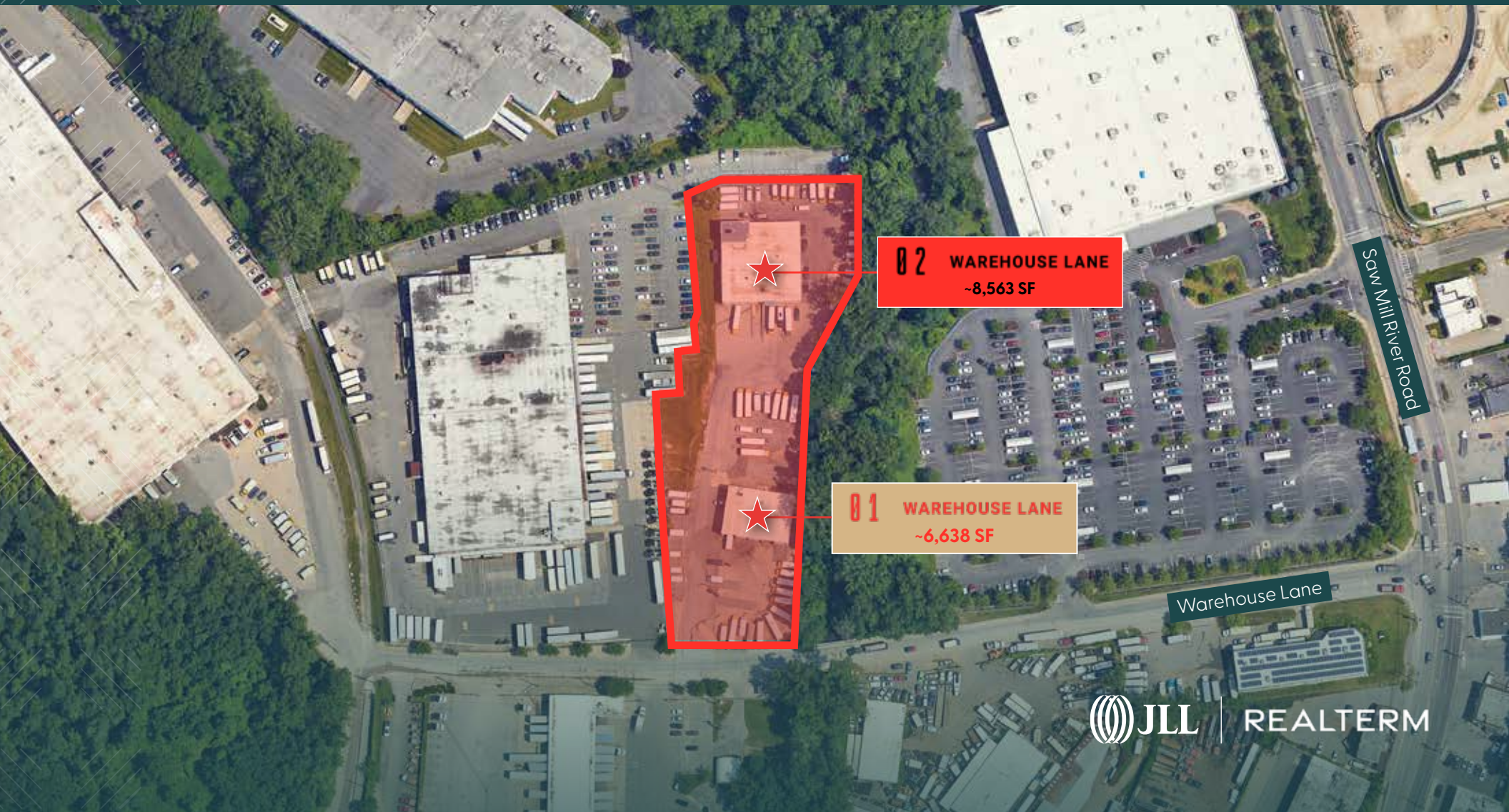


# Total of 2.8 Acres, Fully Fenced & Paved

1 & 2 Warehouse Lane, Elmsford, NY

Up to 15,201 SF of Building Space Available





# Opportunity Overview

Totalling ~2.8 Acres, 1 & 2 Warehouse Lane provides a rare Industrial Outdoor Storage (IOS) opportunity in the heart of Westchester County. Fully fenced and paved, the property is ideal for IOS or parking. Supplementing the paved area is ~15,201 SF of existing building space. Ownership will consider logical divisions.



## 1 Warehouse Lane, Elmsford, NY

- Available: ~6,638 SF total space
- Acres: 1.50
- Ceiling Height: 16'5" clear
- Loading:
  - Five (5) front drive-ins (14'8" x 14')
  - One (1) rear drive-in (14'8" x 14')
- Car Parking: 20 spaces
- Sprinkler: 100% wet system
- Utilities Power: ConEdison
- Water: Town of Greenburgh
- Sewer: Town of Greenburgh

## 2 Warehouse Lane, Elmsford, NY

- Available: ~8,563 SF total space
- Acres: 1.30
- Ceiling Height: 18' clear
- Loading:
  - One (1) front drive-in (12' x 13')
  - One (1) back drive-in (12' x 14')
  - One (1) side drive-in (12' x 12')
  - One (1) side drive-in (6' x 8')
  - One (1) loading dock
- Car Parking: 20 spaces
- Sprinkler: 100% wet system
- Utilities Power: ConEdison
- Water: Town of Greenburgh
- Sewer: Town of Greenburgh

# ~2.80 Acres of Flexible Parking & IOS Configuration





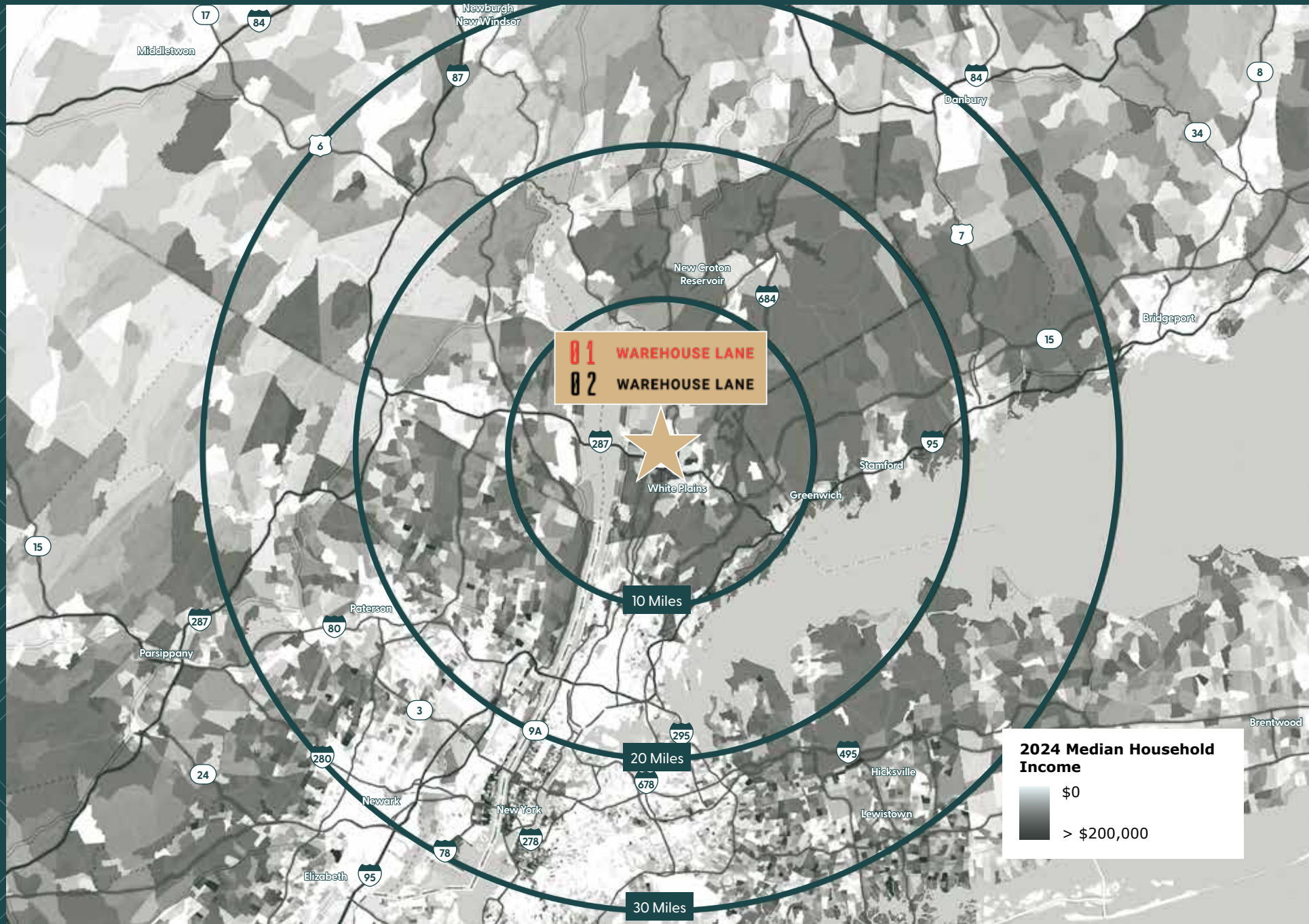
# Corporate Neighbors



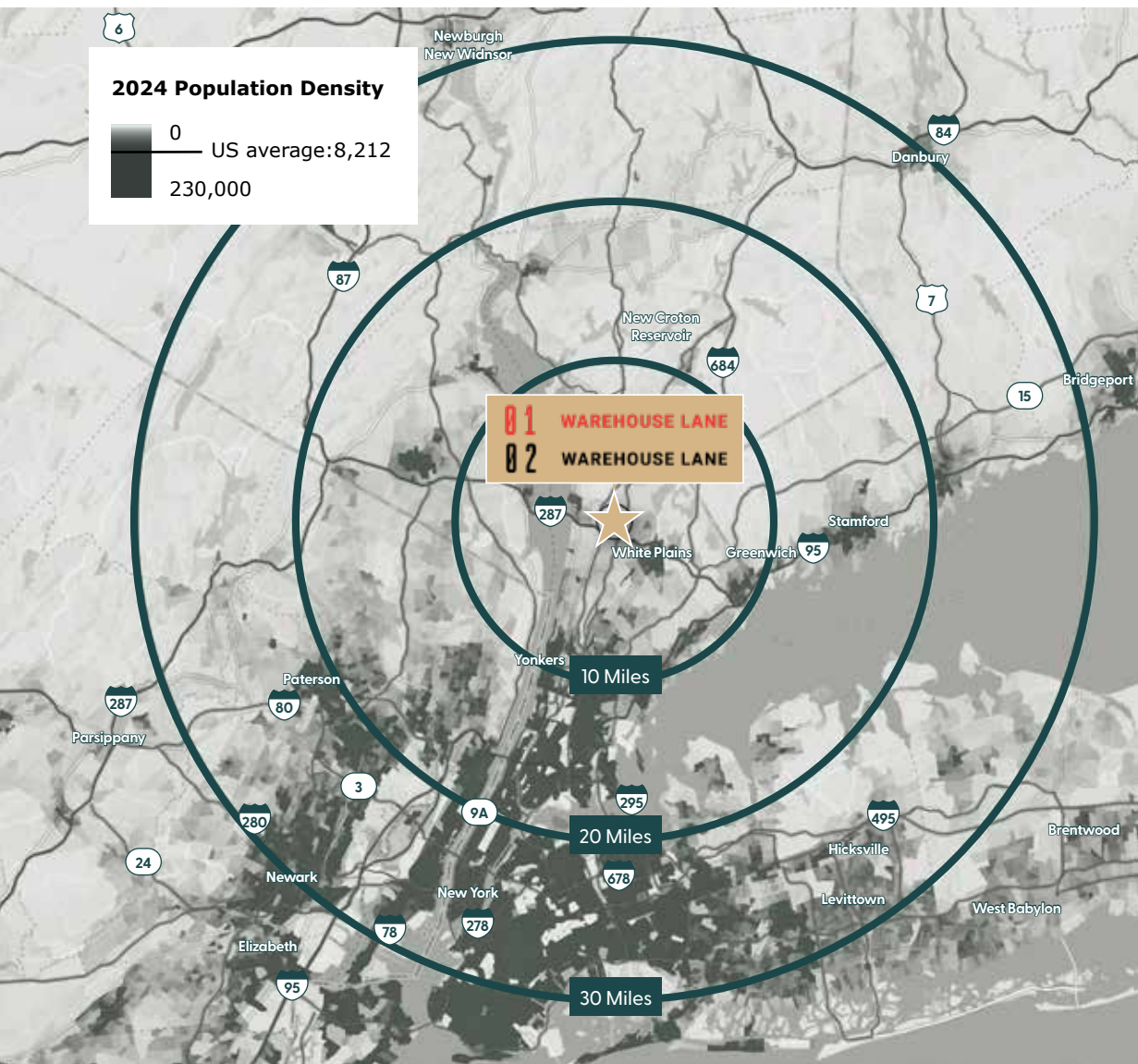


# Median Household Income

Unrivaled consumer reach



# Exceptional Labor, Supply and Workforce



## DEMOGRAPHICS

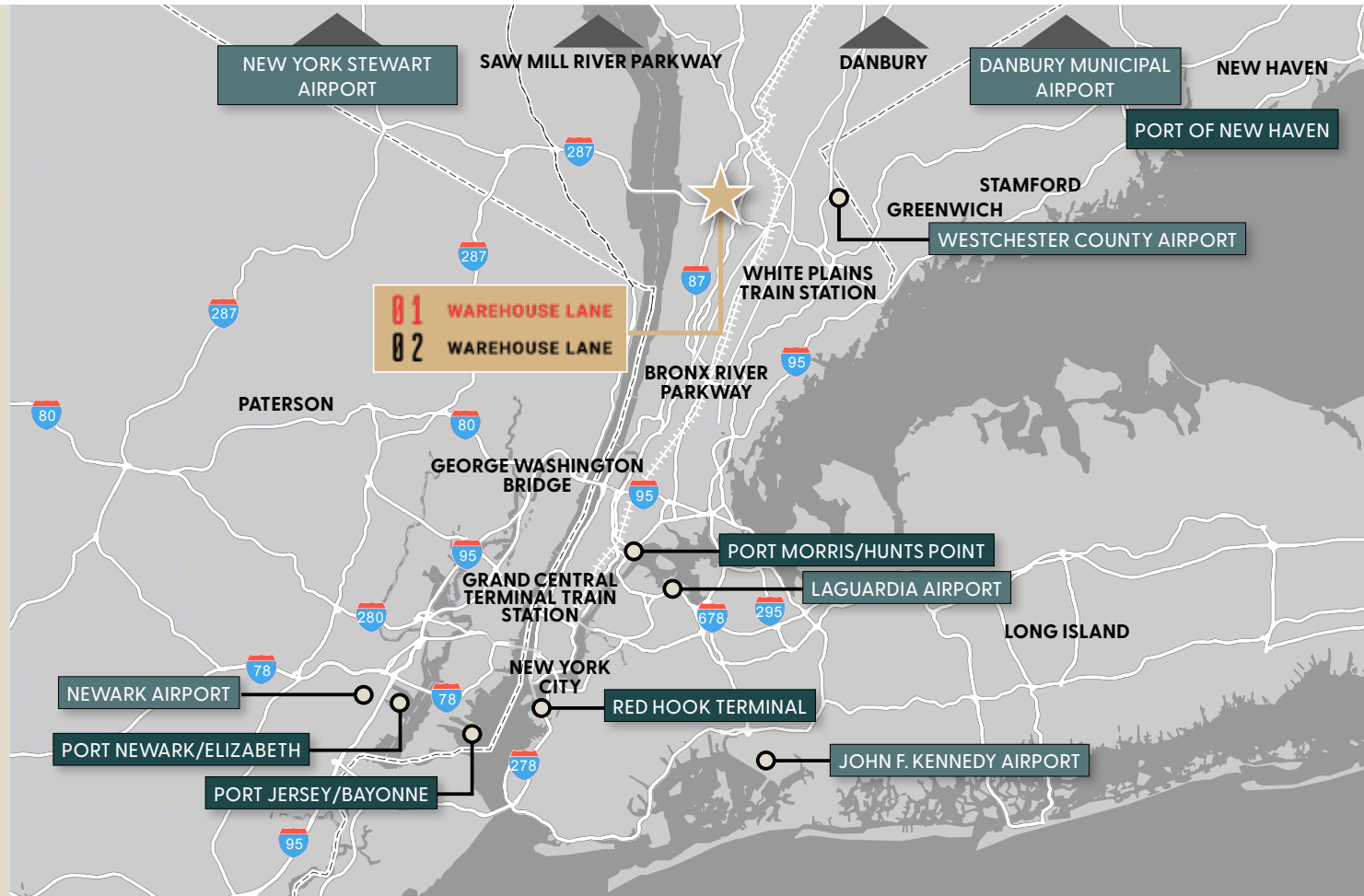
Metric	10 miles	20 miles	30 miles
Total population	750,052	4,712,471	12,951,954
Total labor force	407,502	2,356,395	6,763,445
Warehouse labor	13,970	104,652	308,963
Median household income	\$124,990	\$76,598	\$84,222
(US Median is \$79,068)			
Total labor force	3.4%	4.4%	4.6%
Median hourly warehouse salary	\$22.02	\$21.03	\$21.44
(National Median is \$19.52)			
Unemployment rate	4.1%	6.3%	5.5%
(US is 4.1%, Oct 2024)			
Percent blue-collar workers	11%	14%	15%
(US is 21%)			
Cost of living	130	149	144



# Location Overview

1 & 2 Warehouse Lane provides unrivaled access to the New York City Metropolitan area, the largest and most concentrated consumer base in the United States. Its strategic positioning ensures optimal efficiency for businesses seeking to capitalize on the region's vast market potential.

MAJOR ROADS & CITIES	DISTANCE IN MILES
I-287	0.9 miles
Saw Mill River Parkway	2.8 miles
Bronx River Parkway	11 miles
I-95	13 miles
I-87	13.9 miles
Greenwich, CT	14 miles
Stamford, CT	20 miles
George Washington Bridge	24.6 miles
NYC	28.5 miles
Danbury, CT	37.6 miles
New Haven, CT	60.0 miles

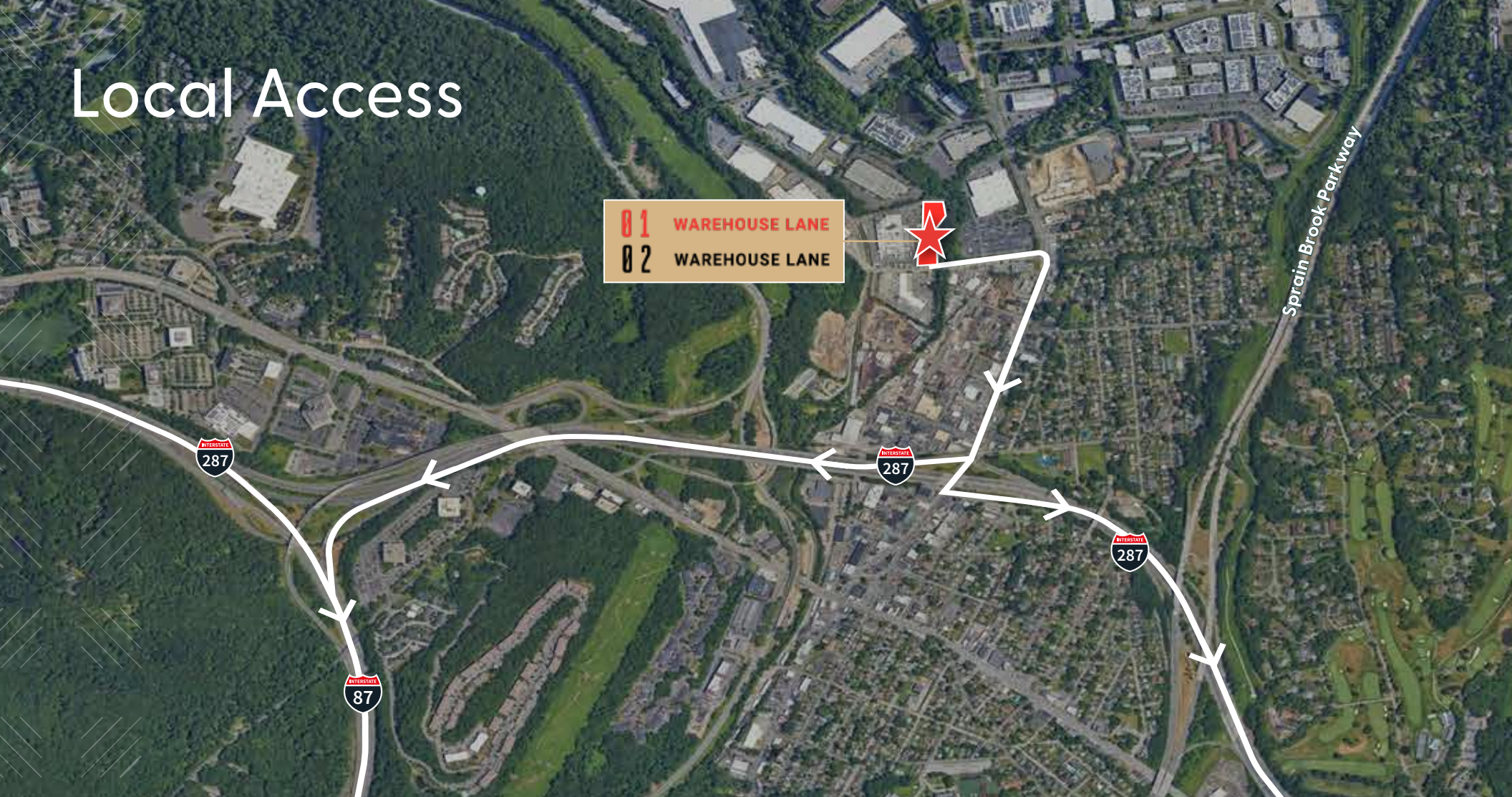


PORTS	DISTANCE IN MILES
Port Morris/Hunts Point	20.1 miles
Red Hook Terminal	35.4 miles
Port Jersey/Bayonne	42.4 miles
Port Newark/Elizabeth	56 miles
Port of New Haven	61.0 miles

AIRPORTS	DISTANCE IN MILES
Westchester County Airport	11.2 miles
LaGuardia Airport	25.6 miles
Danbury Municipal Airport	36.9 miles
John F Kennedy Airport	37.5 miles
Newark Airport	50 miles
New York Stewart Airport	53.4 miles



# Local Access



## BROKER CONTACTS

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