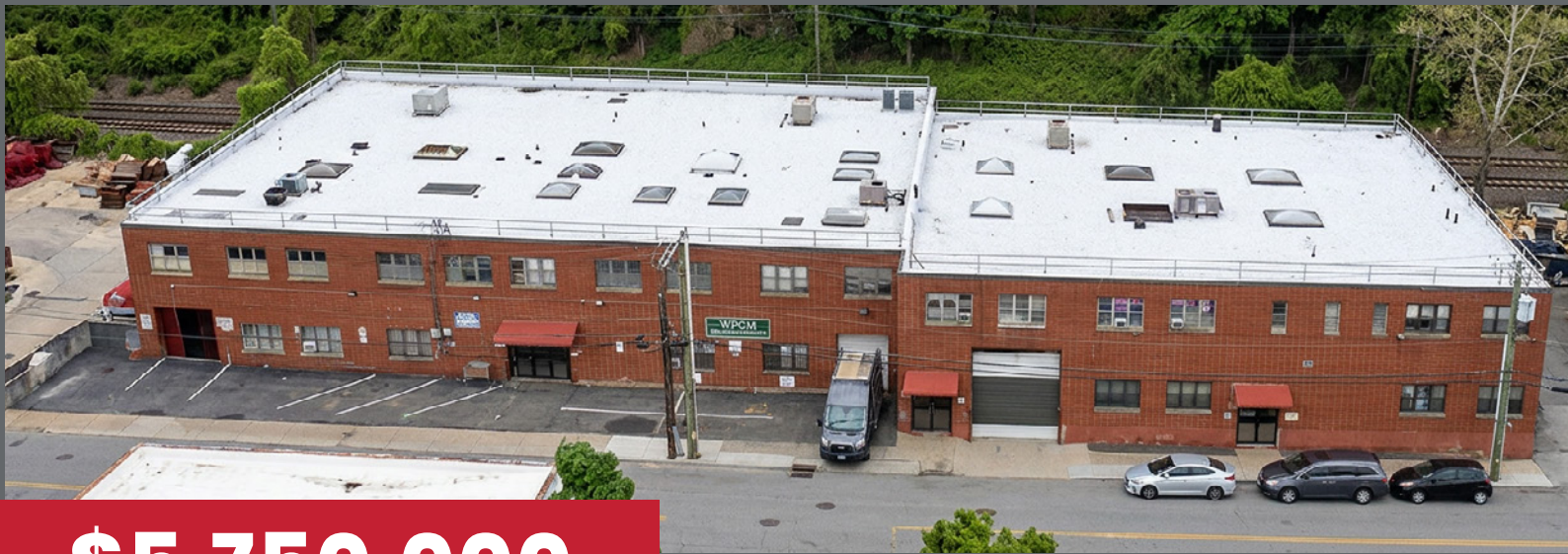


220-230 FERRIS AVENUE - WHITE PLAINS, NY -

COMMERCIAL LEASED BUILDING FOR SALE
2-STORY | +/-50,000 SF | +/-95% RENTED
SERVICING WHITE PLAINS RESIDENTIAL COMMUNITY



\$5,750,000

CONTACT EXCLUSIVE LISTING AGENT:

WILLIAM ANSON

914.968.8500 X 329

WANSON@RMFRIEDLAND.COM

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave | Harrison, NY 10528 | rmfriedland.com | 914.968.8500

220-230 FERRIS AVENUE

- WHITE PLAINS, NY -

2-STORY | +/-50,000 SF | +/-95% RENTED

- **Only 2 Vacancies: 463 SF & 939 SF**
- **28 Spaces/16 Tenants**
(some tenants have multiple spaces)
- **+/- 35 Car Parking**
(including MTA leased area)
- **5 Loading Doors**
- **Zoning: LI (Light Industrial)**



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220-230 FERRIS AVENUE

- WHITE PLAINS, NY -

WHITE PLAINS DEVELOPMENT



HAMILTON GREEN



1 MARTINE AVE



25 NORTH LEX



THE MITCHELL

Building	Units
The Collection at Broadway	440
The Continuum	303
The Mitchell	434
15 Bank Street	310
One Martine at City Square	188
North Street Residences	100
Hamilton Green	860
60 South Broadway	814
The Overture at Brookfield Commons	129

Building	Units
Norden Lofts	65
Hamilton Crossing	468
25 North Lex	500
8 Chester Avenue	74
51 South Broadway	134
Mt. Hope Plaza	56
Brookfield Commons	223

5,098 New Apartments

White Plains has added thousands of new residential units in a geography that physically cannot expand its light industrial supply meaningfully. More rooftops in a supply-constrained industrial market is a textbook recipe for sustained, and likely increasing, demand from tenants who serve those residents. The data on vacancy rates, rent growth, and absorption all point in the same direction. Westchester and the White Plains light industrial submarket is relatively small, bringing active demand for space in buildings like 220-230 Ferris Avenue.

CONTACT:

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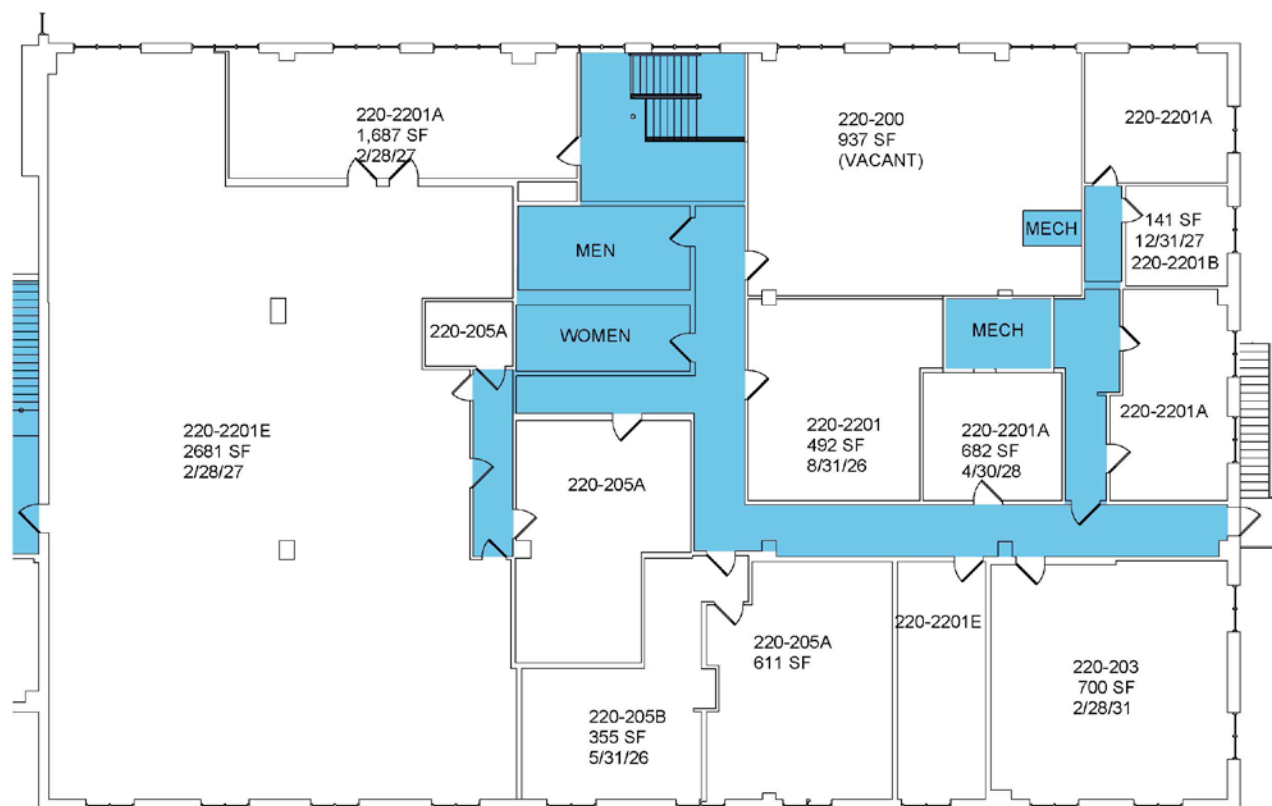
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220-230 FERRIS AVENUE - WHITE PLAINS, NY -

220 FERRIS AVENUE | SECOND FLOOR



 NON-RENTABLE AREA

CONTACT:

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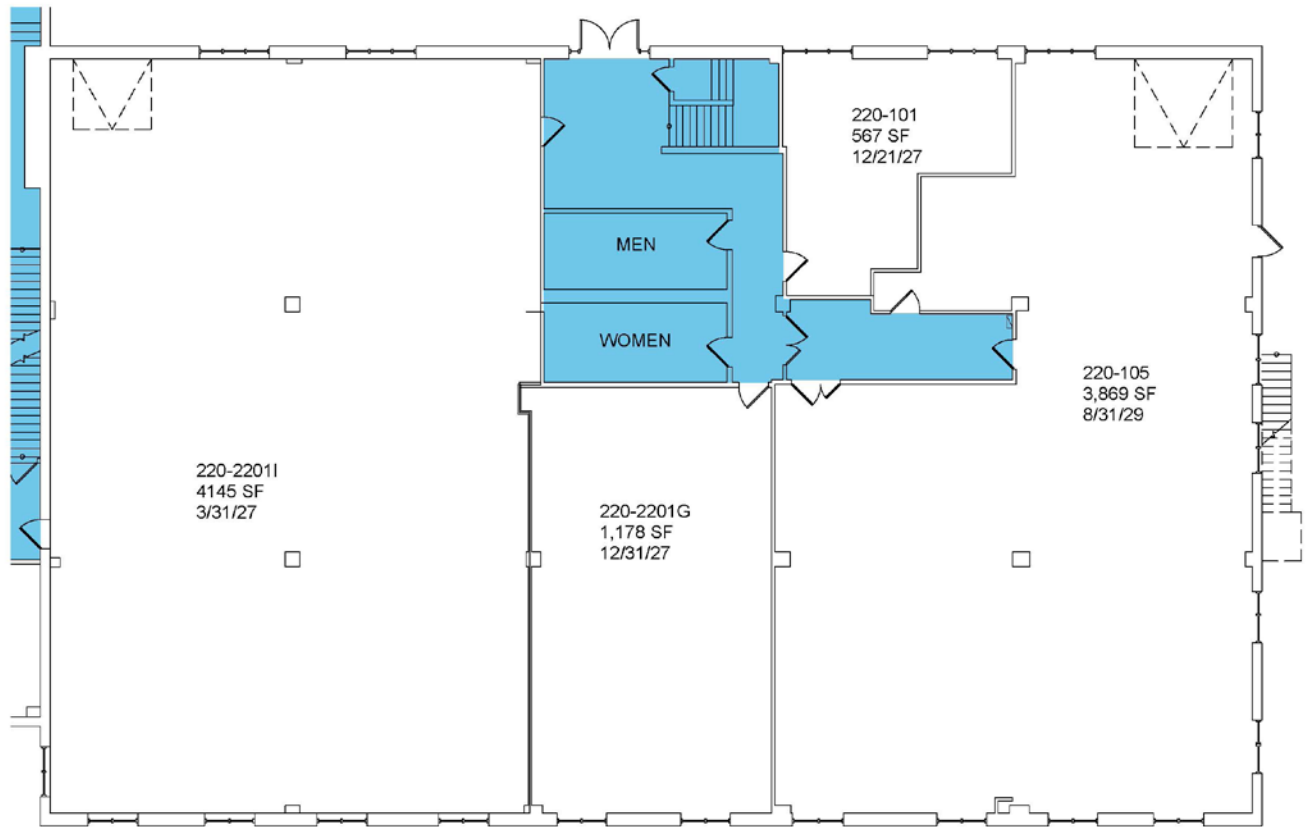
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220-230 FERRIS AVENUE - WHITE PLAINS, NY -

220 FERRIS AVENUE | FIRST FLOOR



 NON-RENTABLE AREA

CONTACT:

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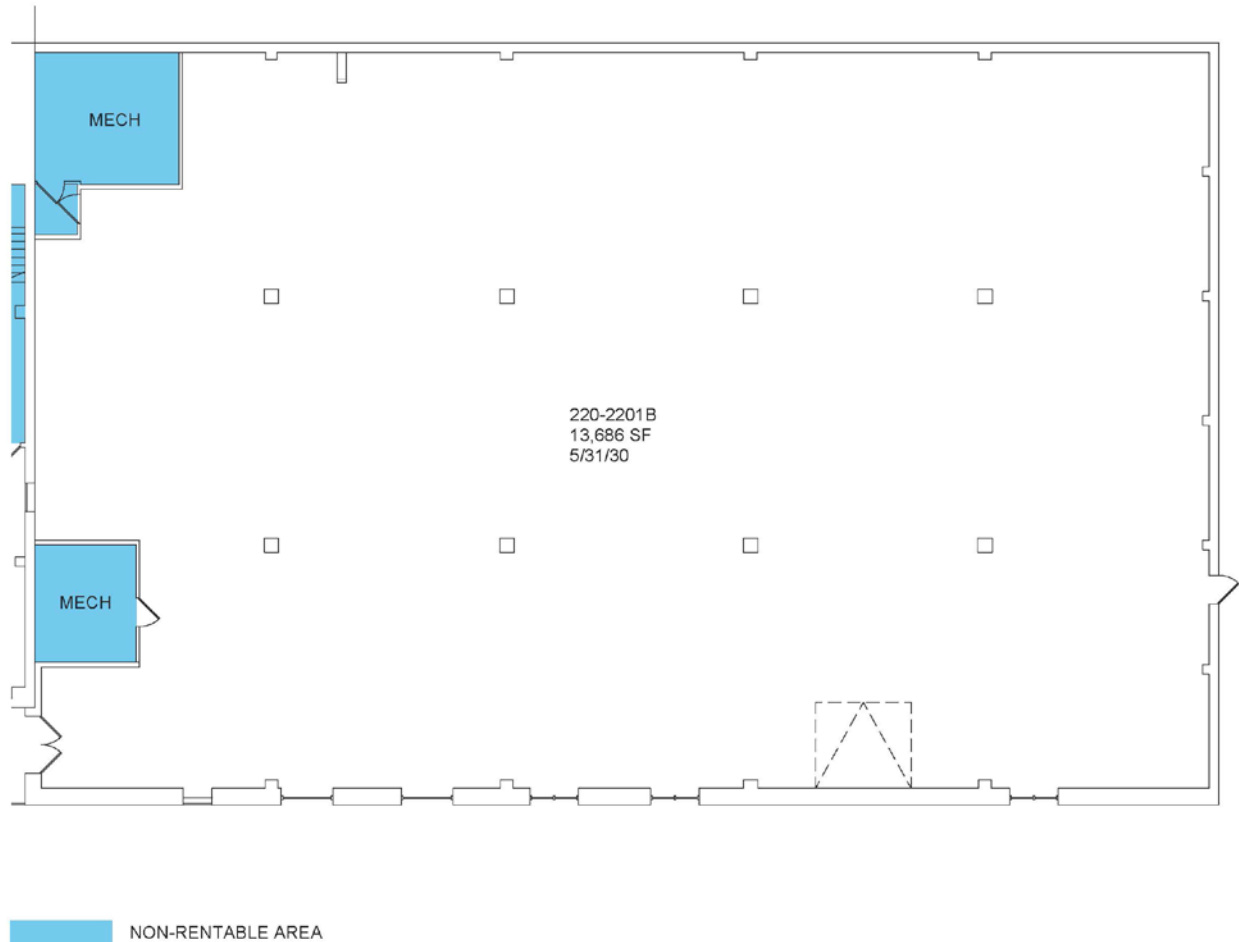
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220-230 FERRIS AVENUE - WHITE PLAINS, NY -

220 FERRIS AVENUE | BASEMENT



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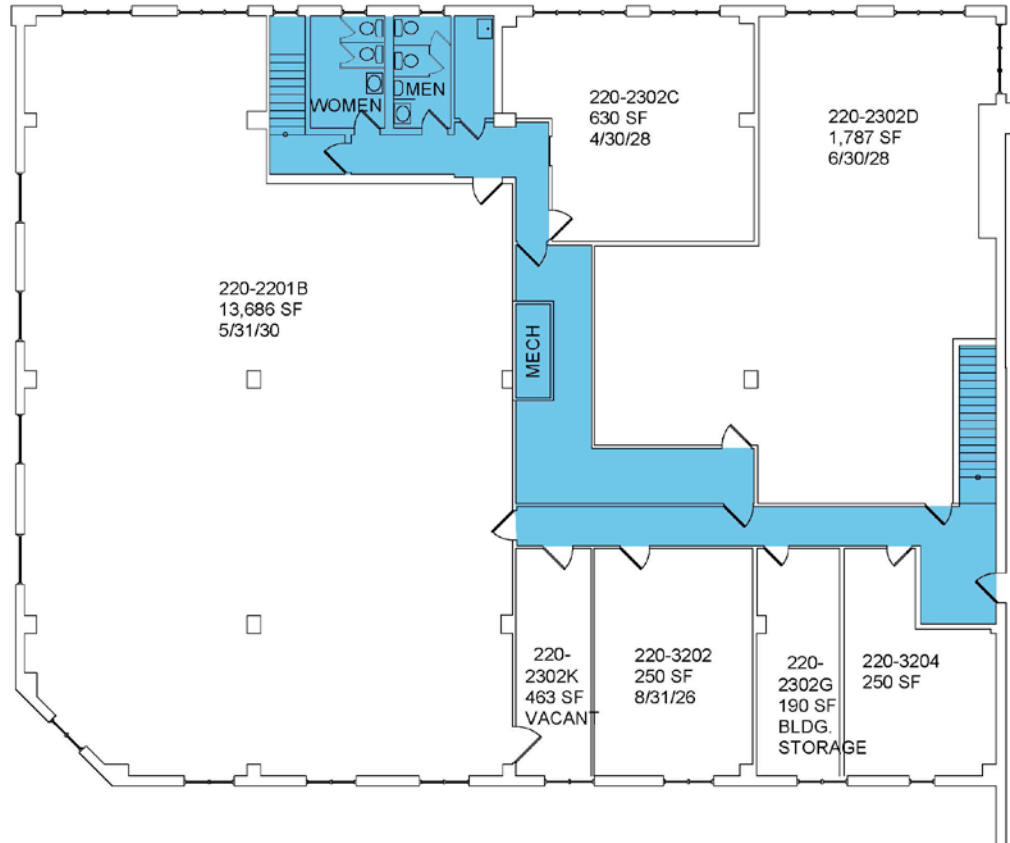
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220-230 FERRIS AVENUE - WHITE PLAINS, NY -

230 FERRIS AVENUE | SECOND FLOOR



 NON-RENTABLE AREA

CONTACT:

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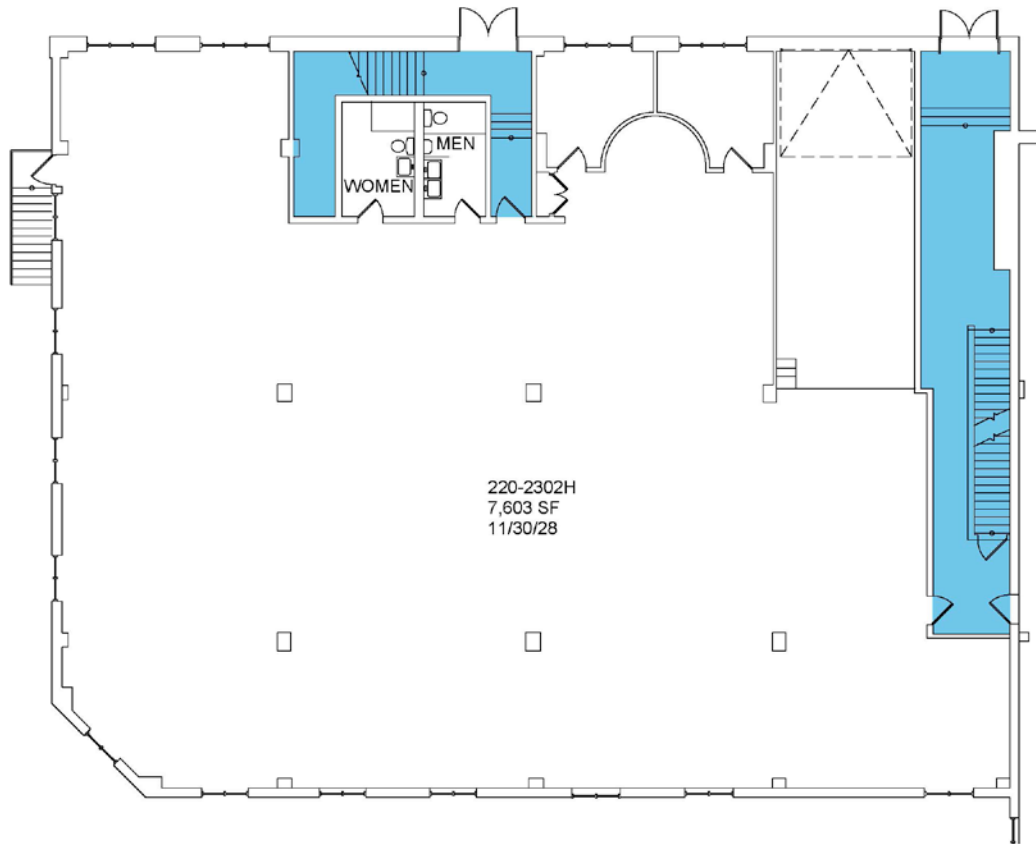
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220-230 FERRIS AVENUE - WHITE PLAINS, NY -

230 FERRIS AVENUE | FIRST FLOOR



CONTACT:

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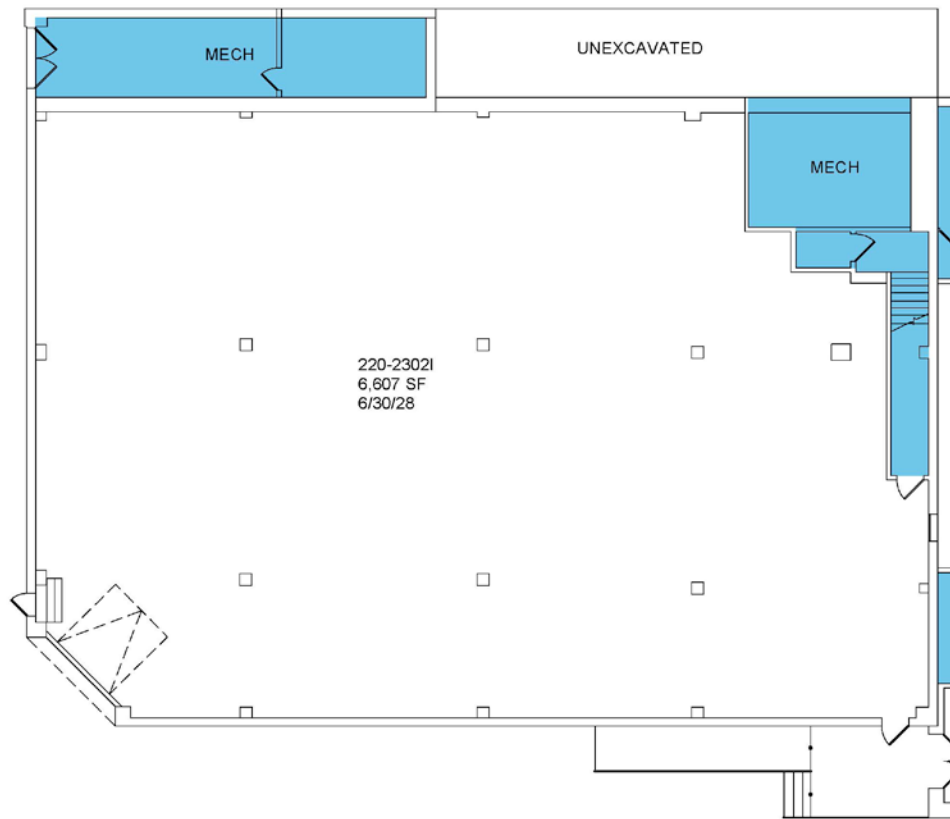
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220-230 FERRIS AVENUE - WHITE PLAINS, NY -

230 FERRIS AVENUE | BASEMENT



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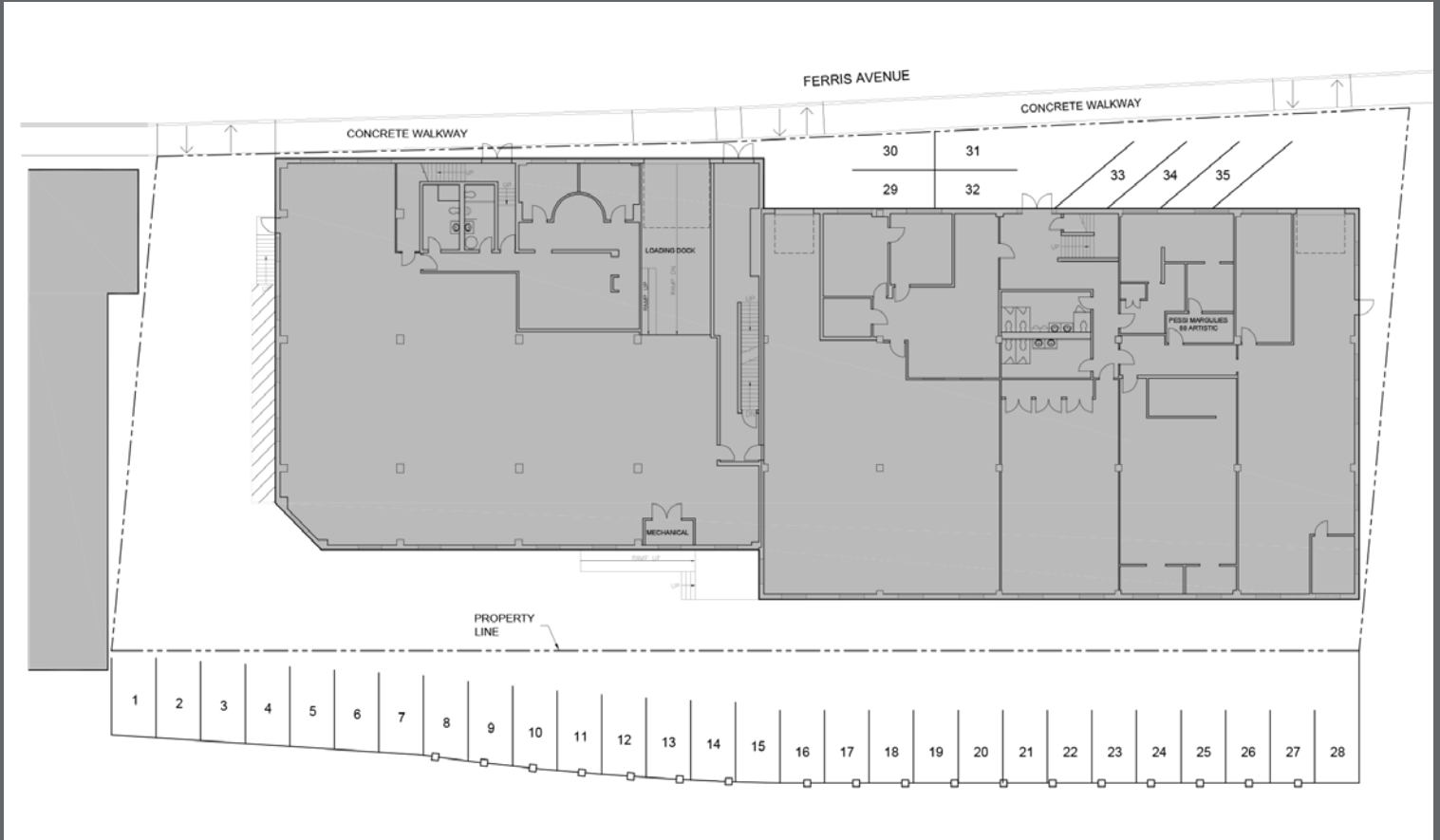
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220-230 FERRIS AVENUE

- WHITE PLAINS, NY -

SITE & PARKING PLAN



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220-230 FERRIS AVENUE

- WHITE PLAINS, NY -

DEMOGRAPHICS



Demographics	White Plains	Westchester
Population (2025)	63,264	1.01 M
Average Household Size	2.3	2.65
Female / Male Ratio	50.6%/49.4%	50.7%/49.3%
Median Age	40.7	41.0
Average Household Income	\$181,735	\$211,807
Per Capita Income	\$78,958	\$79,718
Median Home Value	\$629,781	\$645,959

* = All information from SITESUSA

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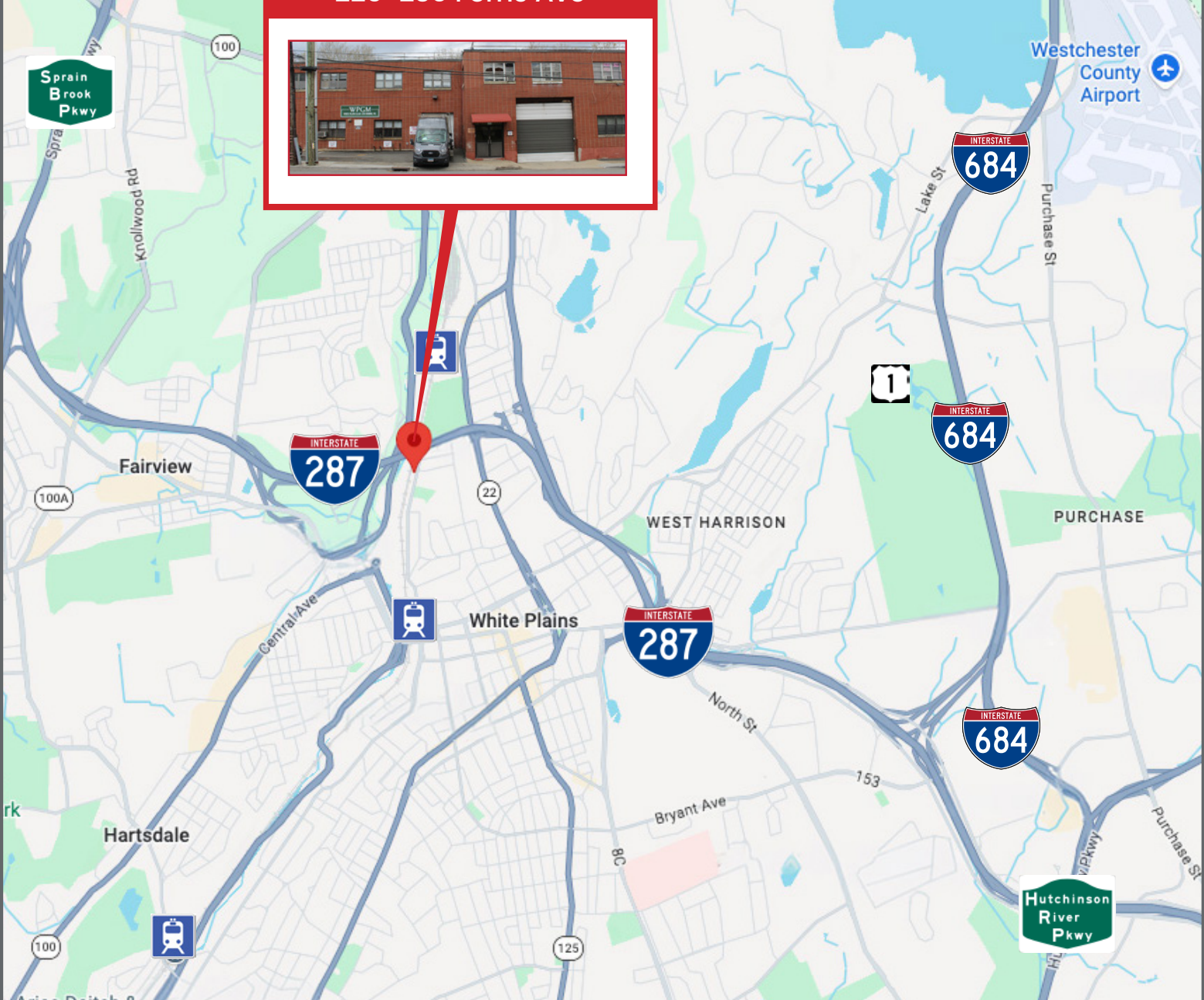
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220-230 FERRIS AVENUE

- WHITE PLAINS, NY -

TRANSPORTATION

220-230 Ferris Ave



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TRANSPORTATION



the bee-line system



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