



LANDMARK REAL ESTATE COMPANY

INDUSTRIAL BUILDING FOR LEASE

303 BOSTON POST ROAD, PORT CHESTER, NY 10573

Presented By:

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DISCLAIMER & CONFIDENTIALITY

The material contained in this Offering Brochure is furnished solely for the purpose of considering the leasing of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Landmark Real Estate Co., LLC or Owner, or used for any purpose whatsoever other than to evaluate the possible leasing of the Property.

The only party authorized to represent the Property Owner (“Owner”) in connection with the lease of the Property is Landmark Real Estate Co., LLC representatives listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Offering Brochure must be returned to Landmark Real Estate Co., LLC.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Landmark Real Estate Co., LLC, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer, a prospective tenant will be deemed to have acknowledged the foregoing and agreed to release the Owner and Landmark Real Estate Co., LLC from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective tenant, any prospective tenant should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective tenant proceeds at its own risk.

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PROPERTY OVERVIEW

This 30,000SF of existing industrial building is in the heart of the retail corridor of Port Chester, NY. The building shares parking with the Westchester Tennis Center and more parking could be created on site. The property also shares access to the Port Chester Gateway Shopping Center!

The surrounding area is densely populated and boasts strong income demographics. The site is nearby many national retailers including Multiple Banks, Whole Foods, Kohl's, Target, DSW, Burlington Shake Shack, McDonald's, Taco Bell, Westy Self Storage and many more! Also, There are over 1,500 new residential units coming available(in all phases of construction) in Port Chester.

Please do not visit the property without making an appointment, there is still an active business on site!



DEAL POINTS

GREAT OPPORTUNITY IN PORT CHESTER!

ZONED: CD-4MU – GENERAL URBAN MIXED USE

30,000SF INDUSTRIAL SPACE – GREEN BUILDING

THE CEILING HEIGHTS RANGE BETWEEN 12' to 35'

TRAFFIC COUNTS: 25,326 VPD

OFFERING SPECIFICATIONS

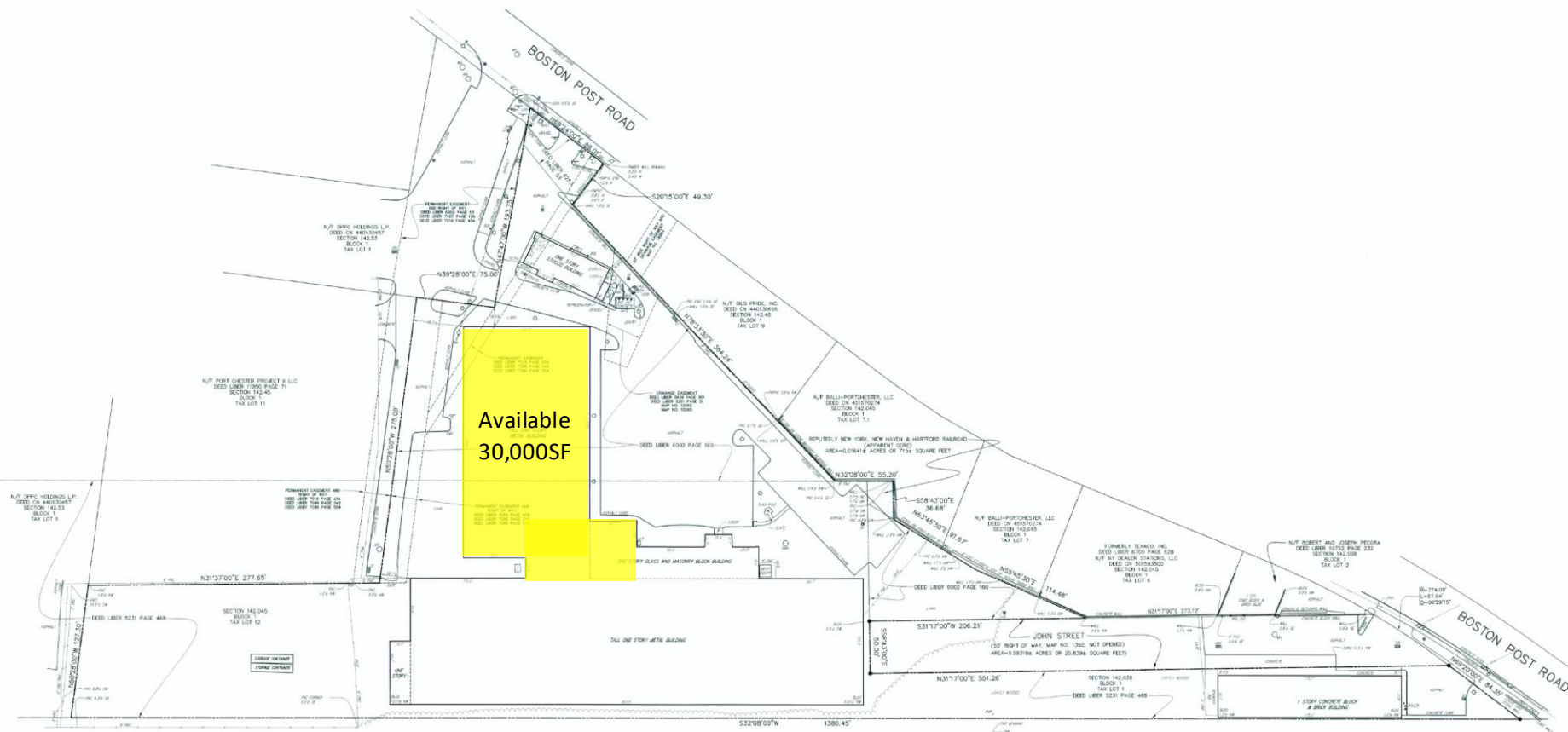
ASKING RENT	PLEASE CALL
SQUARE-FOOTAGE	30,000
LAND SIZE	7 Acres
YEAR BUILT	1975

LOCATION AERIAL



Under Construction:
 775 Residential Units
 120 Room Hotel
 19,000SF Retail

Gateway Shopping Center



N/Y METROPOLITAN TRANSPORTATION AUTHORITY
(FORMERLY THE NEW YORK, NEW HAVEN & HARTFORD RAILROAD COMPANY; FORMERLY PENN CENTRAL RAILROAD)

SURVEY OF PROPERTY LEGEND	
ADJACENT PROPERTY LINE	----
BOLLARD	•
COMBINATION INLET	⊕
CURB	—•—•—
CURB CUT	—•—
DOUBLE DRAIN INLET	⊕
DRAIN INLET	⊕
DRAIN MANHOLE	⊕
EDGE OF WOODS	⊕
ELECTRIC MANHOLE	⊕
FENCE	—•—•—
FENCE POST	•
FENCE POST GATE	—•—
FLAG POLE	•
GAS VALVE	•
GUY WIRE	—•—
HYDRANT	•
LIGHT POLE	•
MANHOLE	⊕
OVERHEAD WIRES	—•—
PROPERTY CORNER	•
PROPERTY LINE	----
ROOF OVER	—•—
SON	•
TRANSFORMER	•
UTILITY POLE	•
UTILITY POLE WITH LIGHT	•
WELL	•
WATER VALVE	•

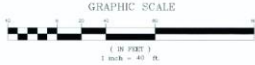
ABBREVIATIONS	
BLDG	BUILDING
CONC	CONCRETE
EBOX	ELECTRIC BOX
ESERV	ELECTRIC SERVICE
EQUIPT	EQUIPMENT
FNC	FENCE
FNM	FENCE METAL
FNP	FENCE POST
FNPVC	POLY/VINYL CHLORIDE FENCE
GSERV	GAS SERVICE
LUA	LANDSCAPED AREA
MCH	MECHANICAL
PNC	POLY/VINYL CHLORIDE
N	NORTH
S	SOUTH
STC	STONE BLOCK CURB
VLT	VAULT
W	WEST
WALT	WATER VAULT

NOTES & REFERENCES:

- THIS MAP IS BASED UPON A FIELD SURVEY COMPLETED ON OCTOBER 14, 2019.
- BEARING BASE IS IN KEEPING WITH DEED MEMORANDUM.
- REFERENCE IS MADE TO THE FOLLOWING MAPS IN PREPARATION OF THIS SURVEY:
 - A MAP TITLED "MAP OF LINES TO BE ACQUIRED FOR THE PECONIC PORTCHESTER PARKWAY" PREPARED BY CHARLES S. HOLLETER DATED DECEMBER 16, 1930 AND FILED FEBRUARY 21, 1931 IN THE WESTCHESTER COUNTY CLERK'S OFFICE AS MAP NO. 3743.
 - A MAP TITLED "MAP OF THE QUANTARO HOMESTEAD PROPERTY OF THE PORT CHESTER REALTY CO., PREPARED BY S. S. JONES, DATED JUNE 4, 1905 AND FILED MARCH 28, 1906 IN THE WESTCHESTER COUNTY CLERK'S OFFICE AS MAP NO. 1152.
 - A MAP TITLED "MAP OF LINES TO BE CONVEYED TO GREAT NATIONAL STREETS, INC." PREPARED BY ROBERT MUNDON DATED JUNE 4, 1905 AND FILED JULY 23, 1959 AT THE WESTCHESTER COUNTY CLERK'S OFFICE AS MAP NO. 1226.
 - A MAP TITLED "SURVEY OF PROPERTY BELONGING TO THE COUNTY OF WESTCHESTER BELIEVED TO BE THE RESIDUE OF PORT CHESTER" PREPARED BY THE MUNDON COMPANY DATED JANUARY 27, 1957 AND FILED MARCH 20, 1957 AT THE WESTCHESTER COUNTY CLERK'S OFFICE AS MAP NO. 1225.
 - A MAP TITLED "SUBDIVISION PLAN-PROPERTY OF GUY BALLANTYNE" PREPARED BY J.A. KIRBY COMPANY DATED JULY 1, 1922 AND FILED FEBRUARY 5, 1923 IN THE WESTCHESTER COUNTY CLERK'S OFFICE AS MAP NO. 2492.
 - THE PREMISES SURVEYED AND DESIGNATED AS SECTION 142.045, BLOCK 1, TAX LOT 1, (EAST BOSTON POST ROAD, SECTION 142.045, BLOCK 1, LOTS 6 AND 10) (EAST BOSTON POST ROAD) AND SECTION 142.045, BLOCK 1, LOT 12 (BOSTON POST ROAD) ON THE TOWN OF PORT CHESTER TAX MAP, TOTAL LOT AREA INCLUDING APPARENT CURB IS 2,177.094 SQUARE FEET.
 - SUBURBAN UTILITY LINES ARE NOT SHOWN. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.
 - UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW STATE EDUCATION LAW, EXCEPT AS PER SECTION 7208. SUB-DIVISION 2.
 - ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SIGNATURE, SHALL BE CONSIDERED TO BE TRUE COPIES. UNAUTHORIZED REPRODUCTION OF THIS MAP IS A VIOLATION APPLICABLE LAWS.

CERTIFIED TO: MESSINA & SPINALE, INC.

TO MY KNOWLEDGE AND BELIEF THE FOREGOING IS TRULY AND CORRECTLY AS NOTED HEREON.





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PLEASE CALL FOR MORE INFORMATION!