



HOULIHAN LAWRENCE  
COMMERCIAL

# 60-66 Marbledale Road Tuckahoe, NY 10707

*TWO BUILDING AUTO COMPLEX AVAILABLE FOR LEASE*

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VERSATILE FLEX SPACE SPACE FOR LEASE

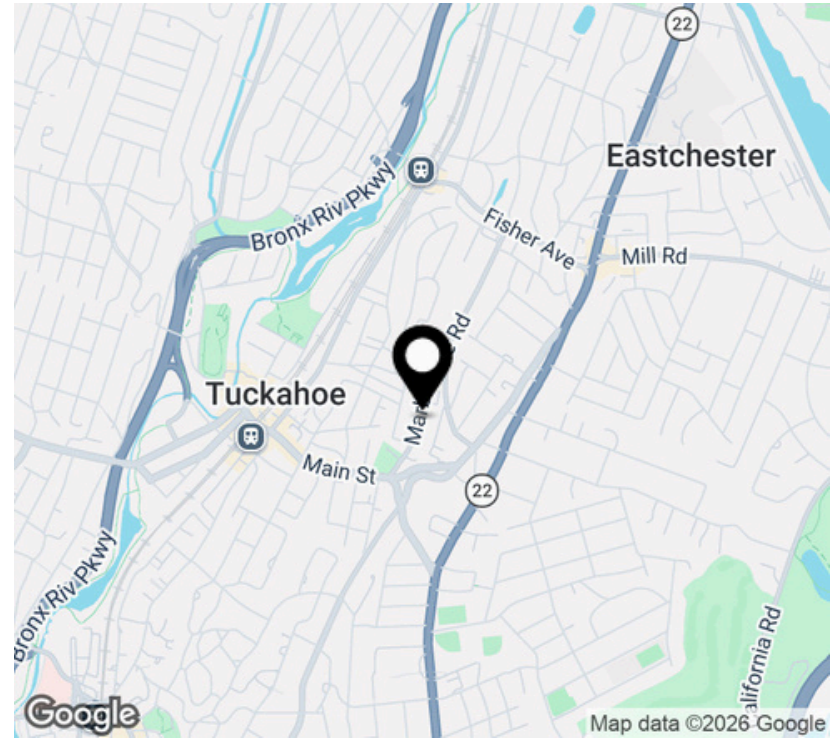


COMMERCIAL TEAM AT HOULIHAN LAWRENCE

# Executive Summary

## 60-66 Marbledale Rd, Tuckahoe, NY

FOR LEASE



### Offering Summary

|                |                           |
|----------------|---------------------------|
| Asking Rent    | \$21,500 /Monthly/NNN     |
| Zoning         | GDC General Commercial    |
| Property Type  | Versatile Flex Space Flex |
| Lot SF         | +/- 54,014 SF             |
| Parking Spaces | 25+                       |
| GLA            | 13,280 SF                 |

### Property Highlights

- Fully Fenced & Secure
- Excellent Vehicle Circulation
- Modern/Premium Auto garages
- Gated Access
- Secure Location

### Property Overview

Houlihan Lawrence Commercial is pleased to exclusively offer 60-66 Marbledale Road, a rare automotive and flex-industrial campus located in Tuckahoe, New York.

The property consists of 13,280 SF across 2-buildings situated on a secure acre parcel. The front building provides a combination of office and warehouse space, while the rear building is configured as premium automotive facilities featuring high ceilings, oversized drive-in doors, and ample parking.

The property's layout creates a turnkey opportunity for automotive users seeking a headquarters location capable of supporting service, restoration, customization, storage, sales, or fleet operations. Few properties in Westchester County offer this combination of building quality, secure parking, accessibility, and automotive infrastructure.



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# Property Details

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## Building A - Office & Warehouse

- ±3,000 SF Office
- ±2,000 SF Warehouse / Storage
- Reception and administrative area
- Street frontage along Marbledale Road in Tuckahoe, NY.

## Building B - Automotive Facility

- ±8,000 SF
- 14' Clear Ceiling Height
- 12' x 10' Drive-In Overhead Door
- Service and vehicle storage capability
- Ideal for restoration, customization, or specialty automotive operations



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# Exterior

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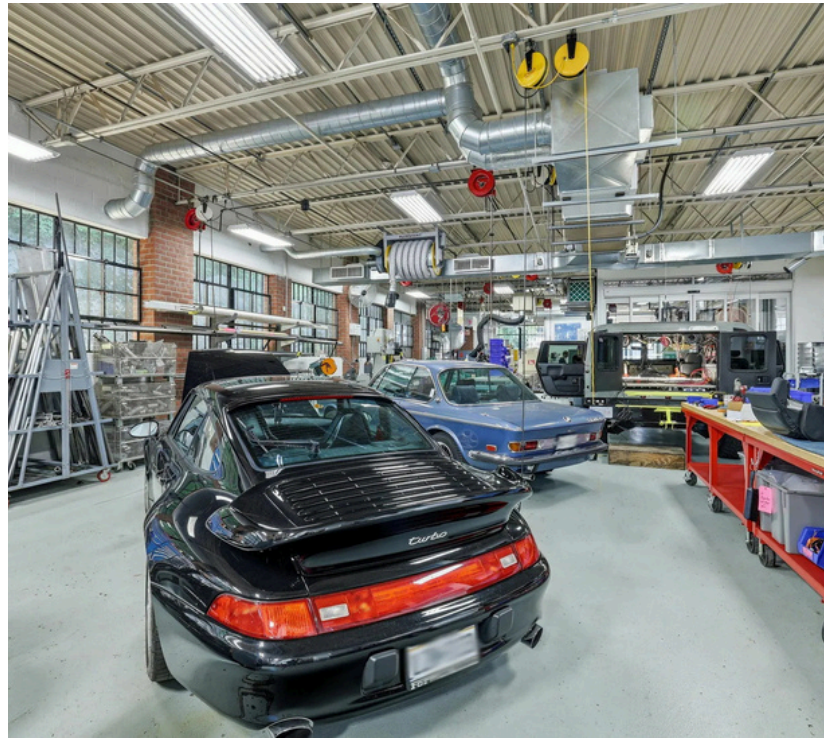


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# Interior

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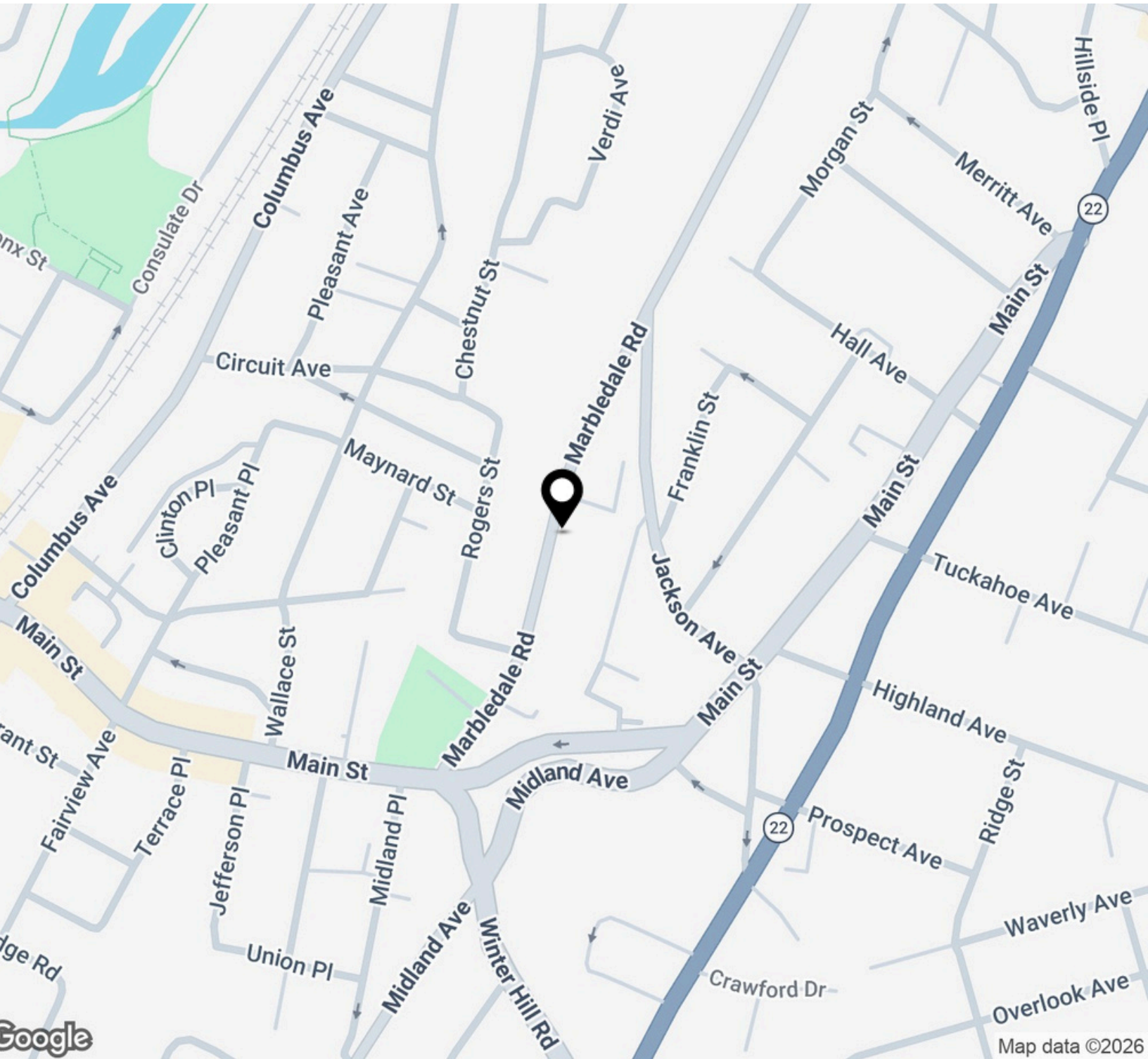


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# Map

FOR LEASE

## 60-66 Marbledale Rd, Tuckahoe, NY



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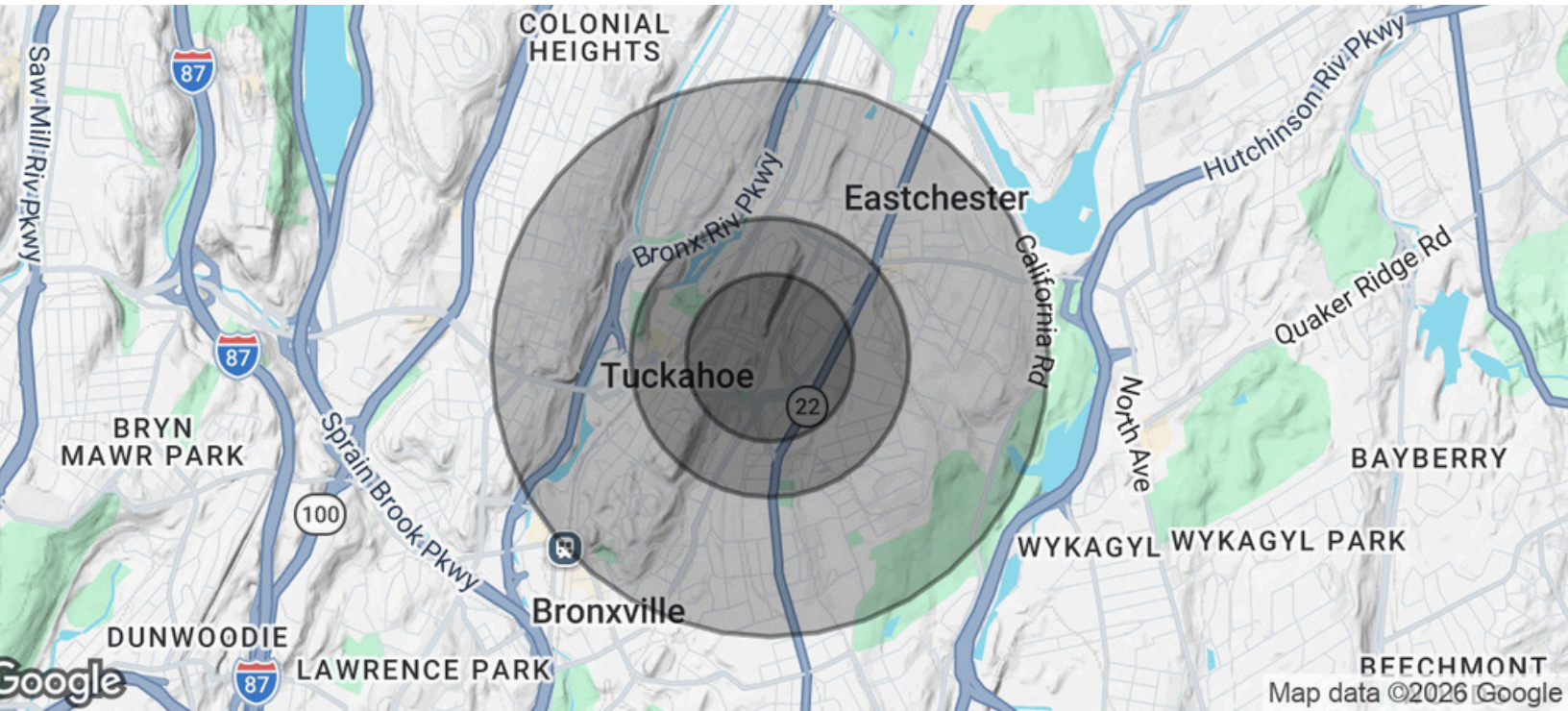


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# Demographics Map & Report

## 60-66 Marbledale Rd, Tuckahoe, NY

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| Population           | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population     | 3,716     | 8,558     | 24,325 |
| Average Age          | 44.6      | 44.1      | 43.7   |
| Average Age (Male)   | 45        | 41.2      | 40.6   |
| Average Age (Female) | 43.4      | 44.2      | 45.2   |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,533     | 3,418     | 9,114     |
| # of Persons per HH | 2.4       | 2.5       | 2.7       |
| Average HH Income   | \$142,682 | \$168,644 | \$234,181 |
| Average House Value | \$719,183 | \$757,986 | \$898,153 |

2023 American Community Survey ACS



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