

INDUSTRIAL FOR SALE

A PROPERTY RE-ENVISIONED

85 WESTMORELAND AVENUE, WHITE PLAINS, NY 10606



FOR SALE

KW COMMERCIAL NEW YORK

760 White Plains Rd
Scarsdale, NY 10583



Each Office Independently Owned and Operated

PRESENTED BY:

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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.

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85 WESTMORELAND AVENUE



OFFERING SUMMARY

PRICE:	\$1,179,000
BUILDING SF:	4,500
LOT SIZE:	5,750 SF
DOCK DOORS:	1
GRADE DOORS:	1
YEAR BUILT:	1929

PROPERTY OVERVIEW

A property re-envisioned... This structurally compromised light industrial zoned facility offers a rare ground-floor opportunity for visionaries ready to capitalize on the demand for last-mile logistics, adaptive reuse, clean manufacturing or re-development. Situated within the White Plains urban CBD and near major transport arteries a creative owner will give this property a new life.



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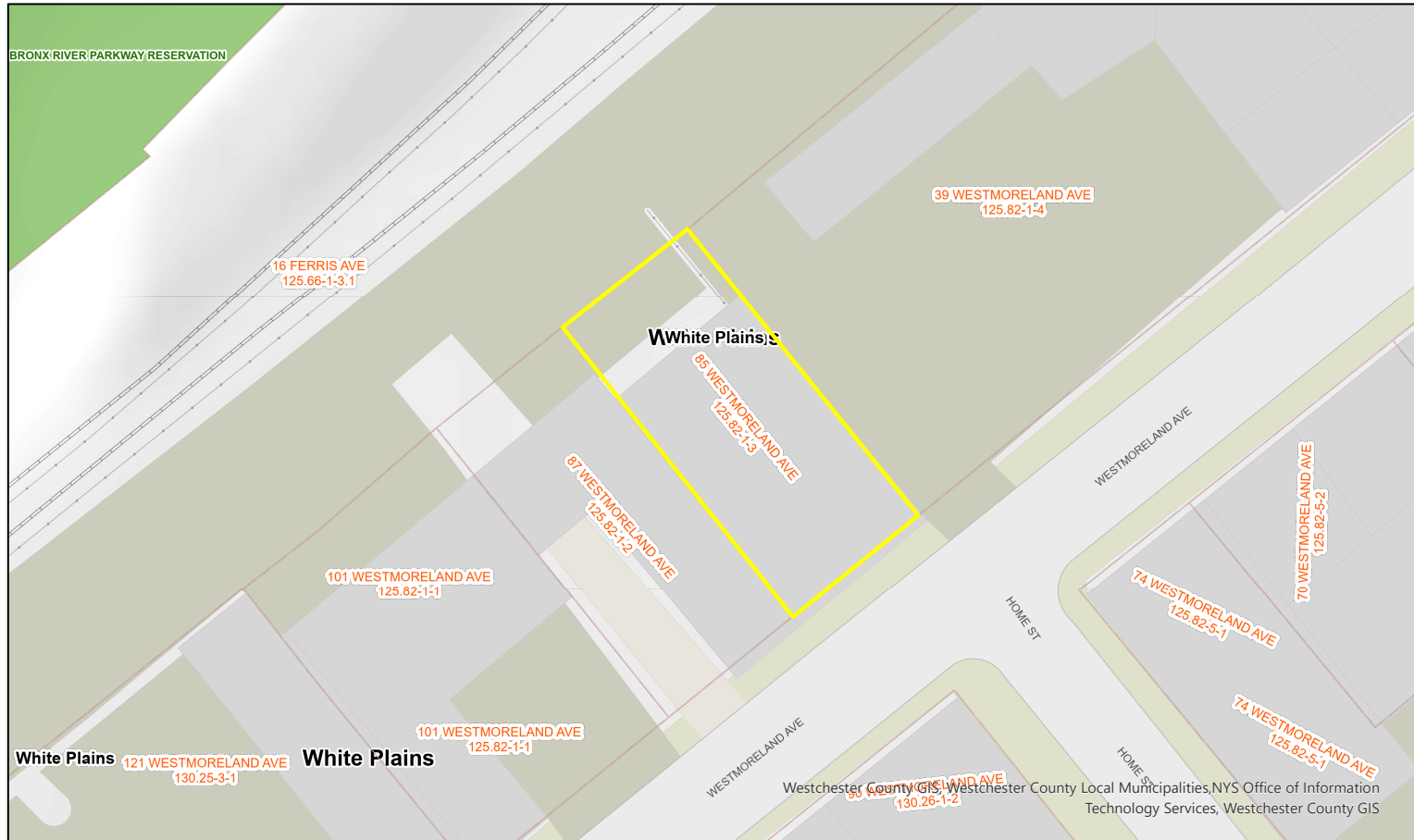
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ATTACHMENT 1

85 WESTMORELAND AVENUE



85 WESTMORELAND AVE. ID: 125.82-1-3 (White Plains)



July 21, 2025

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

1:500



0 20 40 80
ft

Westchester County GIS

GIS
http://giswww.westchestergov.com
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

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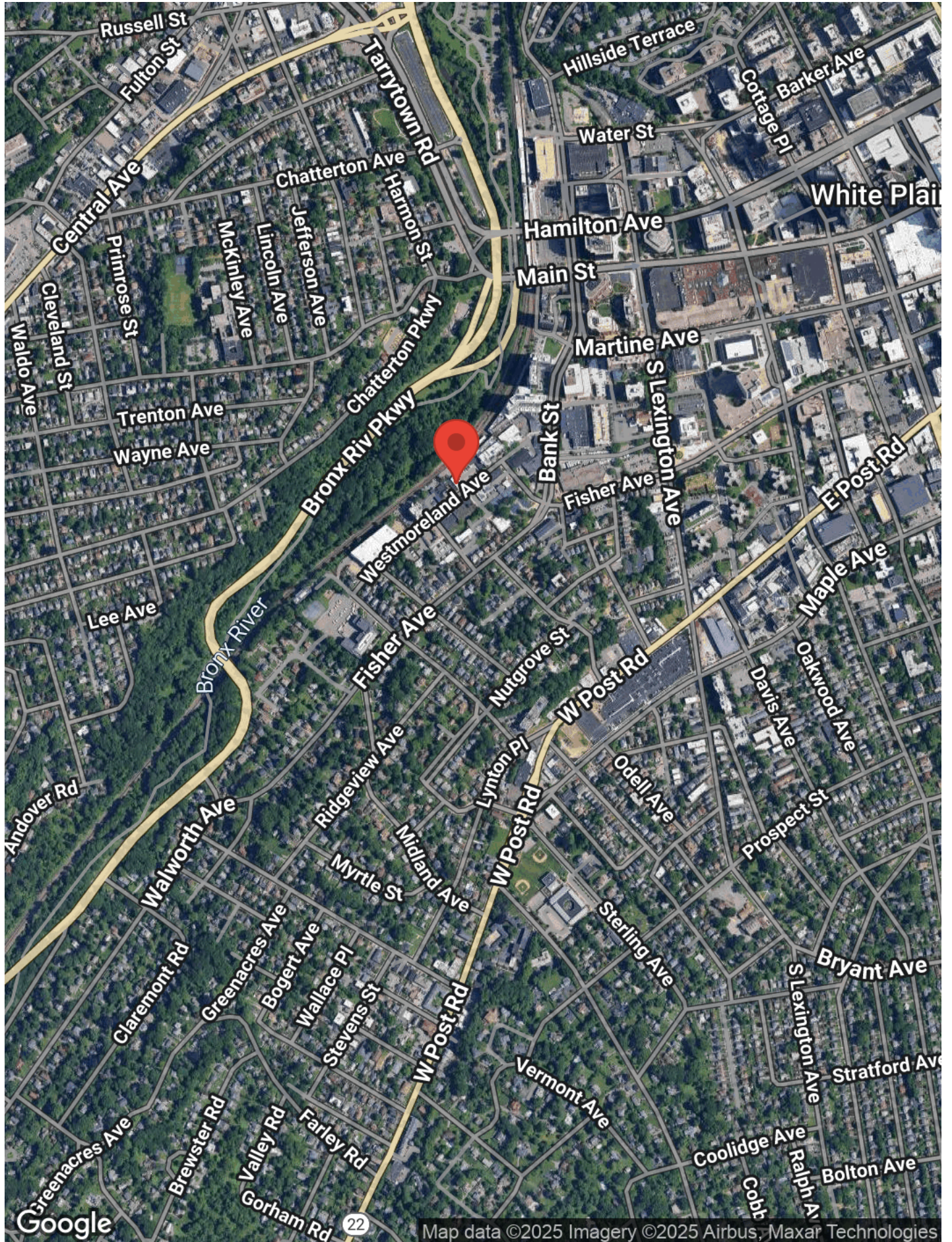
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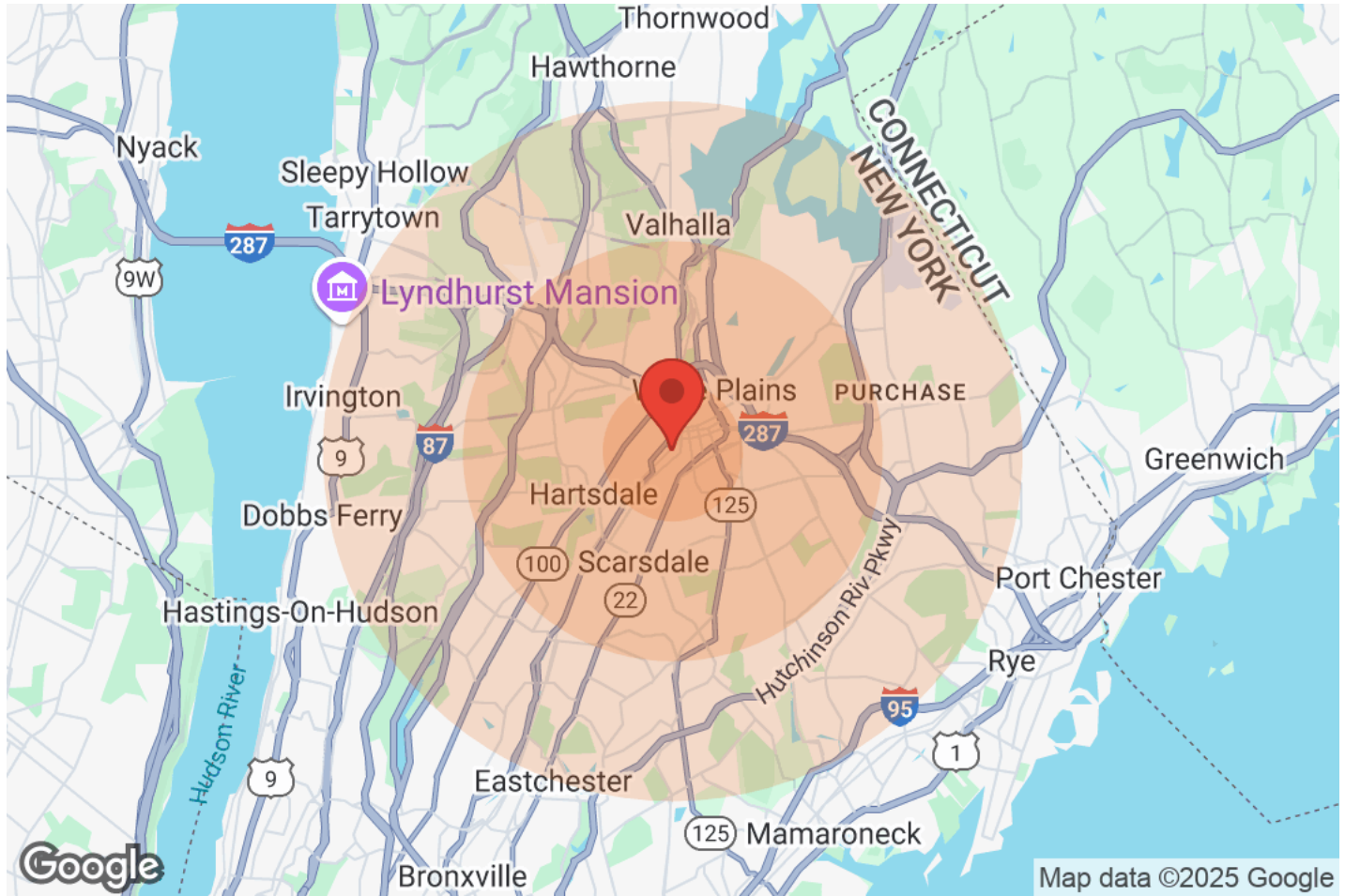
AERIAL MAP

85 WESTMORELAND AVENUE



DEMOGRAPHICS

85 WESTMORELAND AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	18,141	51,959	101,250
Female	19,796	57,141	109,210
Total Population	37,937	109,100	210,460

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	6,153	18,346	36,339
Ages 15-24	3,844	12,890	27,529
Ages 25-54	16,088	41,707	77,274
Ages 55-64	4,977	14,914	28,045
Ages 65+	6,875	21,243	41,273

Income	1 Mile	3 Miles	5 Miles
Median	\$70,195	\$95,531	\$112,822
< \$15,000	1,740	2,994	4,327
\$15,000-\$24,999	1,388	2,507	4,276
\$25,000-\$34,999	1,681	3,201	4,601
\$35,000-\$49,999	1,806	3,889	6,149
\$50,000-\$74,999	2,100	5,883	9,241
\$75,000-\$99,999	2,136	5,367	9,387
\$100,000-\$149,999	2,248	7,539	13,676
\$150,000-\$199,999	1,099	4,210	8,169
> \$200,000	1,463	6,918	16,946

Housing	1 Mile	3 Miles	5 Miles
Total Units	16,099	45,361	82,611
Occupied	15,063	42,903	78,366
Owner Occupied	6,900	27,845	55,824
Renter Occupied	8,163	15,058	22,542
Vacant	1,036	2,458	4,245

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