

White Plains | New York
115 Fulton St

2,000 SF BLDG
4,000 SF LOT

High-Clearance Warehouse/Auto-Repair Opportunity



CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP

COMMERCIAL DIVISION

\$10,000/monthly/gross

PROPERTY HIGHLIGHTS

- **Lot Size:** 0.15 acres (6,534 SF)
- **Building Size:** 2,200 SF +/- high-clearance warehouse (18' ceilings)
- **Drive-In Access:** 1 drive-in with 13' clearance
- **Construction:** Metal building with wet sprinkler system
- **Zoning:** Auto repair/service station permitted
- **Walk Score®:** 77 – Very Walkable
- **Transit Access:** 0.9 miles to Metro-North Harlem Line
- **2025 Taxes:** \$13,069
- **Strategic Location:** Quick access to I-287, Bronx River Parkway, and Hutchinson River Parkway
- **Flexible Use Potential:** Auto service, EV repair, warehouse/distribution, or specialty operation



Location Advantages

Excellent Walkability– Walk Score® of 77 (“Very Walkable”) ensures high customer visibility and convenience.

Public Transportation Access– 0.9 miles to White Plains Station (3 min drive), with easy access to North White Plains Station.

Airport Connectivity– 15 minutes to Westchester County Airport; under an hour to LaGuardia and JFK.

Surrounding Demographics– Within 3 miles: 117,629 population, \$123,633 median household income, 87,884 daytime employees.

Market & Industry Potential


The auto repair and service station industry is evolving rapidly, with growing opportunities for facilities that:

- Cater to EV-specific repairs and battery diagnostics.
- Provide specialized services for advanced vehicle systems (ADAS).
- Offer preventative maintenance programs to build consistent customer relationships.

- Utilize high-clearance warehouse space to accommodate larger vehicles, commercial trucks, and advanced service equipment.

White Plains' strong automotive service demand and central location make 115 Fulton Street a strategic choice for businesses aiming to stay ahead of these trends.





With 2025 taxes of \$13,069, this property delivers strong value for owner-users or investors looking to capitalize on the area's growth trends. White Plains' robust automotive service market—combined with the growing demand for specialized repair, electric vehicle (EV) servicing, and high-clearance storage—creates significant upside potential.

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PROPERTY INFORMATION

An Exceptional Opportunity in a High-Demand Market

Situated on a 0.15-acre lot in the heart of White Plains, 115 Fulton Street offers a rare chance to occupy a flexible, high-clearance commercial facility in one of Westchester County's most competitive markets. This 2,200 SF building features an impressive 18-foot ceiling warehouse, perfect for a variety of uses including auto repair/service station, specialized vehicle maintenance, or warehouse/distribution operations.

The property benefits from exceptional accessibility, just minutes from major highways and within walking distance to Metro-North's Harlem Line. Its central location positions your business to serve the thriving White Plains community and surrounding areas with ease.



LOCATION

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Zeran Moo Sue
Liscensed Real Estate Sales Person
M: 929.220.6890
zmoosue@ciregroupcommercial.com
www.CRECIRe.com



Bryan Lanza
Director Of Commercial Division
Associate Broker
M: 914.262.2598
blanza@ciregroupcommercial.com
www.CRECIRe.com



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1133 Westchester Ave N-228, White Plains, NY 10605

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