



Industrial Property For Sale

2108 Albany Post Rd | Westchester County, NY

Contact

Frank Fiorella 914.747.5000 x223 FF@princetonrealtygroup.com

Todd Albright 914.747.5000 x222 TA@princetonrealtygroup.com

February 2026

Executive Summary



OFFERING SUMMARY

COUNTY	Westchester
BUILDING SIZE	24,000 SF
LOT SIZE	1.35 Acres
ZONING	HC - 9A
SALE PRICE	\$3,400,000
TAXES	\$55,000
SPRINKLERS	Yes - 80%
ELECTRIC	400 Amp Service
UTILITIES	City Water & Septic, Oil Heat (3 tanks at 330 gal (Gas on Street)
AVAILABILITY	Immediate

PROPERTY OVERVIEW

Available for sale is a 24,000 sq. ft. cinder block industrial warehouse in clean condition with 2 drive-in doors, 1 loading dock with heavy power. Ceiling heights ranges from 12' to 22'. Roof top solar panels produce an income of approx. \$16,000 year. Zoned HC-9A (Highway Commercial) allowed uses include, special trade contractors, auto, auto body, car wash, medical, professional services, die cut, kennel, building supplies, etc (complete list attached).

LOCATION OVERVIEW

located on Albany Post Road State Route 9A in the Town of Cortlandt, Westchester County, NY

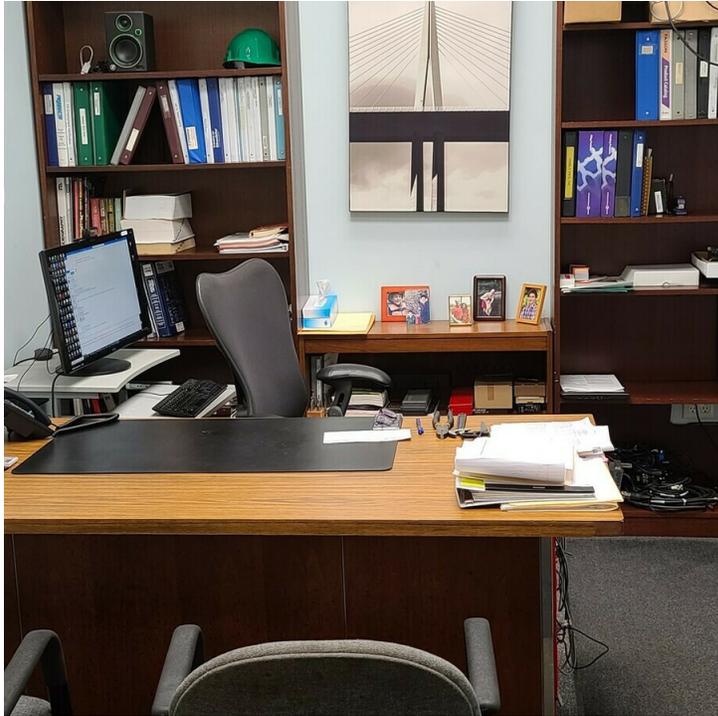
Distance to:	I-87:	12 miles or 18 minutes
	I-84:	27 miles or 40 minutes
	I-287:	36 miles or 50 minutes
	Rt. 9:	2 miles or 6 minutes
	Cortlandt Train Station:	1.2 miles or 3 minutes

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, PRIOR SALE AND WITHDRAWAL WITHOUT NOTICE.

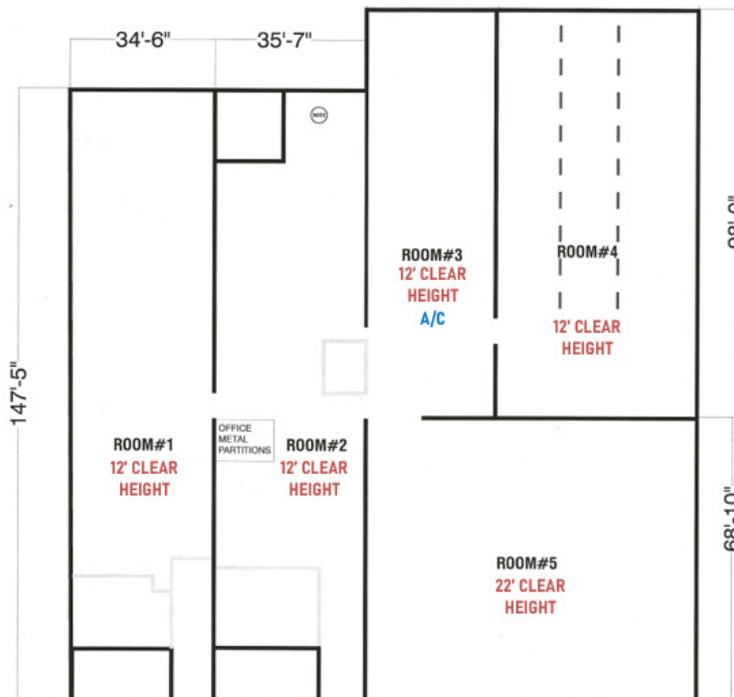
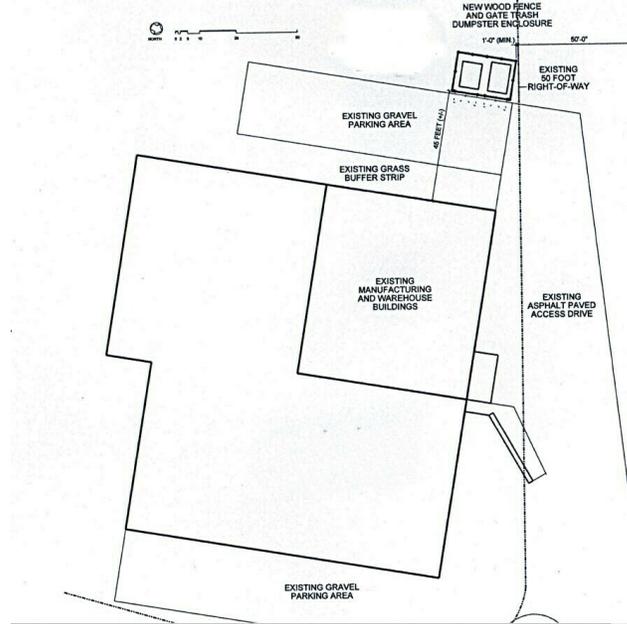
Exterior Photos



Interior Photos



Plans

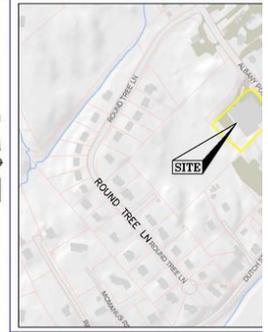


Aerial Photos



Land Survey

BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION PRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS OPINION BASED ON KNOWLEDGE, INFORMATION AND REASONABLE AND DOCUMENTARY EVIDENCE AVAILABLE. THIS SURVEY IS NOT TO BE USED IN CONNECTION WITH ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS SURVEY IS NOT TO BE USED IN CONNECTION WITH ANY DATE TITLE SEARCH, UNLESS THE SURVEYOR'S ORIGINAL WORK AND OPINION.

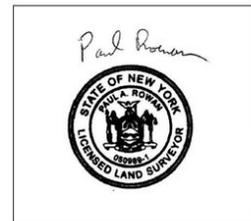


LOCUS MAP (N.T.S.)

SURVEY NOTES

- THIS PLAN WAS PREPARED FROM AN ON THE GROUND FIELD SURVEY ON MAY 30, 2025 AND ON THE FOLLOWING DATUM--
 MERIDIAN: L9443 P50
 HORIZONTAL: ASSUMED
 VERTICAL: SCALED AS PER SITE DEVELOPMENT PLAN P FOR SEVERINO SANGRO.
- REFERENCES
 STREET NAMES, R.O.W. WIDTHS, PROPERTY IDENTIFICATION EASEMENTS, AND ANY ADDITIONAL INFORMATION SHOWN IN THE FOLLOWING MAPS AND DOCUMENTS--
 A. LAND CONVEYED TO NIMUS ASSOCIATES BY DEED BC WESTCHESTER CO. CLERKS OFFICE ON JANUARY 9, 1
- THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO HEREON: ALL INFORMATION THAT MAY AFFECT THE QUALITY SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY TITLE REPORT.
- THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION.
- WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS COVERED UNDER THIS CONTRACT, [OR] WERE LOCATED AS SURVEY.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, UNLESS ORIGINAL STAMP AND SIGNATURE OF A LICENSED SURVEYOR.
- OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO REFERENCES ONLY, AND NOT INTENDED TO MONUMENT THEM IF THEY TO BE USED IN OR GUIDE CONSTRUCTION OF ANY TYPE.

ER	PROPERTY LINE	POB	POINT OF BEGINNING
HT	EASEMENT	EOA	EDGE OF ASPHALT
	WOOD/VINYL FENCE	CNC.	CONCRETE
	OVERHEAD WIRES	PL	PROPERTY LINE
INJECTION	STONE WALL	SRW	STONE RETAINING WALL
	MINOR CONTOURS	CRW	CONCRETE RETAINING WALL
	MAJOR CONTOURS	CC	CONCRETE CURB
		CMP	CORRUGATED METAL PIPE



PROPERTY S
 2108 ALBANY PO
 TOWN OF CORTLANDT
 PREPARED
 CHUCK CARTI

ROWAN LAND SURV
 330 OLD ALBANY POST ROAD
 GARRISON, NY 10524
 914 815 3986
 rowanlandsurveying@outlook.com

Drawn By	PR	
Surveyed By	PR	JUN

Zoning - Permitted Uses HC9A

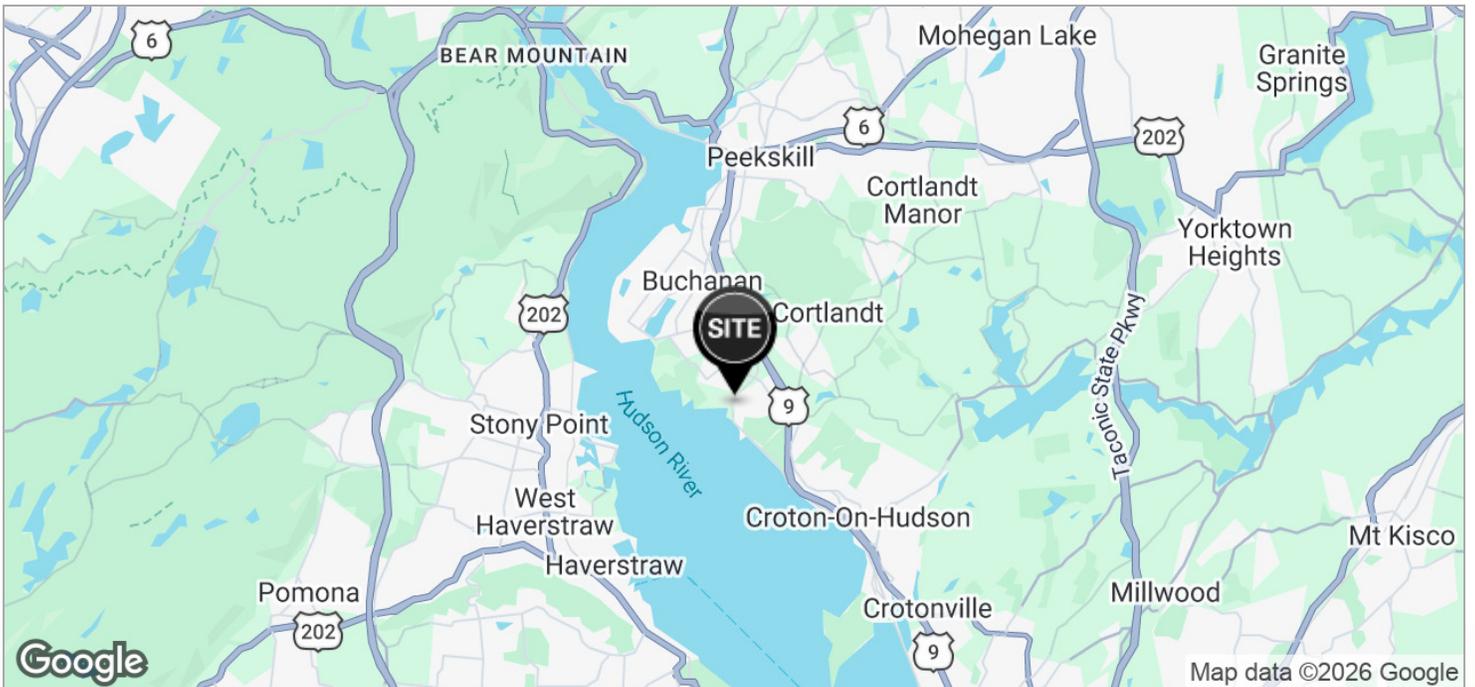
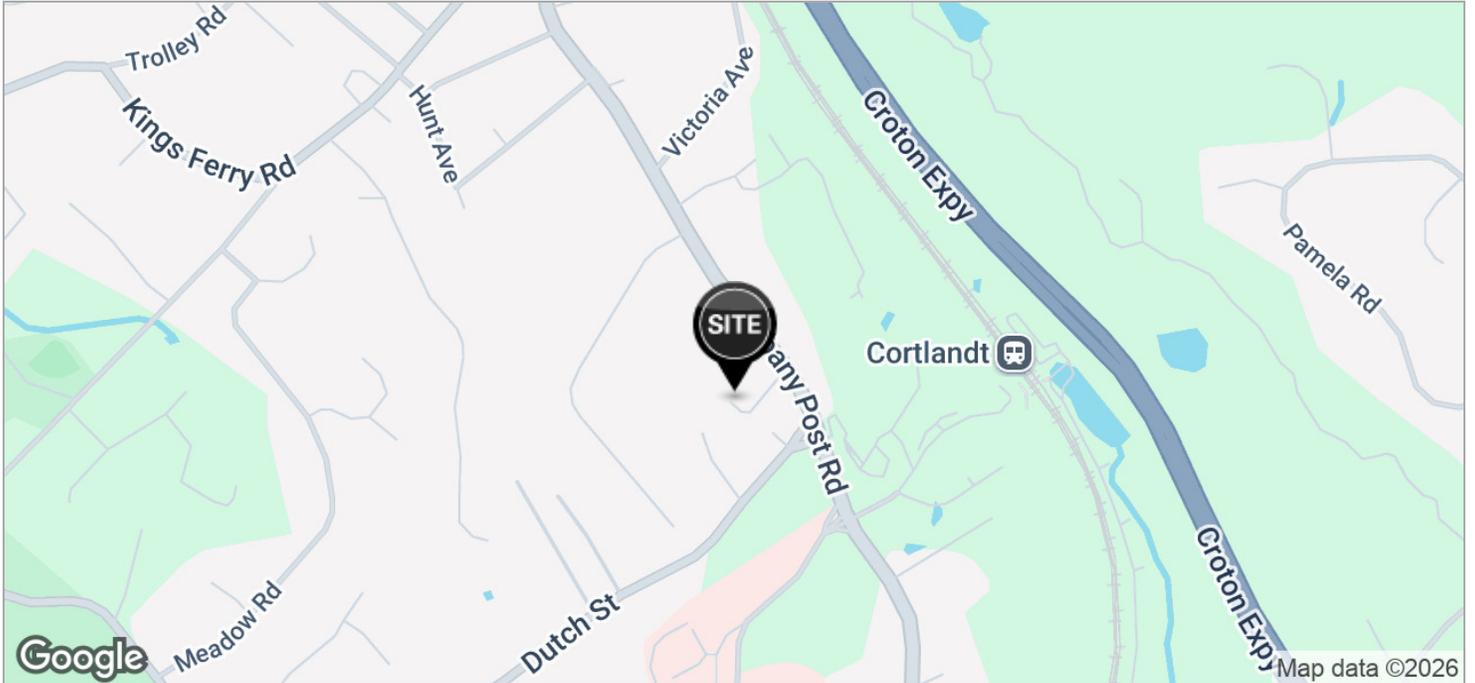
Use / Description	HC-9A
Single-family dwelling	P(1)
Constructed or converted prior to 11-9-1993	P(1)
Constructed or converted on or subsequent to 11-9-1993	P(1)
3- to 4-family dwelling	P(1)
Renting of rooms in a single-family dwelling to no more than 2 renters or to a family, except on a premises containing an accessory dwelling unit, attached or detached	P
Conducted inside the principal dwelling, of the following types: fine arts studio, dressmaking and millinery; mail-order business; musical instruction or academic teaching or tutoring, preparation of food for sale off site; office for resident professional, such as physician, dentist, architect, broker or attorney; person working at home by computer, telephone or other communications mode	P
Private garage / shed or gazebo / Playground equipment	P
Studio	P
Greenhouse, nursery or sale of agricultural and garden crops produced on site	P
Passive open space: natural open space areas, wildlife sanctuaries and parks; open spaces preserving important vistas, view corridors or scenic resources; paths, riding trails, boardwalks or bridges for the above; caretaker's dwelling	P
Active open space: picnic grounds; beaches; gardens; playing fields; tennis courts; swimming pools; other athletic facilities and related buildings, locker facilities, grandstands, bandstands and shelters; parking facilities; maintenance and administration buildings	P
Animal Hospital / Kennel / Livestock farm / Riding academy / Barn or stable	SP
Church or other place of worship and religious instruction, parish house, rectory or convent and nursery school / Public or Private school	P
Vocational school, such as business, secretarial or data processing / University, College	P
Government building, including public library	P
Country club / Membership club	P
Dance studio / Bowling center / physical fitness facilities / Museum or art gallery / Theatrical producers, bands, orchestras and entertainers	P
Amusement and recreation service	P
Building materials and garden supplies	P
General merchandise stores / Food Stores / Restaurants	P
Automobile and home supply store	P
Gasoline service station	SP
Automotive dealer / Recreational vehicle, motor home, boat dealer	P
Apparel stores - Furniture & home furnishings - Misc. Retail stores	P
Finance, Insurance and Real Estate	P
Hotel	P
Coin-operated laundry and coin-operated dry cleaning / Garment pressing	P
Conversion of dwelling to funeral service or construction of a funeral service facility	P
Self-storage facility	P11
Automotive rental / Automotive parking facilities	P
Automotive body and paint shop	SP
Automotive service, car wash, waxing or polishing	P
Hospital or nursing home	SP
Offices of doctors, dentists or other health care practitioners	P
Legal, Management, Engineering & Other Professional Services	P
Special trade contractors, including plumbing, heating and air conditioning, electrical, carpentry, sheet metal, etc.	SP
Taxicab operation / Travel agencies	P

Additional Photos

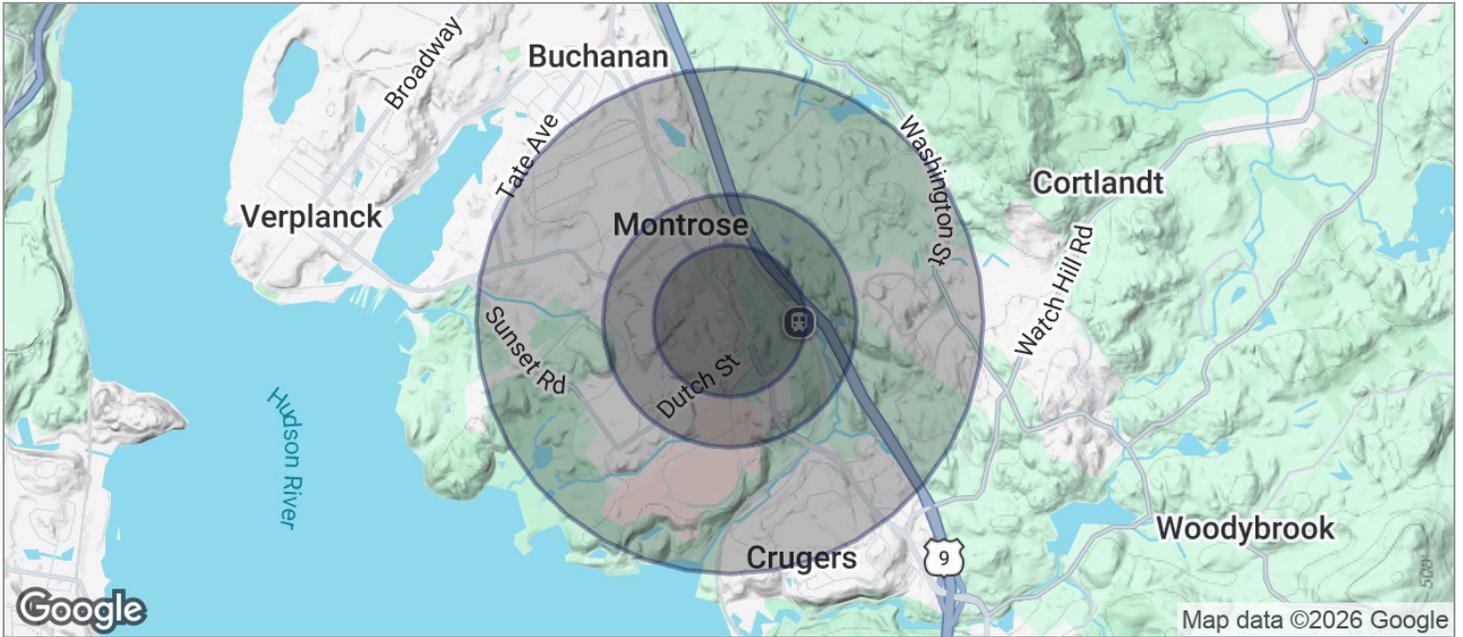
SOLAR INCOME

Reporting Period	10/1/2023 - 3/31/2024	04/1/2024 - 9/30/2024	04/1/2025 - 9/30/2025	10/1/2025 - 3/31/2026
Generation (kWh)				
Production Period (Start)	5/16/2023	3/15/2024	12/13/2024	
Production Period (End)	9/14/2023	9/12/2024	6/16/2025	
Total Generation	30,199 kWh	98,733 kWh	62,268 kWh	
Revenue (Cash Basis)				
Electricity Revenues	\$ 10,948	\$ 14,173	\$ 13,642	
Total Revenues	\$ 10,948	\$ 14,173	\$ 13,642	
Expenses (Cash Basis)				
ConEd	\$ 234	\$ 234	\$ 261	
Ampion	\$ 1,152	\$ 1,152	\$ 1,008	
O&M Repairs	\$ 1,932		\$ 1,425	
O&M (Annual Services)				
Asset Mgmt (Annual Services)	\$1,932			
Total Expenses	\$ 5,260	\$ 1,386	\$ 2,694	
Cash Available for Distribution				
Net Income for Period	\$ 5,689	\$ 12,787	\$ 10,948	
Bank Cushion	\$ 1,000	\$ 1,000	\$ 1,000	
Distribution to Nimbus	\$ 4,689	\$ 11,787	\$ 9,948	

Location Maps



Demographics Map



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	579	1,658	5,226
MEDIAN AGE	46	46	48
MEDIAN AGE (MALE)	46	46	47
MEDIAN AGE (FEMALE)	46	46	47
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	180	513	1,702
# OF PERSONS PER HH	3.2	3.2	3.1
AVERAGE HH INCOME	\$149,709	\$153,325	\$164,420
AVERAGE HOUSE VALUE	\$454,528	\$462,059	\$520,126

* Demographic data derived from 2020 ACS - US Census