

INDUSTRIAL FOR LEASE

BUILDING AND LOT

6 LIBERTY STREET, HAWTHORNE, NY 10532



FOR LEASE

KW COMMERCIAL NEW YORK

760 White Plains Rd
Scarsdale, NY 10583



Each Office Independently Owned and Operated

PRESENTED BY:

PAUL MOULINS
Managing Director - Associate Broker
C: (914) 714-3777
pmoulins@kw.com

DOMENICK CANALE
Associate Broker
C: (347) 221-2974
domenick@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

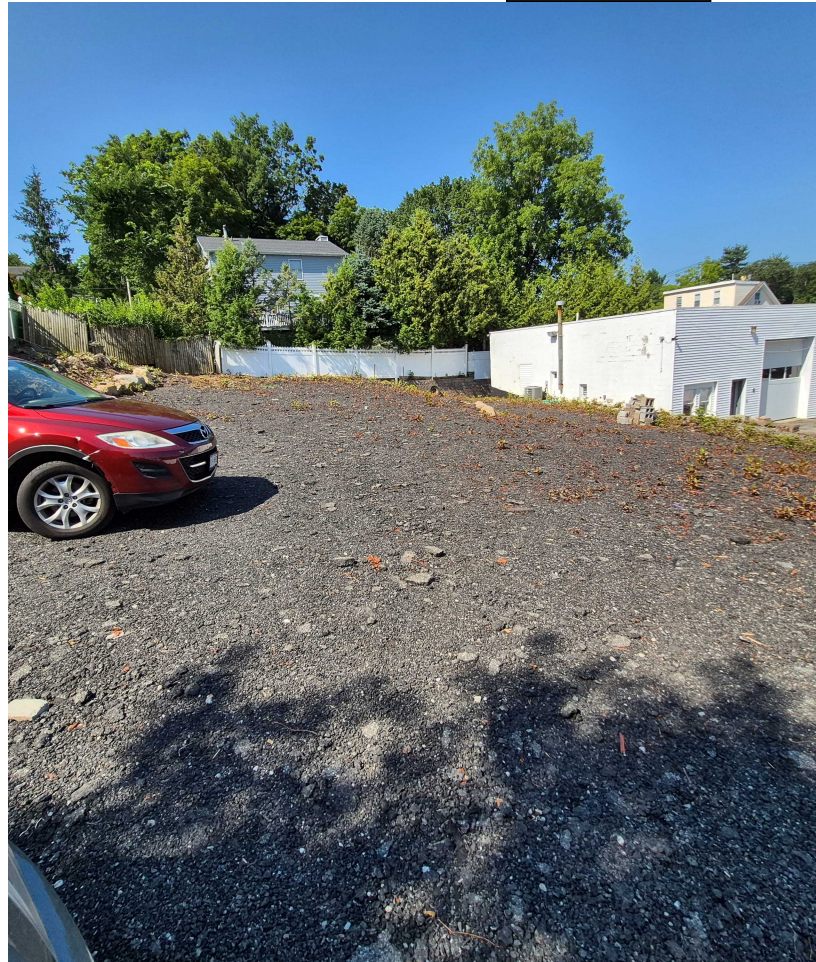
PROPERTY PHOTOS

6 LIBERTY STREET



PROPERTY PHOTOS

6 LIBERTY STREET



EXECUTIVE SUMMARY

6 LIBERTY STREET



OFFERING SUMMARY

PROPERTY SF:	12,500 SF
YARD/LOT:	8500 SF
WAREHOUSE SF:	2000 SF
OFFICE SF:	1800 SF
CLEAR HEIGHT:	18"
POWER:	200 AMPS
BLDG LEASE RATE:	\$22 PSF
LEASE TERM:	5 years (negotiable)
LOT LEASE RATE	\$10 PSF

PROPERTY OVERVIEW

- 12,500 SF property with warehouse, providing ample outdoor storage potential.
- 8,500 SF lot can be leased separately from 4,000 SF building area.
- Zoned for light industrial/warehouse use among other uses (TH)
- Multi-purpose layout: Office + Storage + Operations hub
- Built-in abundant parking for vehicles, trailers, or equipment
- Secure outdoor storage area ideal for contractors, materials, or fleet management
- Located in the heart of Hawthorne's commercial zone, just off Route 9A



KW COMMERCIAL NEW YORK

760 White Plains Rd
Scarsdale, NY 10583



Each Office Independently Owned and Operated

PAUL MOULINS

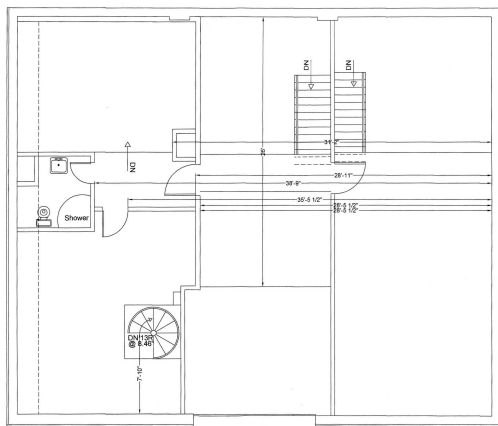
Managing Director - Associate Broker
C: (914) 714-3777
pmoulins@kw.com

DOMENICK CANALE

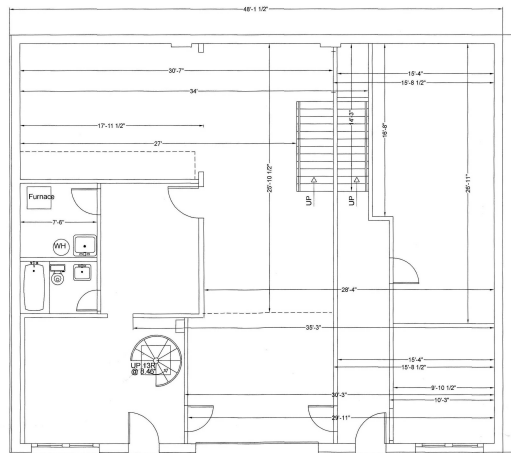
Associate Broker
C: (347) 221-2974
domenick@kwcommercial.com

FLOOR PLAN

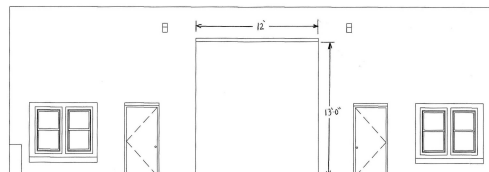
6 LIBERTY STREET



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



NUMBER	REVISION	DATE
6 LIBERTY STREET HAWTHORN, NY		
PLANS & ELEVATIONS		SCALE: 1/4"=1'-0"
EDWARD G. SWABY REGISTERED ARCHITECT 25 CHADWICK ROAD WHITE PLAINS, NY 10604 (914) 946-3300		DATE: 2/20/18 DRAWING NUMBER: A-2

KW COMMERCIAL NEW YORK
760 White Plains Rd
Scarsdale, NY 10583



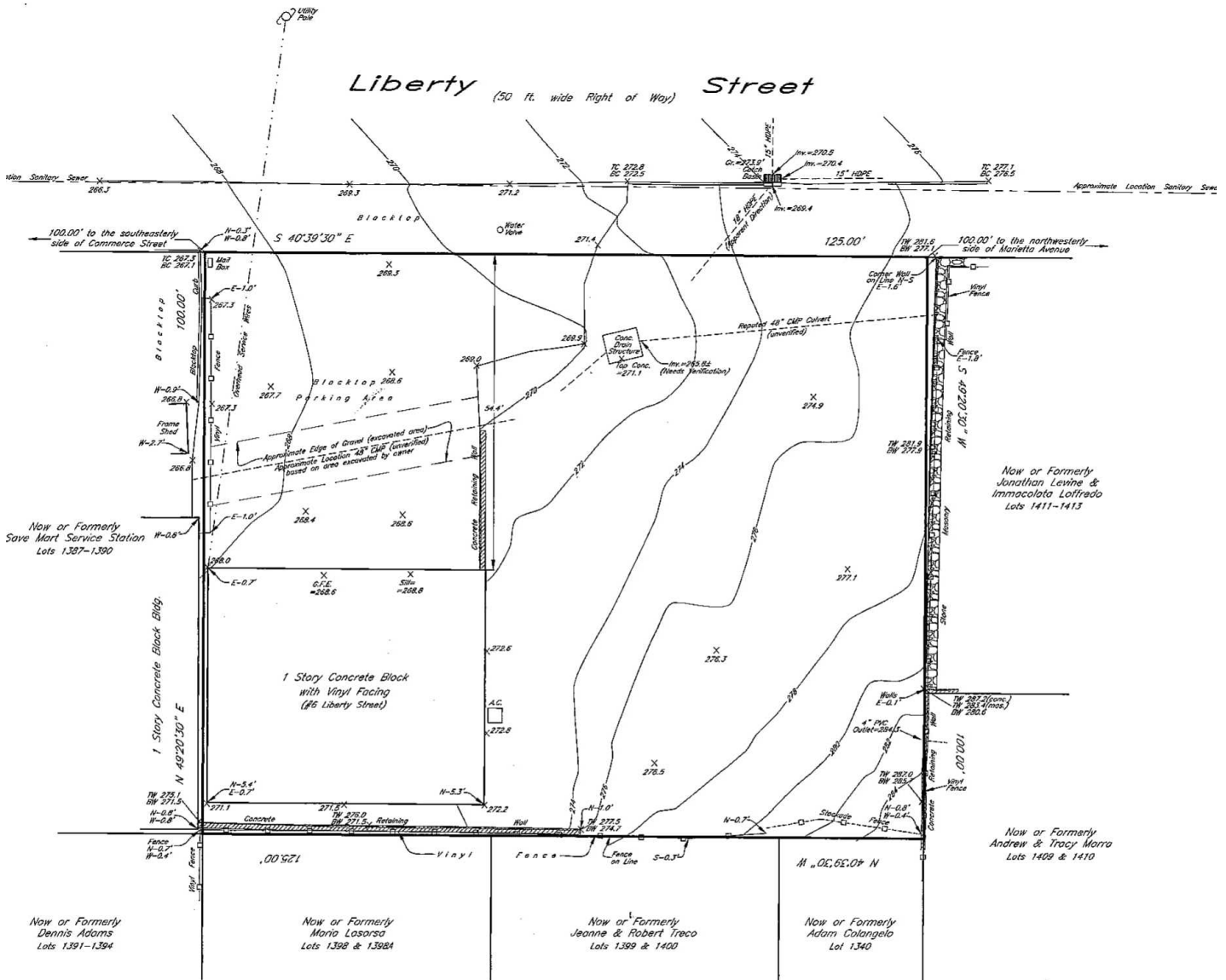
Each Office Independently Owned and Operated

PAUL MOULINS
Managing Director - Associate Broker
C: (914) 714-3777
pmoulins@kw.com

DOMENICK CANALE
Associate Broker
C: (347) 221-2974
domenick@kwcommercial.com

SURVEY

6 LIBERTY STREET



Survey of Property
prepared for
Gisondi Associates
in the Town of
Mount Pleasant
Westchester County, N.Y.
Scale 1"=10' June 2, 2022

The premises being Lot Nos. 1402A, 1402, 1403, 1404 & 1405 as shown on map entitled "2nd Map of Sherman Park", dated Oct. 1, 1891 and filed in the Westchester County Clerk's Office on Oct. 12, 1891 as Map No. 10001.

E:\56268\dwg\56268.dwg

KW COMMERCIAL NEW YORK

760 White Plains Rd
Scarsdale, NY 10583



Each Office Independently Owned and Operated

PAUL MOULINS

Managing Director - Associate Broker
C: (914) 714-3777
pmoulins@kw.com

DOMENICK CANALE

Associate Broker
C: (347) 221-2974
domenick@kwcommercial.com

AERIAL MAP

6 LIBERTY STREET

