

White Plains | New York
176 Virginia Road

2025 Taxes \$14,020

16,552 SQUARE FEET OF INDUSTRIAL LAND



CHRISTIE'S

INTERNATIONAL REAL ESTATE

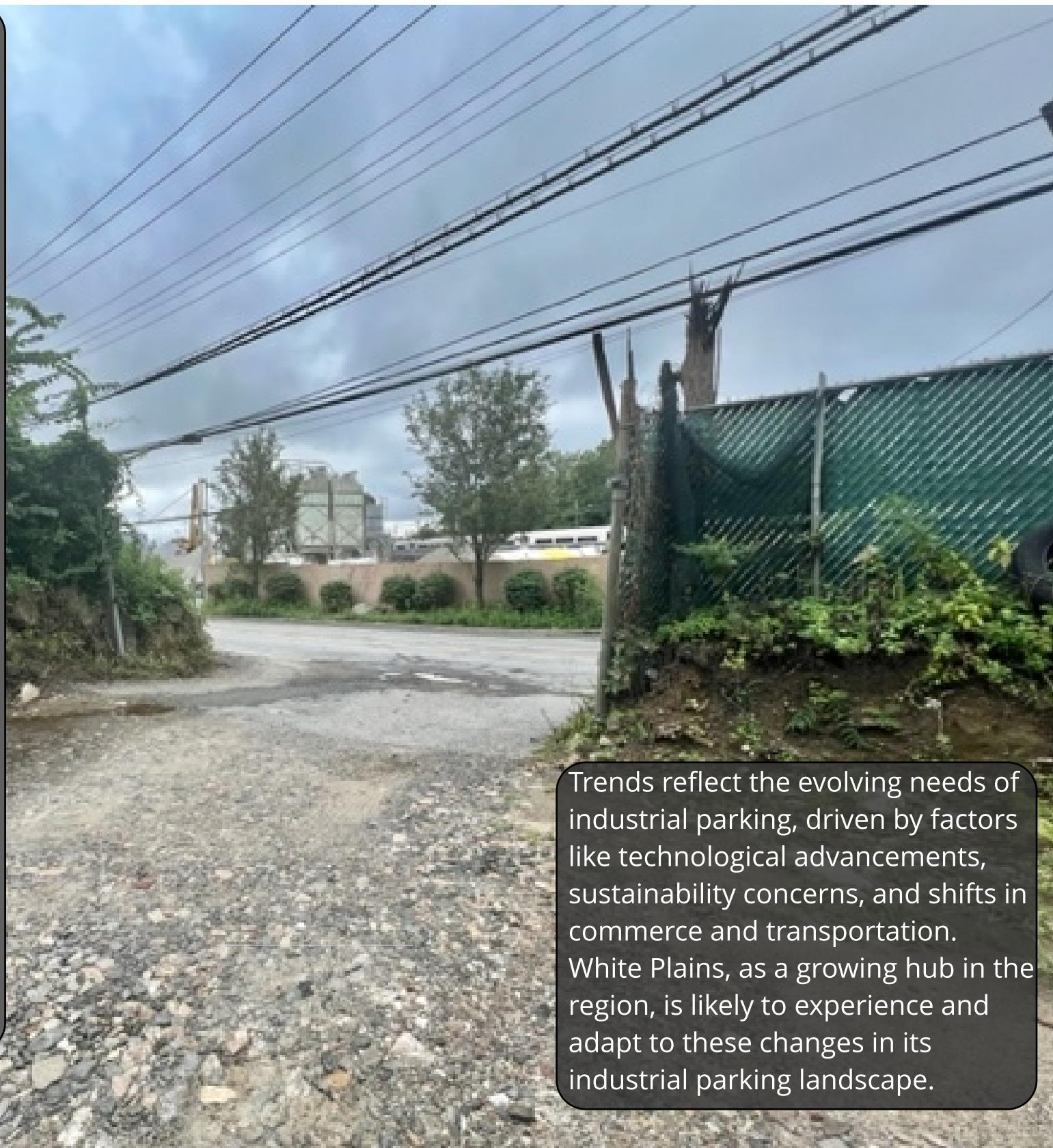
GROUP

COMMERCIAL DIVISION

FOR SALE \$2,995,000
FOR LEASE \$14,000 MONTHLY

PROPERTY HIGHLIGHTS

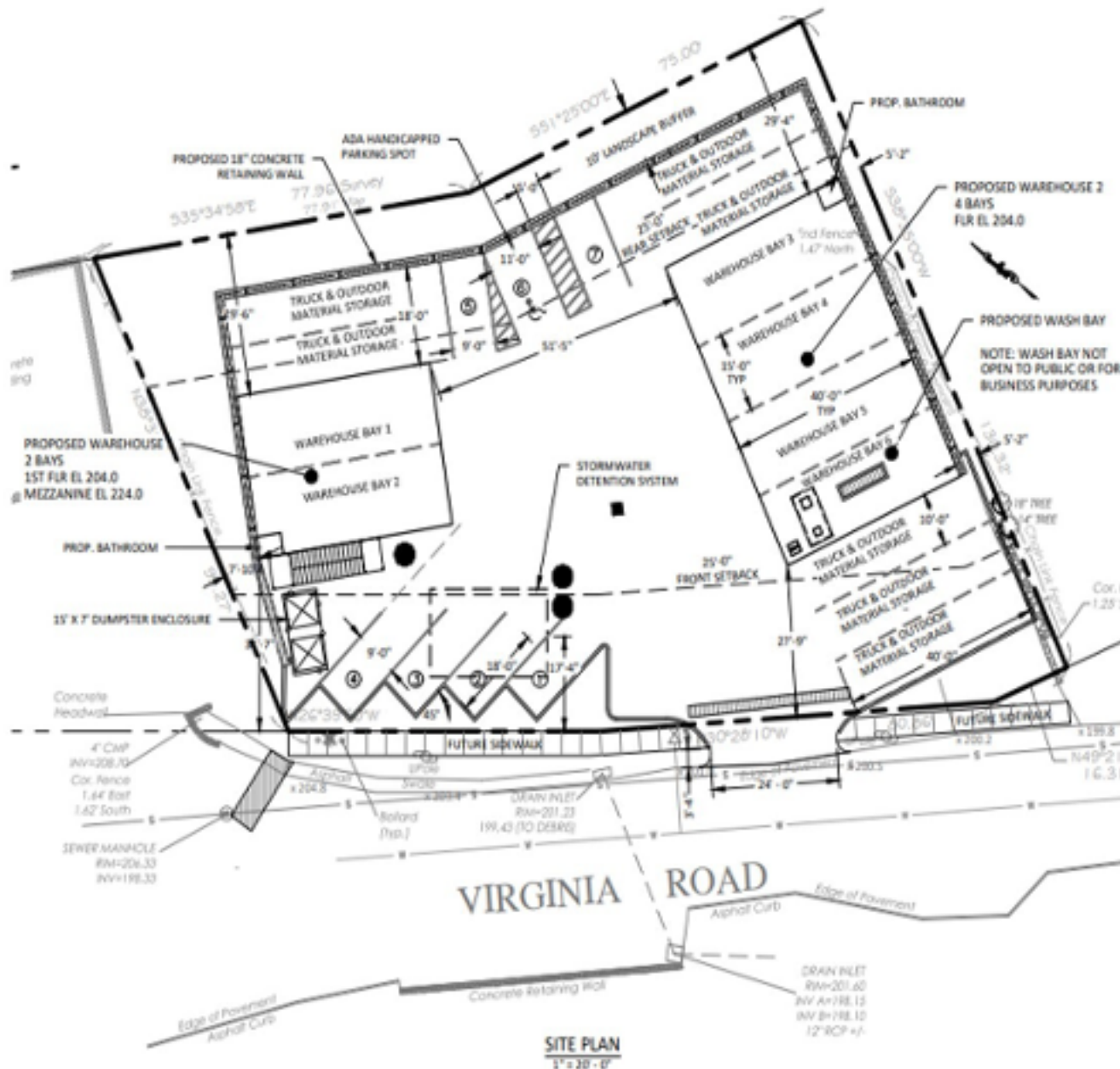
- **Site Size:**1
- 16,552 SF / 0.38 Acres
- **Primary Use:** Truck parking, light vehicle repair
- **Zoning:**
- IND-A (Industrial A) – wide variety of commercial/industrial uses
- **Flexible disposition:** Available for Sale or Lease
- **2025 Taxes:** \$14,020
- Ideal for: Owner-users, developers, fleet operators, last-mile logistics



Trends reflect the evolving needs of industrial parking, driven by factors like technological advancements, sustainability concerns, and shifts in commerce and transportation. White Plains, as a growing hub in the region, is likely to experience and adapt to these changes in its industrial parking landscape.

The IND-A zoning district in White Plains is tailored to **support industrial and commercial operations** that require flexibility, access, and infrastructure.

- Light Manufacturing
- Warehousing & Distribution
- Vehicle Maintenance or Storage
- Service-Oriented Commercial Businesses
- Mixed-use Industrial + Office Facilities
- Flex Buildings for Logistics



Location Benefits

- 5 min drive to Valhalla Metro-North Station
- Close proximity to:

Taconic State Parkway

Bronx River Parkway

I-287 / Cross-Westchester Expressway

- Centrally located between **White Plains, Valhalla, and Hawthorne, NY.**
- Ideal for regional operations, service fleets, or supply chain users

PROPERTY INFORMATION

Christie's International Real Estate – Commercial Division is proud to exclusively present an exceptional opportunity to acquire or lease **0.38 acres of commercially zoned industrial land** with **architect site plans** in one of Westchester County's most accessible and in-demand locations. The level **16,552 SF lot** sits within the **IND-A (Industrial A)** zoning district, allowing for a broad mix of industrial, warehouse, and service-commercial uses. Non-Approved Architect plans include two metal prefab buildings (totaling ~5,000 SF) with **30-foot ceiling heights**, designed primarily for truck parking and maintenance, including a wash bay.

This versatile site is just minutes from the **Valhalla Metro-North Station** and major regional arteries such as the **Taconic State Parkway** and **Bronx River Parkway**, making it ideal for logistics, last-mile delivery, storage, vehicle services, and light manufacturing.

Trends for industrial parking lots in White Plains, New York

Overall industrial parking lot trends

E-commerce Boom's Impact: The significant growth of e-commerce is a major driving force behind the demand for industrial real estate and related parking needs, particularly in areas near urban centers for faster delivery.

Shift Towards Sustainable Design: Sustainable parking lot design and construction are increasingly being adopted, incorporating elements like permeable surfaces, vegetated swales, and EV charging infrastructure.

Smart Technology Integration: The adoption of smart parking technologies, such as IoT sensors, real-time data analysis, mobile apps for reservations and payments, and AI-driven solutions, is revolutionizing parking management.

Preparing for Autonomous Vehicles: The potential impact of autonomous vehicles on parking demand and design is a growing consideration, as they may lead to different parking needs and operational models in the future.

EV Charging Infrastructure: The increasing adoption of electric vehicles is driving the demand for installing EV charging stations in parking facilities to attract and cater to EV owners.

Focus on Efficiency and Functionality: Beyond mere car storage, parking lots are being designed to maximize space utilization, streamline vehicle movement, and incorporate features like clear signage and turn optimization.

Security Enhancements: Smart parking technologies, including automated access, license plate recognition, and surveillance systems, are being used to enhance the security and safety of parking facilities.

LOCATION

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An aerial photograph of a property. A white callout box with a black border points to a dirt area with several white trucks parked. A red location pin is placed on a road in the lower right. The surrounding area is filled with green trees.

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White Plains | New York



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Christie's International Real Estate Group
Commercial Division

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Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

At C.I.R.E., our strong digital footprint and syndication network provide your property with extensive local, regional, and international exposure. Our commercial division excels in sales, leasing, consulting, and advisory services within the commercial real estate sector.

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