



402 Claremont Avenue - Ground | Thornwood, NY

Industrial Property For Lease

Contact

Adam Garber 914.747.5000 x286 AG@princetonrealtygroup.com

May 2025

Executive Summary



OFFERING SUMMARY

COUNTY	Westchester
BUILDING SIZE	34,000 SF
AVAILABLE SF	5,506 SF
ZONING	M-2 (Light Ind)
LEASE RATE	\$19.50 PSF NNN
CAM	Approx. \$4.48 psf
AVAILABILITY	Immediate

PROPERTY OVERVIEW

5,067 sf of warehouse / 439 sf of office space available in Westchester County. M-2 zoning allows for, but is not limited to, warehouse distribution, light manufacturing and office.

LOCATION OVERVIEW

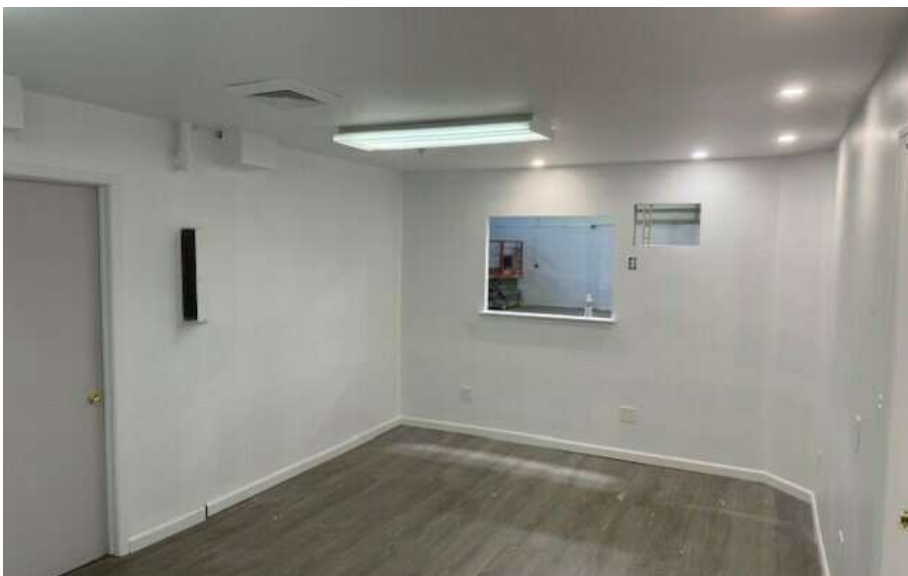
Located within close proximity to Route 9A and the Saw Mill, Sprain Brook and Taconic Parkways.

FEATURES

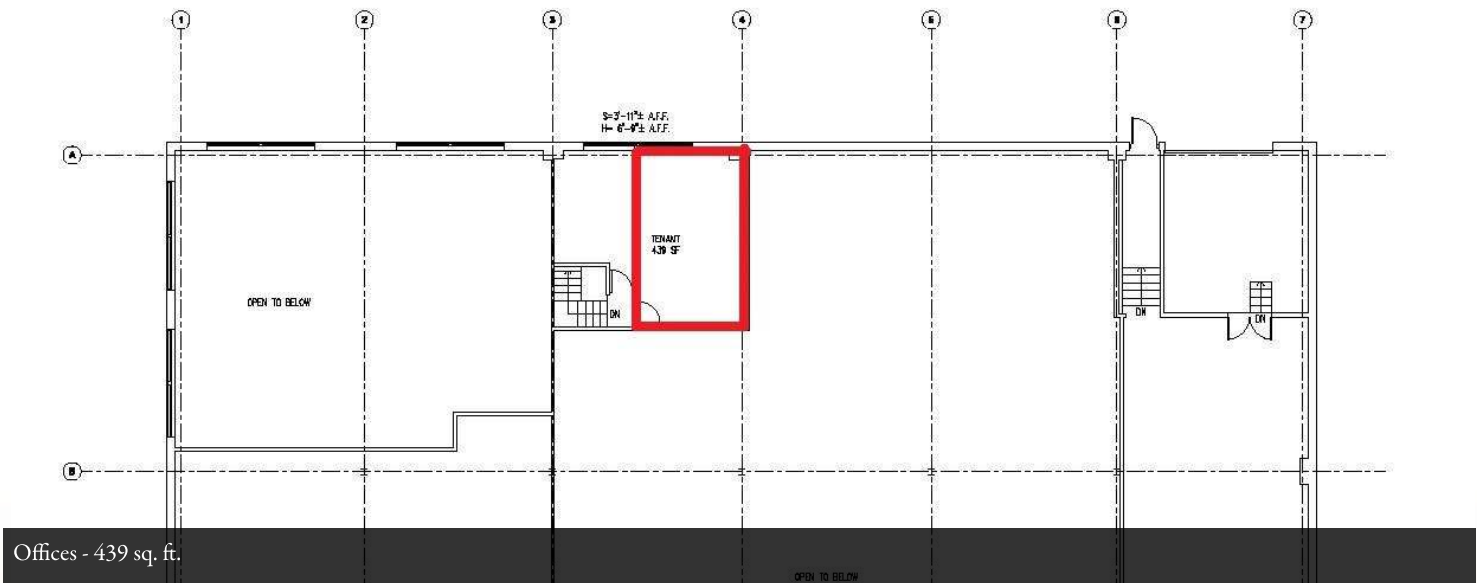
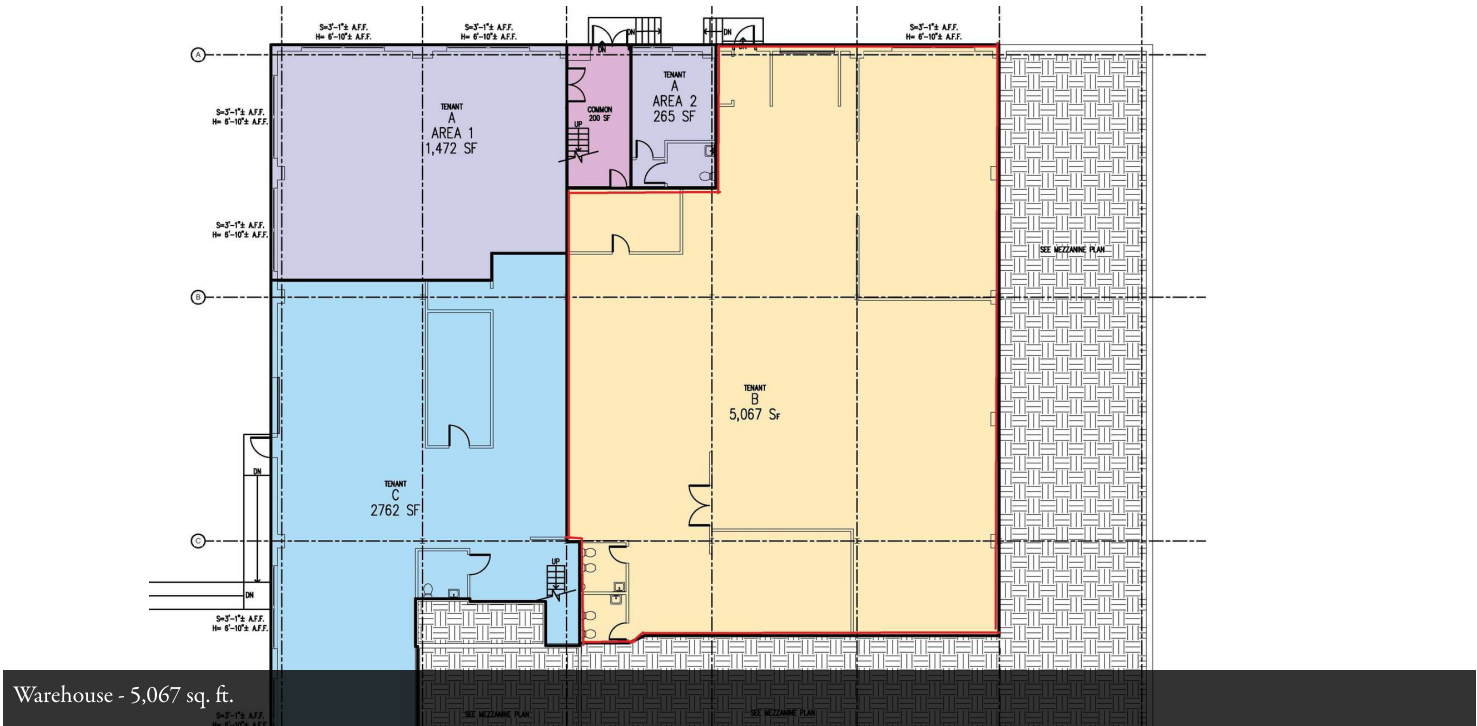
- > 15' clear span warehouse
- > One (1) dock-high loading door
- > On-Site parking for up to 8 spaces
- > Newly renovated space with new HVAC
- > 200 Amp 3 phase power

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, PRIOR SALE AND WITHDRAWAL WITHOUT NOTICE.

Additional Photos



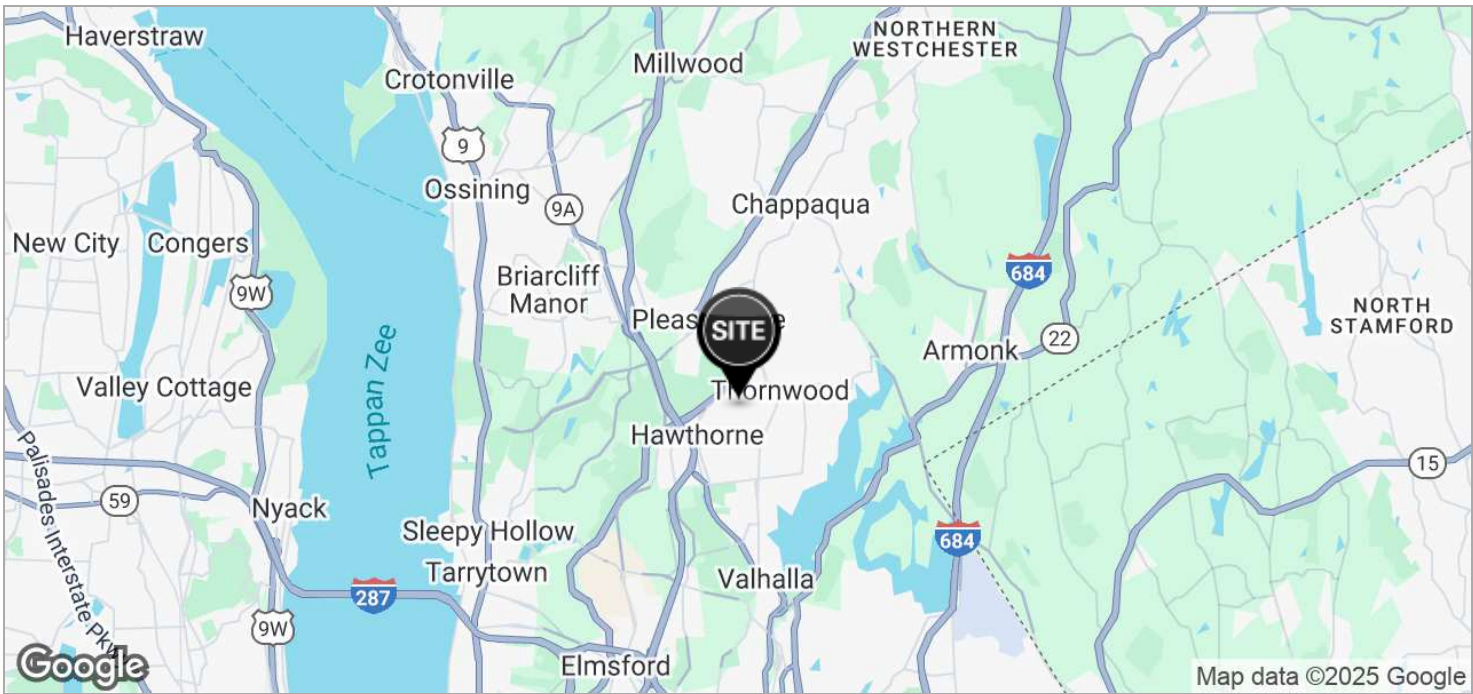
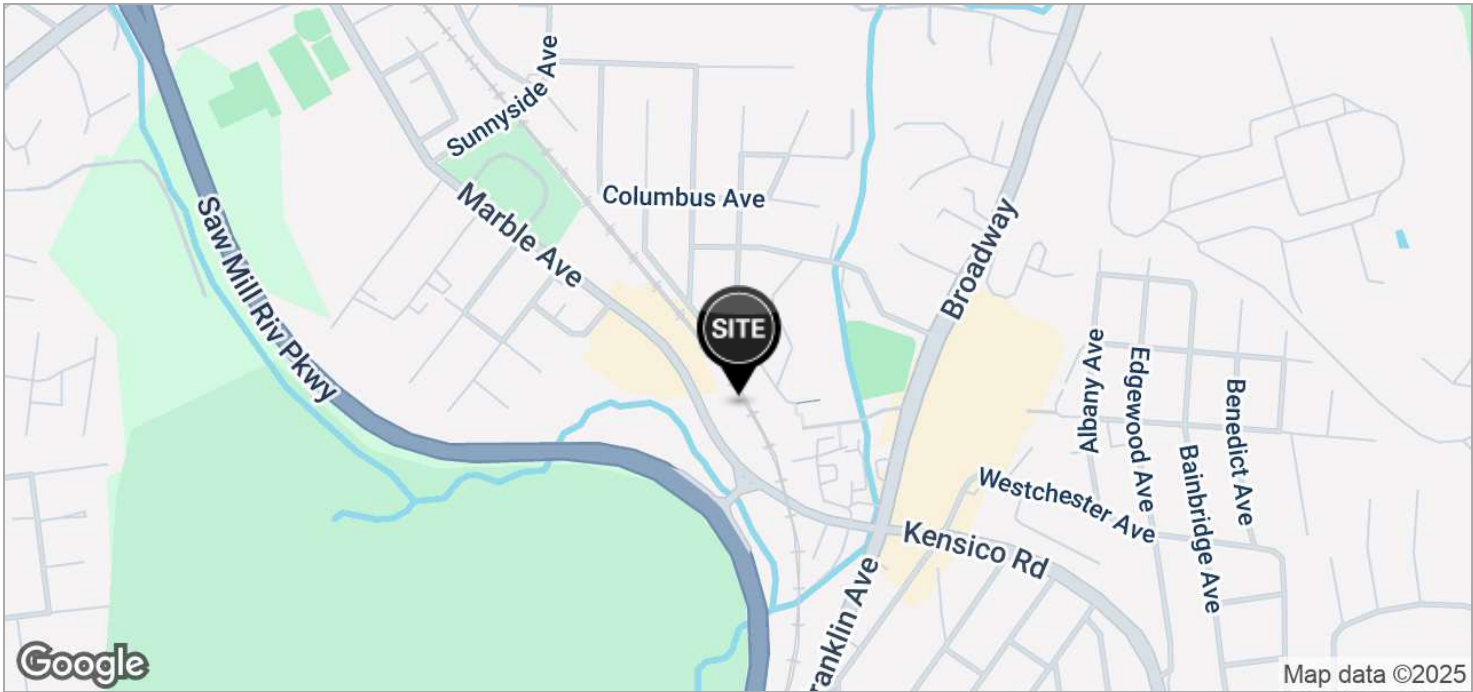
Floor Plans



402 Claremont Avenue - Ground | Thornwood, NY

INDUSTRIAL PROPERTY FOR LEASE

Location Maps

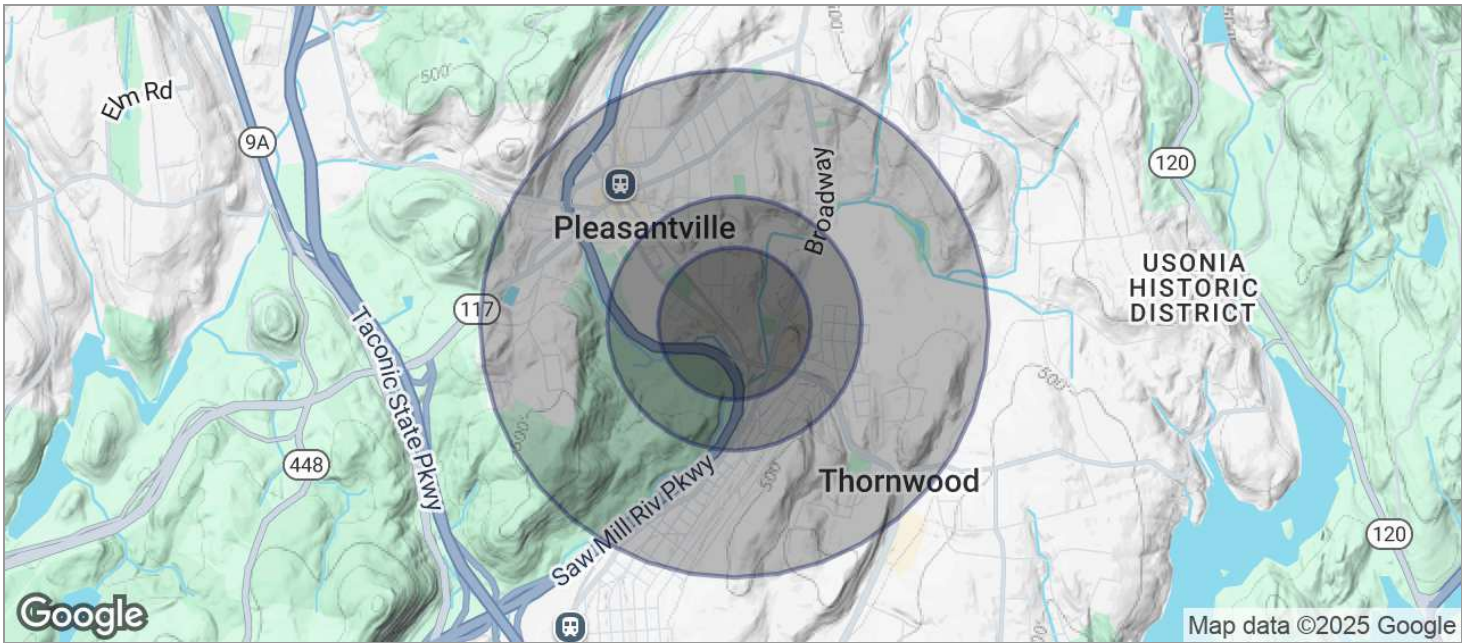


402 Claremont Avenue - Ground

Thornwood, NY

INDUSTRIAL PROPERTY FOR LEASE

Demographics Map



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,136	2,683	9,723
MEDIAN AGE	42	42	40
MEDIAN AGE (MALE)	41	41	40
MEDIAN AGE (FEMALE)	42	43	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	406	959	3,252
# OF PERSONS PER HH	2.8	2.8	3
AVERAGE HH INCOME	\$238,250	\$242,444	\$245,660
AVERAGE HOUSE VALUE	\$848,050	\$853,025	\$873,936

* Demographic data derived from 2020 ACS - US Census