



## An Industrial Investment Opportunity

# 15 Center St | Pleasantville, NY

Industrial Property For Lease

### Contact

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August 2025

## Executive Summary



### OFFERING SUMMARY

COUNTY	Westchester
BUILDING SIZE	3,600 SF
AVAILABLE SF	1,800 SF - 3,600 SF
LOT SIZE	.15 Acres
UTILITIES	Municipal Water / Sewer, Con Ed Gas & Electric
ZONING	M-1
TERMS	"A" - \$5,000 mo. "B" - \$4,500 mo. Both - \$8,500 mo.
AVAILABILITY	-

### PROPERTY OVERVIEW

Available is 1,800 - 3,600 sq. ft. of garage / office space. Side "A" is 1,800 sq. ft. with 900 sf of garage shop space on 1st floor and 900 sf of office on the 2nd floor that includes parking / outdoor storage. Side "B" also is 1,800 sf with garage shop space on the 1st floor of 900 sf and another 900 on the 2nd floor office; this also includes parking.

Ideal for contractors, warehouse garage features 12 x 12 overhead door and 13' clear span ceiling heights.

### LOCATION OVERVIEW

Conveniently situated in the heart of Pleasantville, this vibrant village offers a charming blend of small-town charm and modern amenities. Walking distance to the train station / downtown shopping district, approximately a mile from the Saw Mill River Parkway, Taconic State Parkway and Route 9A.

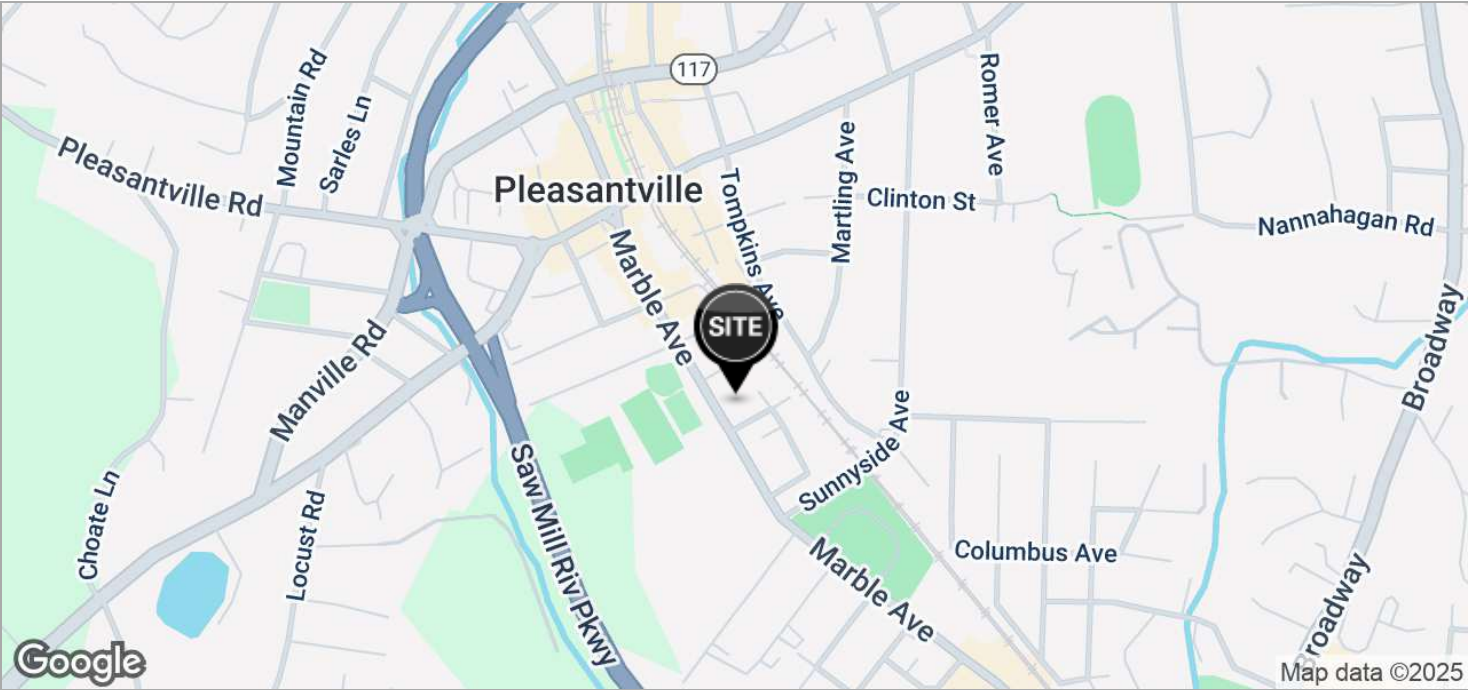
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## Additional Photos

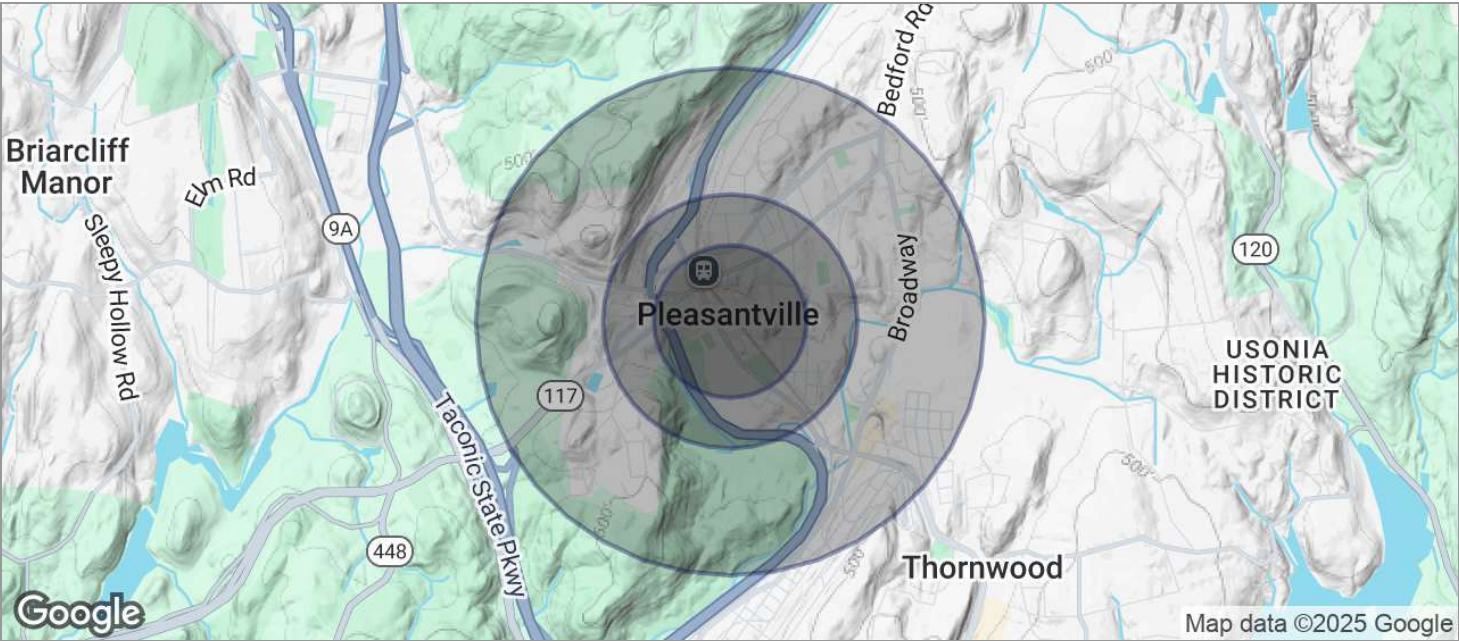




Location Maps



Demographics Map



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,363	3,704	9,673
MEDIAN AGE	42	41	39
MEDIAN AGE (MALE)	41	40	39
MEDIAN AGE (FEMALE)	43	42	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	525	1,347	3,104
# OF PERSONS PER HH	2.6	2.7	3.1
AVERAGE HH INCOME	\$225,944	\$231,433	\$246,325
AVERAGE HOUSE VALUE	\$833,515	\$849,581	\$894,473

\* Demographic data derived from 2020 ACS - US Census