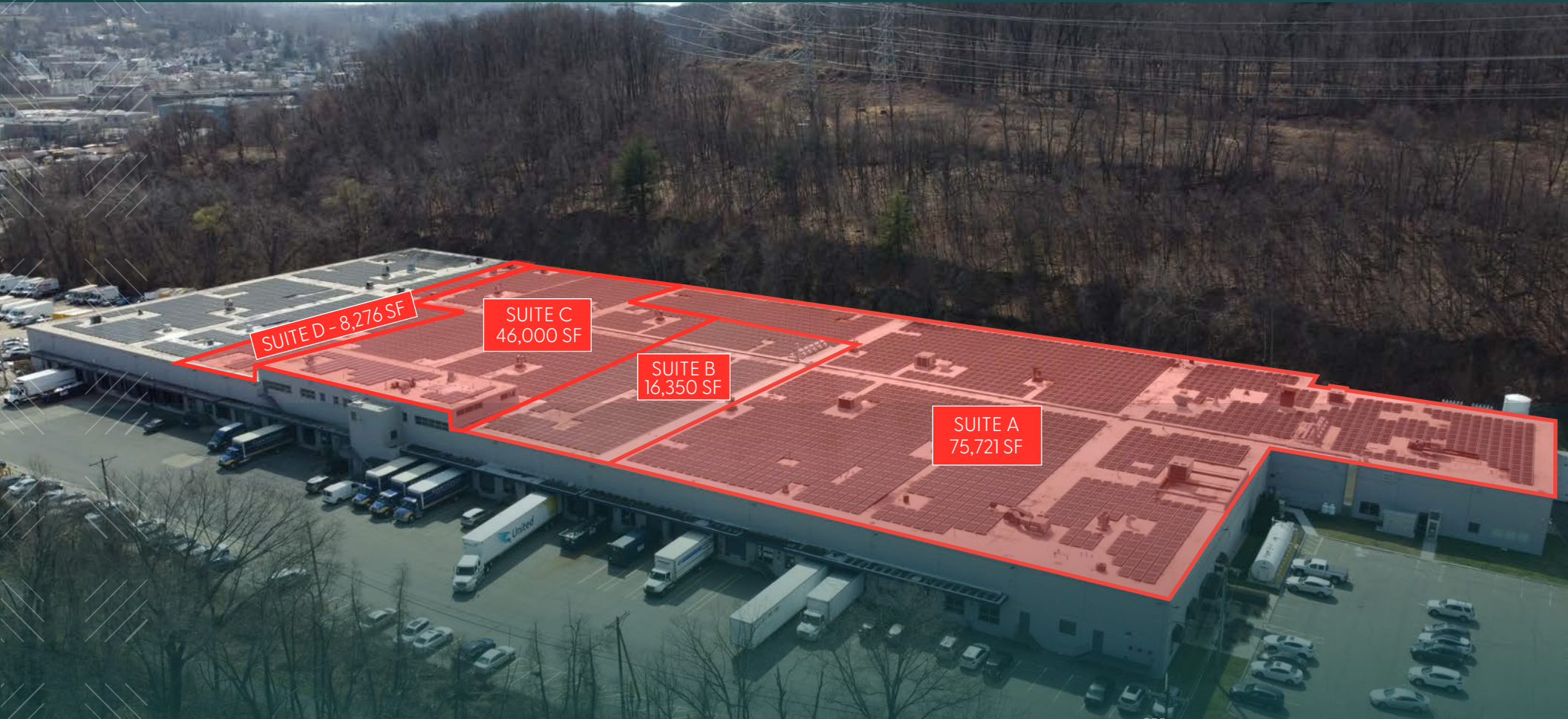


# Industrial Facility Available For Lease

4 Warehouse Lane, Elmsford, NY

~146,347 SF



Dynamic Final Mile Property

 JLL | REALTERM

# Opportunity Overview



Introducing 4 Warehouse Lane, a ~146,347 total SF industrial building in Elmsford, New York. This state-of-the-art building showcases modern design and strategic positioning near major transportation arteries, including Interstate 287 and the Saw Mill River Parkway. Its prime location offers outstanding connectivity to the New York Metropolitan area. Suite A, Suite B, Suite C, and Suite D are currently available. These units range from ~8,276 SF to an expansive ~75,721 SF and can be combined for a total of ~146,347 SF, providing great optionality to either multi-tenancy or a single user.

## 4 Warehouse Lane, Elmsford, NY

- Available: ~146,347 SF total space
- Total building: ~200,719 SF
- Wall: Concrete & masonry block
- Floors: Concrete
- Columns: 100% wet system
- Sprinkler: 100% wet system
- Utilities Power: ConEdison (480/277V)
- Water: Town of Greenburgh
- Sewer: Town of Greenburgh

### Suite A - ~75,721 SF

- Available: ~75,721 SF
- Offices: ~6,000 SF
- Warehouse: ~69,721 SF
- Ceiling Height: 18' - 21'
- Spacing: 25' x 40' column
- Half-Dock High Doors:
  - 1) 2' 4" height off ground
  - 2) 6' Wx8'H
- Rear of Building Loading:
  - 1) 2' 7" height
  - 2) One (1) 14'Wx 11' H
  - 3) Two (2) 6' W x 8' H
- Dock High Doors:
  - 1) Three (3) 7' W x 8' H with seals and levelers
  - 2) One (1) 9' W x 10' H with bumpers
  - 3) Two (2) 7' W x 9' H with seals and levelers
- Parking:
  - 1) Sixty-five (65) exclusive parking spaces

### Suite B - ~16,350 SF

- Available: ~16,350 SF total space
- Offices: ~496 SF
- Warehouse: ~15,854 SF
- Ceiling Height 18' - 21' clear
- Spacing: 25' x 40' column
- Loading:
  - 1) Three (3) total dock high doors
  - 2) One (1) 7'X8' doors with bumpers and seal
  - 3) Two (2) 7'x9' doors with bumpers and seals
- Parking:
  - 1) Five (5) exclusive spaces
  - 2) Three (3) non-exclusive spaces

### Suite C - ~46,000 SF

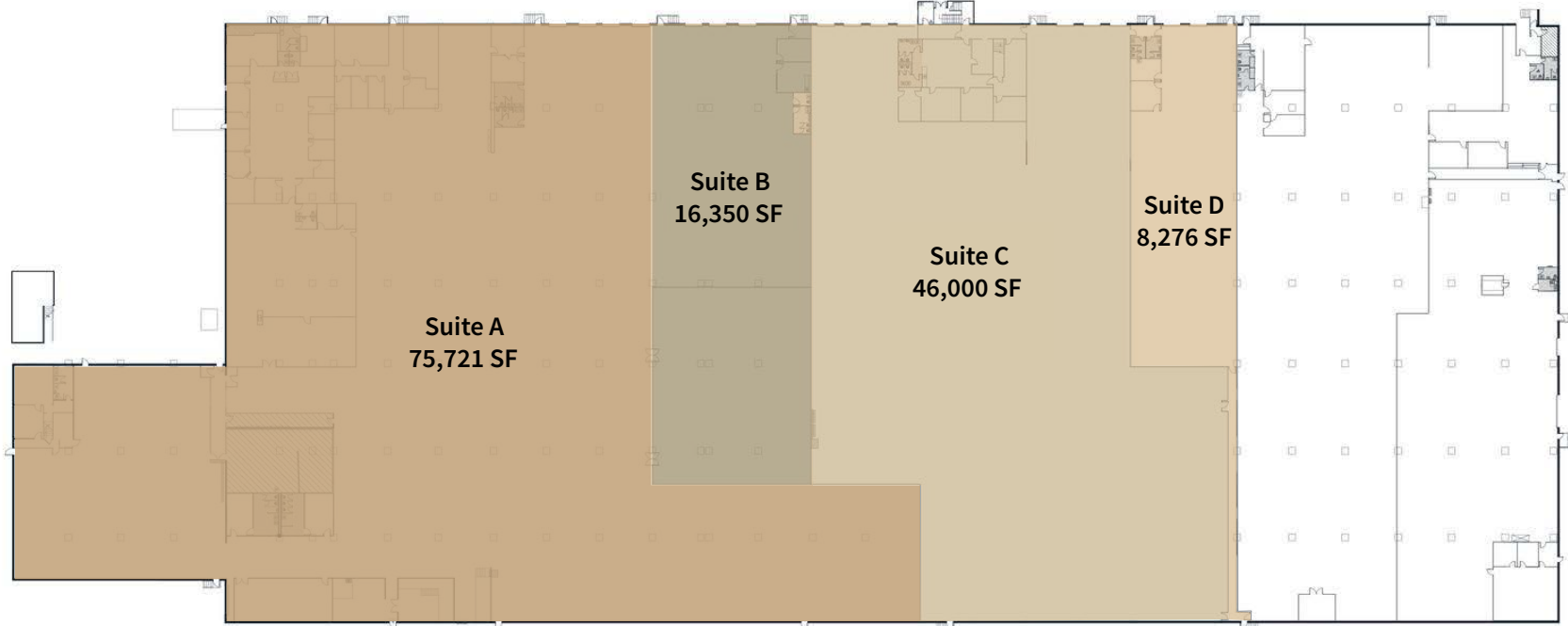
- Available: ~46,000 SF total space
- Offices: ~2,760 SF
- Warehouse: ~43,240 SF
- Available: ~5,000 SF additional office
- Warehouse Area: 18' - 21' clear
- Loading Dock Area: 16'4" clear
- Spacing: 25' x 40'column
- Loading:
  - 1) Six (6) total motorized docks
  - 2) Three (3) 8'X10' doors with bumpers and levelers
  - 3) Three (3) 7'x8' doors with bumpers and levelers
- Parking:
  - 1) Three (3) exclusive spaces
  - 2) Fifteen (15) non-exclusive spaces
  - 3) Eight (8) box truck parking spaces at Tenant's loading doors

### Suite D - ~8,276 SF

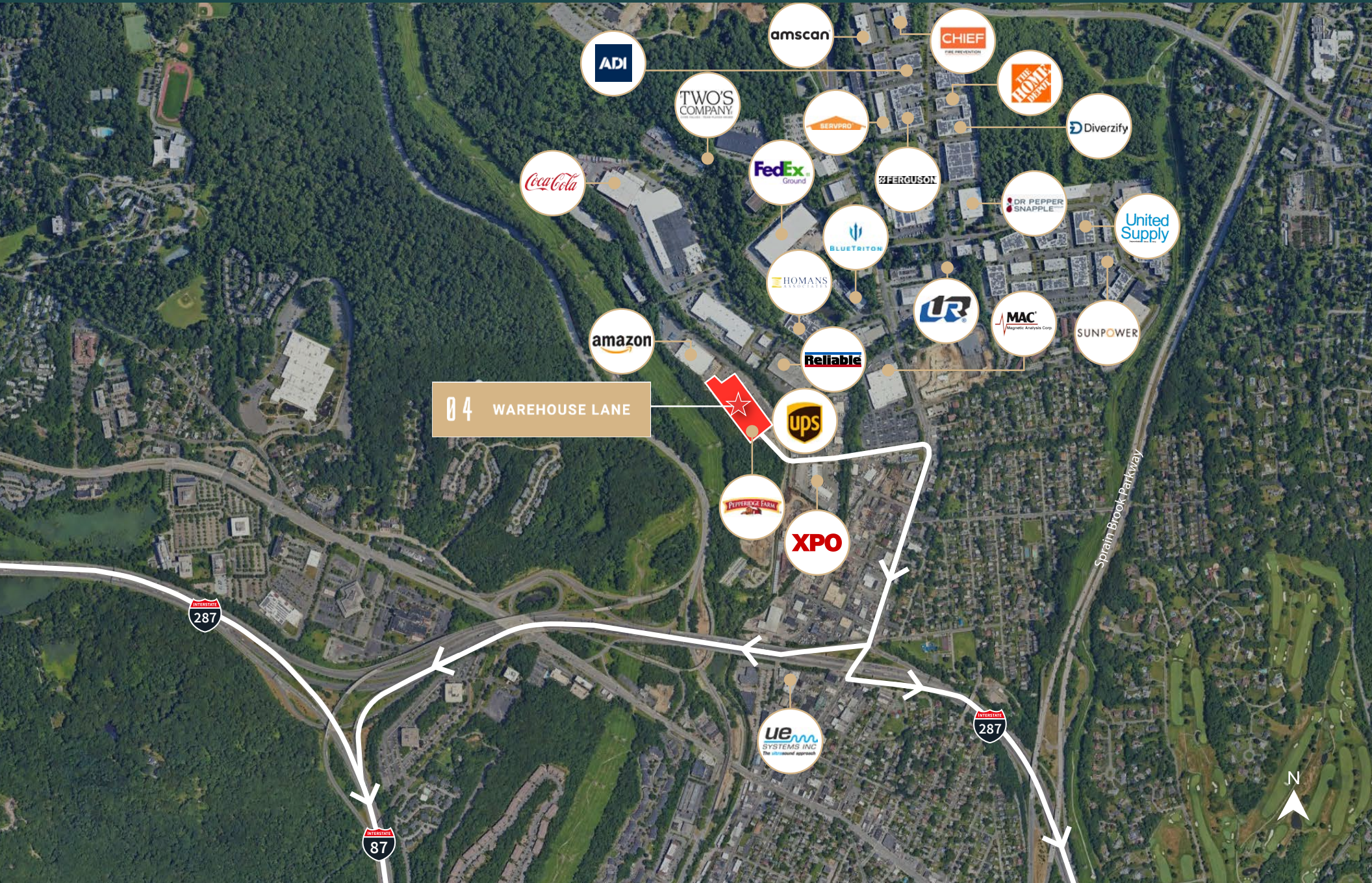
- Available: ~8,276 SF total space
- Offices: ~375 SF
- Warehouse: ~7,901 SF
- Ceiling Height: 18' - 21' clear
- Spacing: 25' x 40' column
- Loading: Two (2) dock high doors (7'x8')
- Parking: Four (4) non-exclusive spaces

# Building Plan

~146,347 Total s.f. available

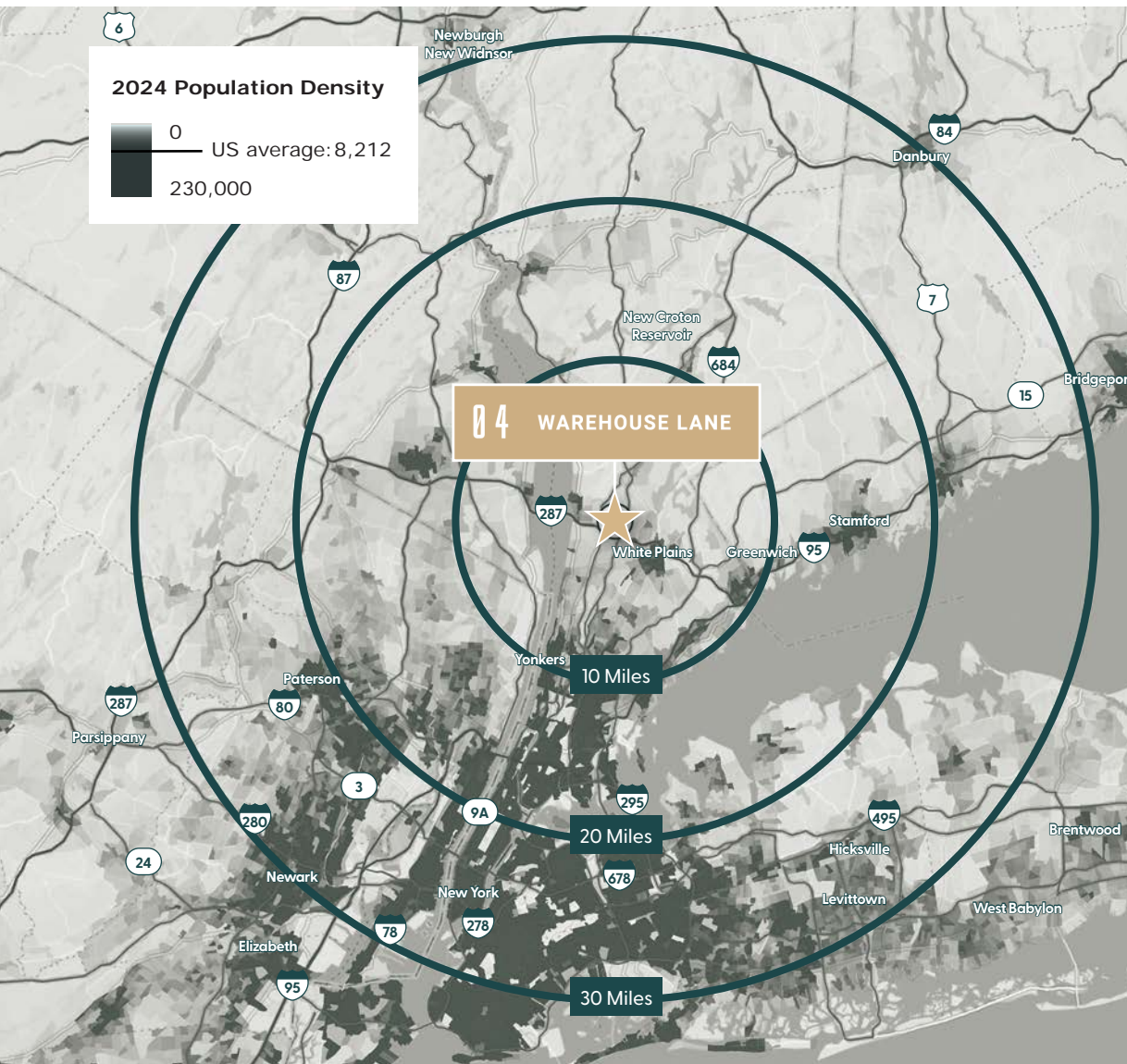


# Corporate Neighbors





# Exceptional Labor, Supply and Workforce



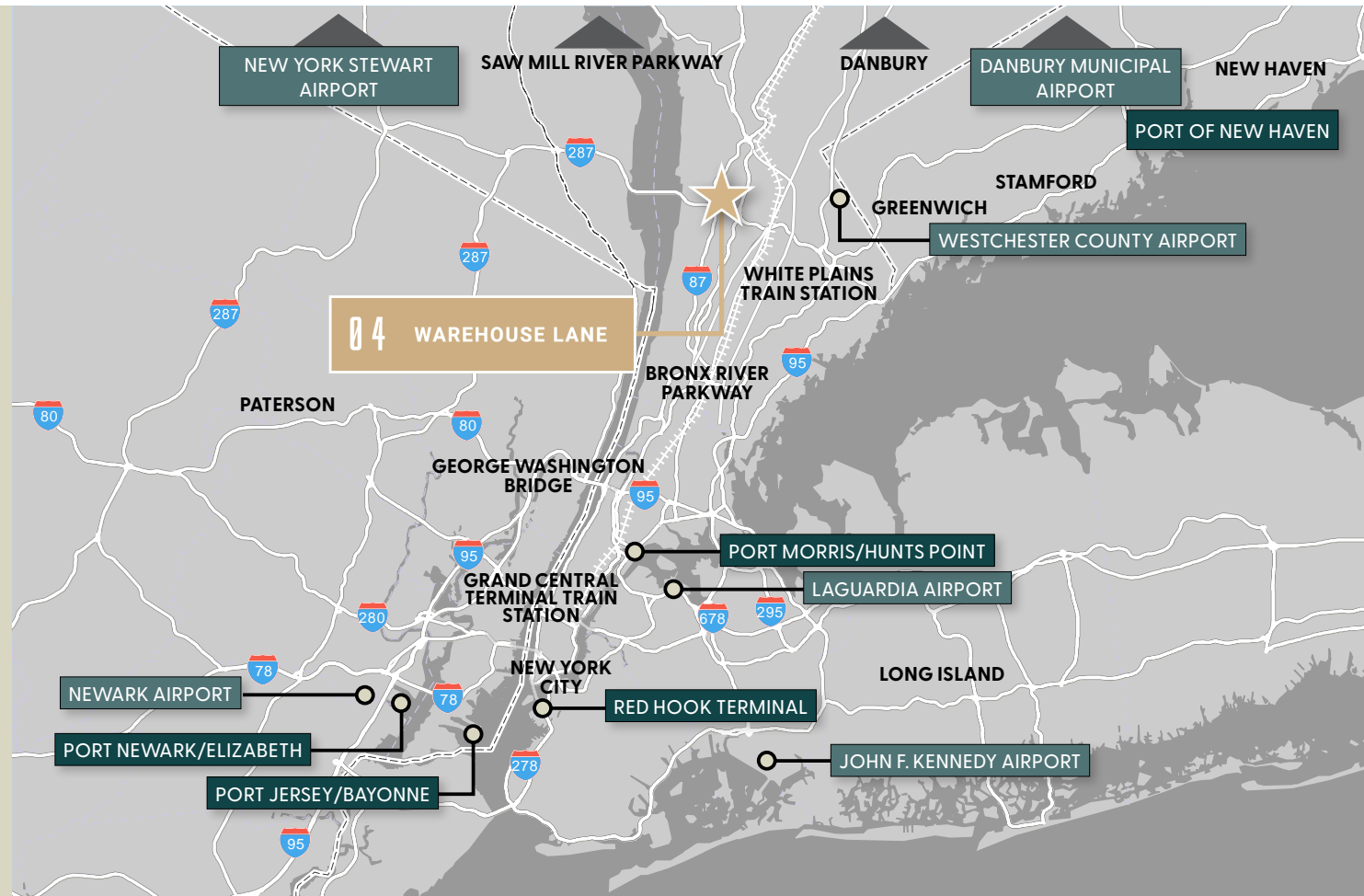
## DEMOGRAPHICS

Metric	10 miles	20 miles	30 miles
<b>Total population</b>	750,052	4,712,471	12,951,954
<b>Total labor force</b>	407,502	2,356,395	6,763,445
<b>Warehouse labor</b>	13,970	104,652	308,963
<b>Median household income</b> (US Median is \$79,068)	\$124,990	\$76,598	\$84,222
<b>Total labor force</b>	3.4%	4.4%	4.6%
<b>Median hourly warehouse salary</b> (National Median is \$19.52)	\$22.02	\$21.03	\$21.44
<b>Unemployment rate</b> (US is 4.1%, Oct 2024)	4.1%	6.3%	5.5%
<b>Percent blue-collar workers</b> (US is 21%)	11%	14%	15%
<b>Cost of living</b>	130	149	144

# Location Overview

4 Warehouse Lane provides unrivaled access to the New York City Metropolitan area, the largest and most concentrated consumer base in the United States. Its strategic positioning ensures optimal efficiency for businesses seeking to capitalize on the region's vast market potential.

MAJOR ROADS & CITIES	DISTANCE IN MILES
I-287	0.9 miles
Saw Mill River Parkway	2.8 miles
Bronx River Parkway	11 miles
I-95	13 miles
I-87	13.9 miles
Greenwich, CT	14 miles
Stamford, CT	20 miles
George Washington Bridge	24.6 miles
NYC	28.5 miles
Danbury, CT	37.6 miles
New Haven, CT	60.0 miles



PORTS	DISTANCE IN MILES
Port Morris/Hunts Point	20.1 miles
Red Hook Terminal	35.4 miles
Port Jersey/Bayonne	42.4 miles
Port Newark/Elizabeth	56 miles
Port of New Haven	61.0 miles

AIRPORTS	DISTANCE IN MILES
Westchester County Airport	11.2 miles
LaGuardia Airport	25.6 miles
Danbury Municipal Airport	36.9 miles
John F Kennedy Airport	37.5 miles
Newark Airport	50 miles
New York Stewart Airport	53.4 miles

# Local Access



## BROKER CONTACT

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