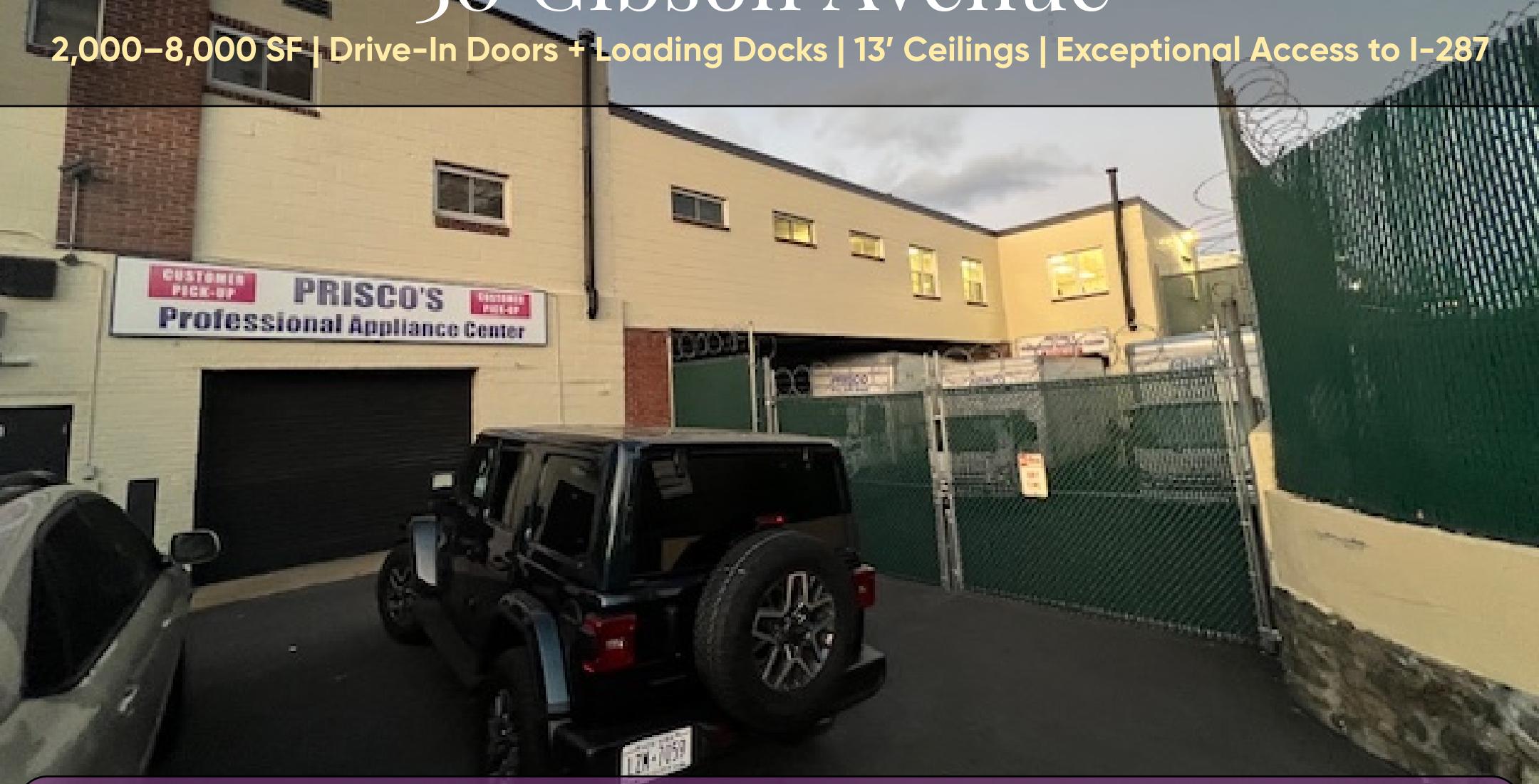


White Plains | New York
30 Gibson Avenue

1,100 sf

2,000–8,000 SF | Drive-In Doors + Loading Docks | 13' Ceilings | Exceptional Access to I-287



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Asking \$24 PSF/YR

PROPERTY DESCRIPTION

Now available, 30 Gibson Avenue offers flexible warehouse opportunities ranging from 2,000 SF to 8,000 SF, perfectly suited for distribution, logistics, service businesses, storage, light manufacturing, contractors, and last-mile uses. The space includes multiple drive-in doors and two loading docks, providing seamless accessibility for deliveries and efficient workflow. With 13-foot ceiling heights, this facility supports a wide variety of industrial and commercial operations.



Prime Westchester Logistics Location

Positioned directly off **I-287** and just minutes to the **Bronx River Parkway, Sprain Brook Parkway, Route 119, Route 9A, and I-87**, this centrally located property serves as an ideal hub for businesses operating throughout Westchester County, Fairfield County, the Hudson Valley, and New York City. The site is easily accessible for employees, vendors, and distribution vehicles, reducing travel time and improving operational efficiency.





Why Companies Are Seeking Westchester Warehouse Space

Warehouse demand in Westchester has continued to surge as businesses shift toward last-mile fulfillment, e-commerce distribution, and regional service operations. With limited industrial inventory in the county, well-located midsize facilities such as 30 Gibson Avenue remain in extremely high demand. Businesses are prioritizing sites with quick highway access, flexible square footage, and functional loading—all features this property delivers.



Demographics & Workforce Advantages

White Plains and its surrounding communities offer access to a strong and diverse labor pool, with over:

- 117,000 residents within 3 miles and 45,000+ households
- Median household incomes exceeding \$120,000, indicating a robust consumer base
- Thousands of daytime employees in nearby office, medical, and retail corridors

The area benefits from steady population growth, strong transportation infrastructure, and proximity to Metro-North, making recruitment and business operations more efficient.

Additional Available Retail Spaces (Street Level)

Two retail spaces at the front of the building are also available:

- Space 1: 2,000 SF
- Space 2: 800 SF

These storefronts offer excellent visibility and can complement warehouse users seeking a front-facing showroom, service counter, or customer-facing component.

LOCATION

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