

Standard Realty Corporation

Commercial and Industrial Real Estate

120 White Plains Road, Tarrytown, NY 10591 ♦ (914) 631-4000

**FOR LEASE: 6,700 – 13,400 SF WAREHOUSE
61,000 SF OF LAND**

442, 524, 532 WAVERLY AVENUE, MAMARONECK, NY



442 Waverly	Land	25,000 SF	Dimensions	512' x 134'
524 Waverly	Land	23,000 SF	Curb Cuts	3
524 Waverly	1 st Floor WH	6,700 SF	Zoning	M1
524 Waverly	2 nd Floor Office	6,700 SF	Lease Rate – Bldg	\$18.50/sf
532 Waverly	Land	13,000 SF	Lease Rate – Land	\$ 8.50/sf

Located immediately on/off I-95, this property is ideally suited for wholesale distributors, manufacturers, and service companies that require highway access to service Westchester County, Fairfield County, and the Bronx. The land is divisible to 25,000 sf and is well suited for car dealership inventory or the parking of service, maintenance, or construction vehicles.

Property Highlights:

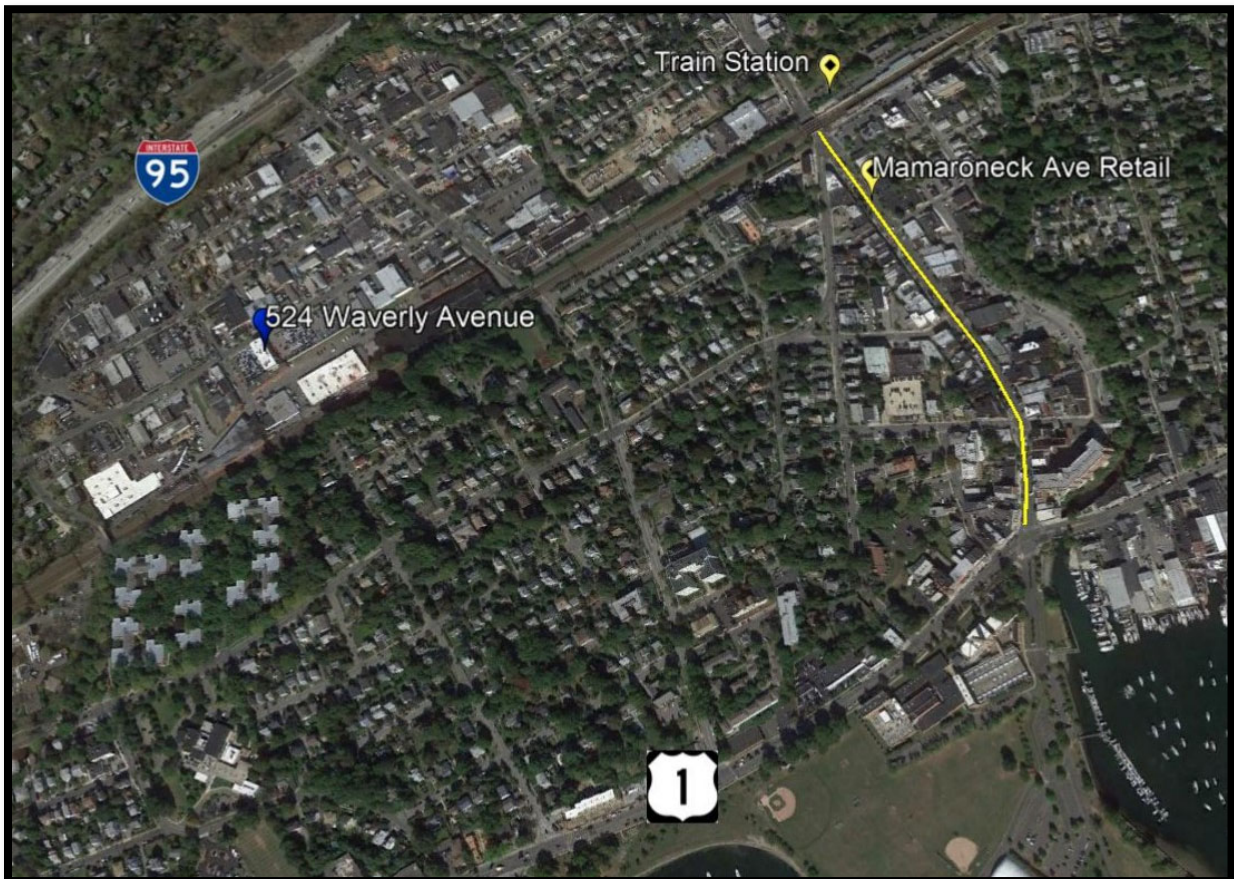
- Proposed zoning overlay will allow for more uses that included restaurant, recreation, and retail. Light industrial uses are still permitted
- Well lit, secured, and maintained property; the site was fully upgraded in 2010
- Major fiber optic trunk passes under the district providing for high capacity and high-speed communications
- 5,000 – 10,000 car traffic daily

Standard Realty Corporation



Building Highlights:

- 3 drive-in doors
- 1st floor warehouse has small retail office space, wet sprinklers, 16' clear ceiling height
- 2nd floor loft office/showroom has exposed brick walls, 30 + windows



Located on a busy-through street connecting Larchmont and the Village of Mamaroneck. Close to Mamaroneck Avenue retail, major highways, and walking distance to the Mamaroneck Metro-North Train Station. Travel distances are as follows:

I-95 N exit 18A	1/3 mile	Hutchinson N/S exit 23	2.84 miles
I-95 S exit 18B	1 mile	Boston Post Road	2/3 miles

Domenick D'Apice
TJ Milo

(914) 631-4000
(914) 907-2385

ddapice@standardre.com
tjmilo0997@gmail.com