FOR SALE

12 White Street Industrial

Buchanan, New York

35,284 SF MULTI-TENANT INDUSTRIAL · MARK-TO-MARKET UPSIDE

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OVERVIEW

Executive Summary

$6,500,000 OFFERING PRICE	**$184.22** PRICE PER SF
10 TOTAL SUITES	**35,284 SF** RENTABLE SQUARE FOOTAGE

PROPERTY OVERVIEW

Northeast Private Client Group, Inc. is pleased to present **12 White Street Industrial**, a ten-suite multi-tenant industrial building on roughly 1.63 acres in the Village of Buchanan, New York — on the eastern bank of the Hudson River between the villages of Peekskill and Cortlandt, with access to Route 9, the Metro-North Hudson Line, and the Bear Mountain and Taconic State Parkways.

The building is configured as 10 individual suites that offer a diversified income stream with strong upside potential for either an investor or an owner-user. Seven of the ten suites are currently leased to tenants, who pay for their electric and heating, keeping the owner expense load light. The remaining three suites will be vacated by the current owner at closing, creating a unique opportunity for two distinct buyer profiles: an owner-user seeking industrial or flex space for their own operations can acquire the property with immediate access to roughly 30% of the building at closing while benefiting from in-place tenant income on the remaining suites to help offset carrying costs.

A value-add investor can absorb the vacated space, re-tenant at market rents, and benefit from a multi-tenant structure that diversifies rollover risk across ten separate leases rather than concentrating exposure with a single tenant.

The multi-tenant format also provides flexibility to subdivide, reconfigure, or consolidate suites to suit future leasing demand or an owner-user's specific space requirements, and the property's location in Buchanan offers convenient access to regional transportation corridors and the broader Hudson Valley and lower Westchester industrial market. With its diversified income base, manageable lot size, and a built-in vacancy component at closing, this property is well positioned to attract both income-focused investors.

OFFERING SUMMARY

Offering Price	$6,500,000
Price Per RSF	$184.22
Rentable Square Footage	35,284 SF
Number of Suites	10
Number of Garage Bays	10

Investment Highlights

INCOME & VALUE-ADD UPSIDE

Rents Below Market

In-place rents average $14.50 per square foot against roughly $18.00 market — expiring suites mark up as leases renew, lifting income over time.

Three Suites Delivered Vacant

Three owner-occupied suites — about 30% of the building and roughly $156,000 of in-place income — deliver vacant at closing for immediate lease-up or owner use.

Multi-Tenant Industrial

Protected NOI with diverse tenant mix and short-term leases giving new owner long-term flexibility.

LOCATION

Close Access to NY Route Ways

Close access to U.S. Route 9, Route 202, and Route 6, connecting the property to Peekskill, the Bear Mountain Bridge, and the broader Hudson Valley and Westchester road network.

Minutes to Rail & Peekskill

Peekskill sits a routed two miles north, and the Metro-North Hudson Line runs the corridor, linking Buchanan to the Hudson Valley and, southbound, New York City.

Hudson River & Parkway Access

Buchanan fronts the Hudson River with quick access to the Bear Mountain and Taconic State Parkways, and New York City is a routed 61 miles south.

SECTION 01

The Property

Property Overview

SITE SUMMARY

Address	12 White Street, Buchanan, NY
Property Type	Industrial
Rentable SF	35,284 SF
Lot Size	1.63 Acres
Stories	2
Number of Suites	10

UTILITIES

Heat	Hot Air
Electric	Three Phase 1200AMP
Landlord Pays	Water and Sewer*
Tenant Pays	Electric, Heat

*Partial CAM Reimbursement on W&S

CONSTRUCTION & SYSTEMS

Parking	Onsite Surface Lot
Number of Garage Bays/Loading Docks	10
Max Garage Bay Height	11'11"
Max Garage Bay Width	10'3"

INVESTMENT PROFILE

Offering Price	$6,500,000
Price / SF	$184.22
Current NOI	$358,332
Pro Forma NOI	$437,398
Average Rent / SF	$14.50
PF Average Rent / SF	$16.98

Property Photos

Property Photos




Property Photos

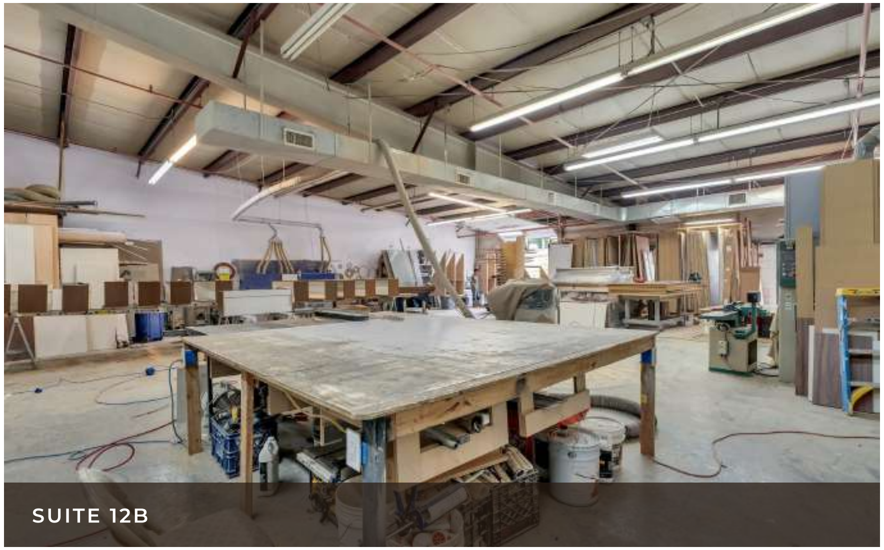

SUITE 12A


SUITE 12A

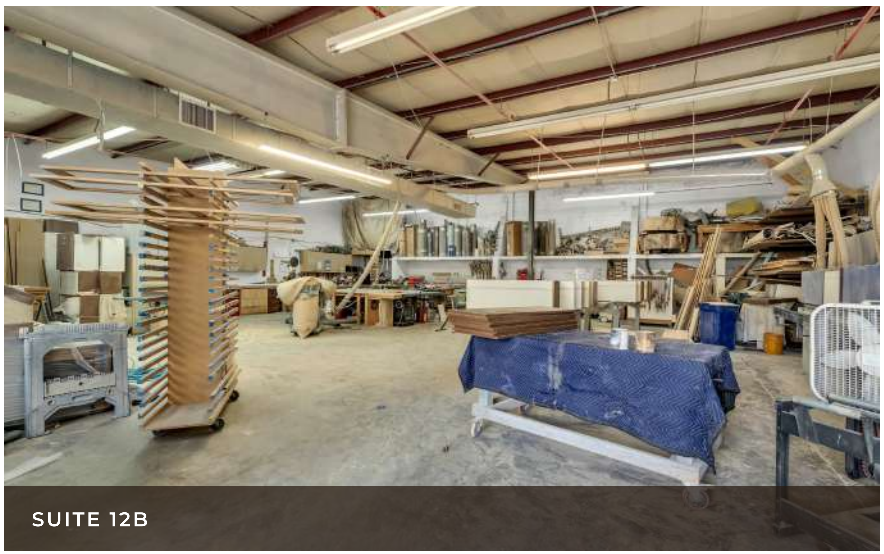

SUITE 12A


SUITE 12A

Property Photos


SUITE 12B


SUITE 12B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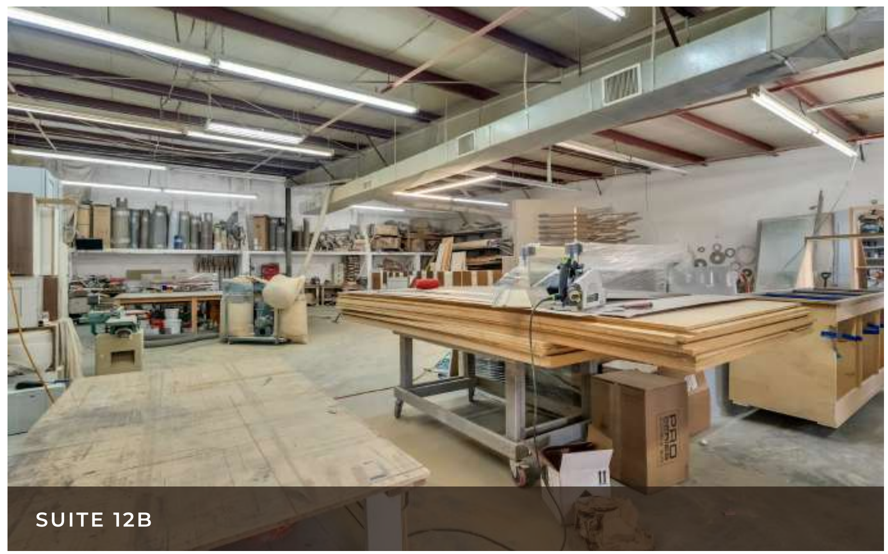
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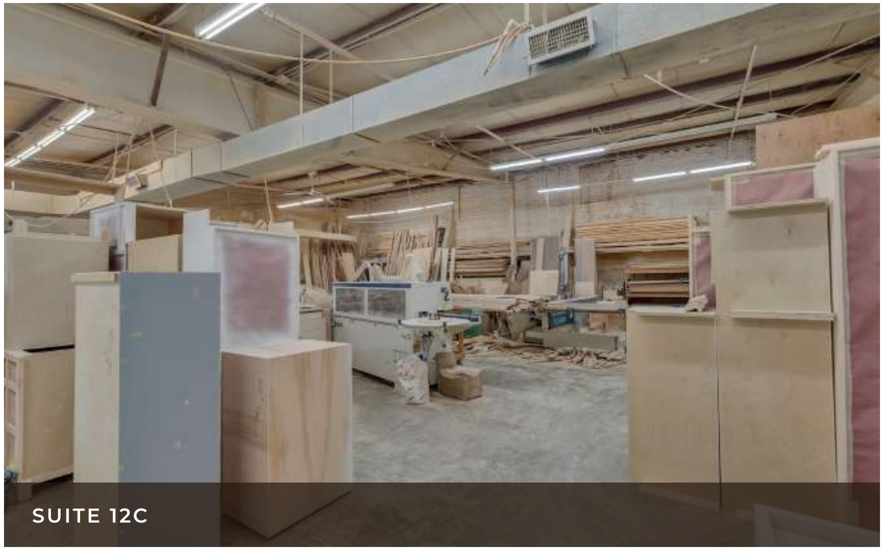
Property Photos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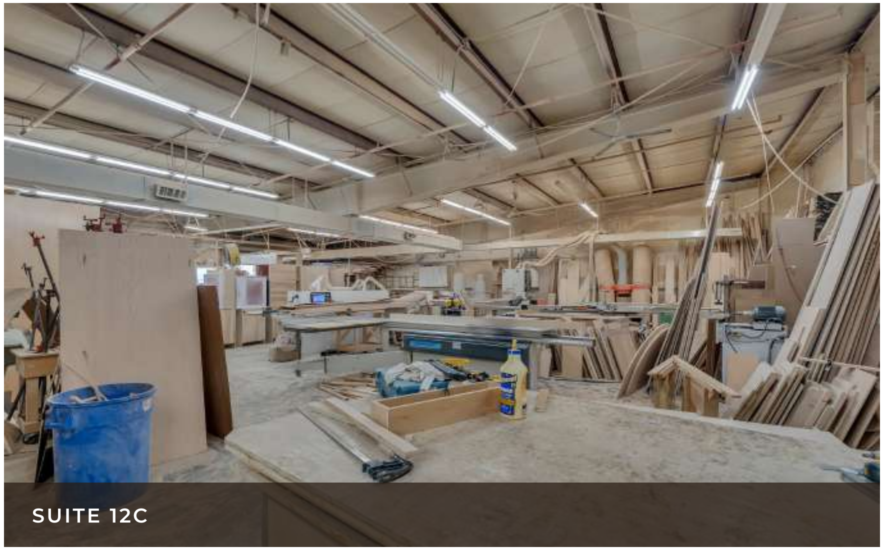
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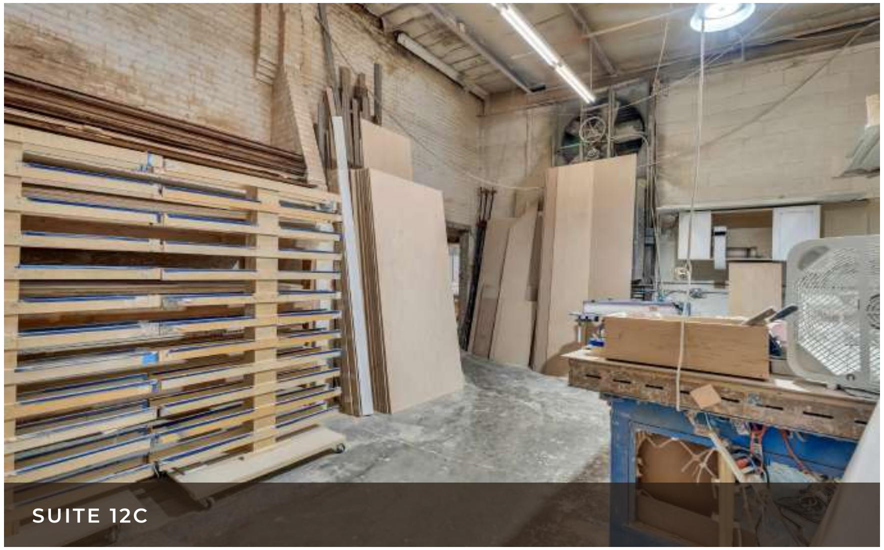
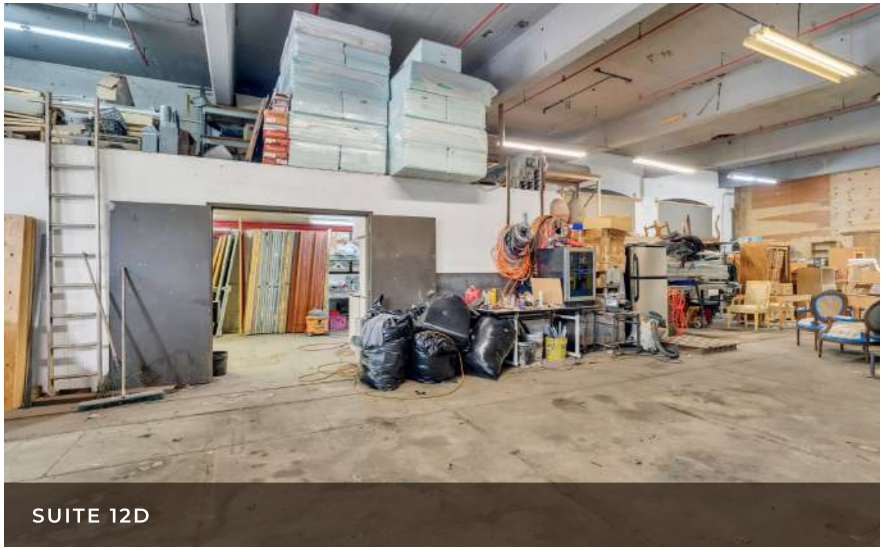

SUITE 12C


SUITE 12C

Property Photos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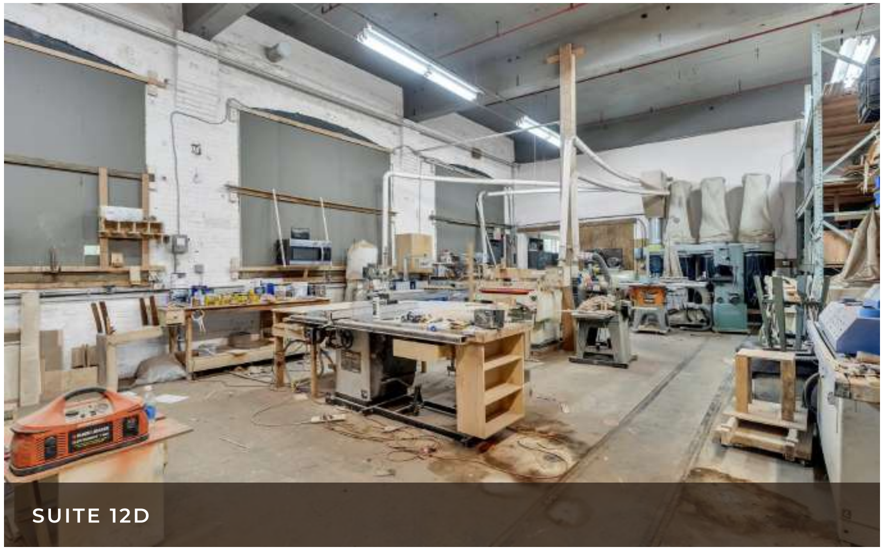
SUITE 12D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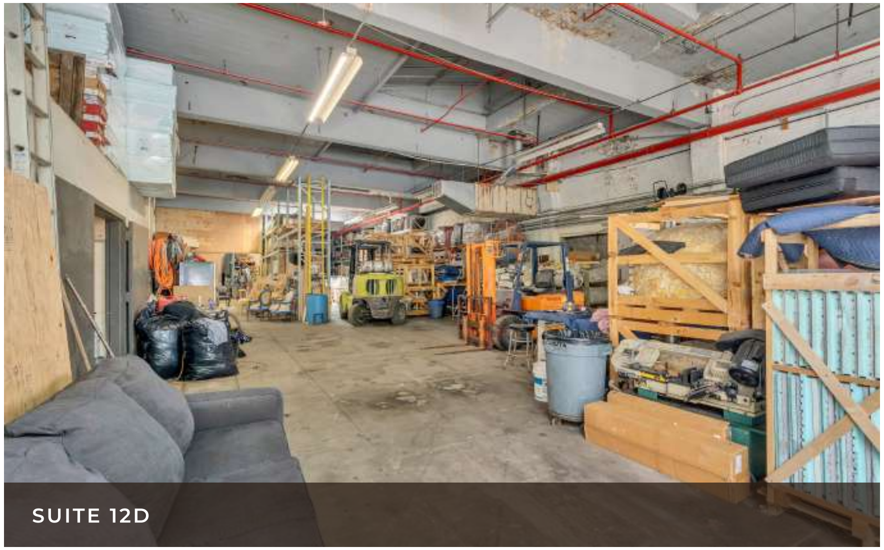
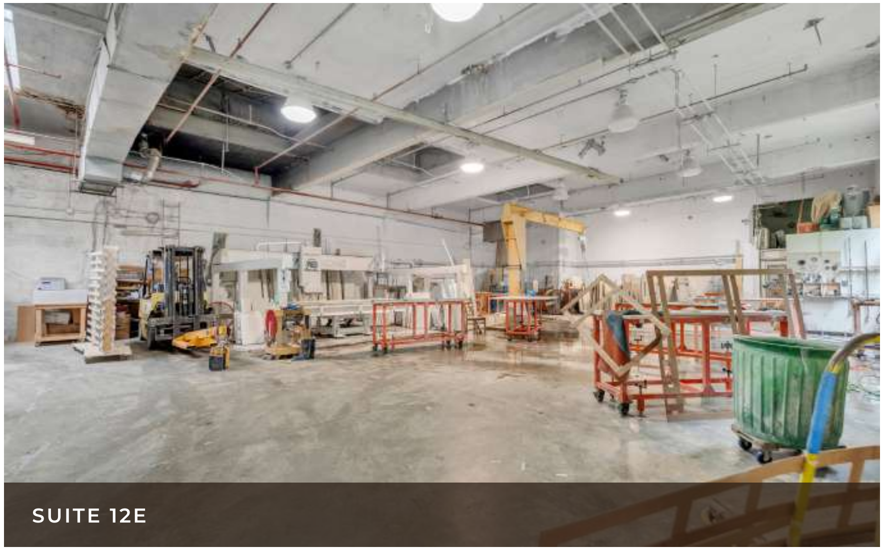

SUITE 12D

Property Photos


SUITE 12E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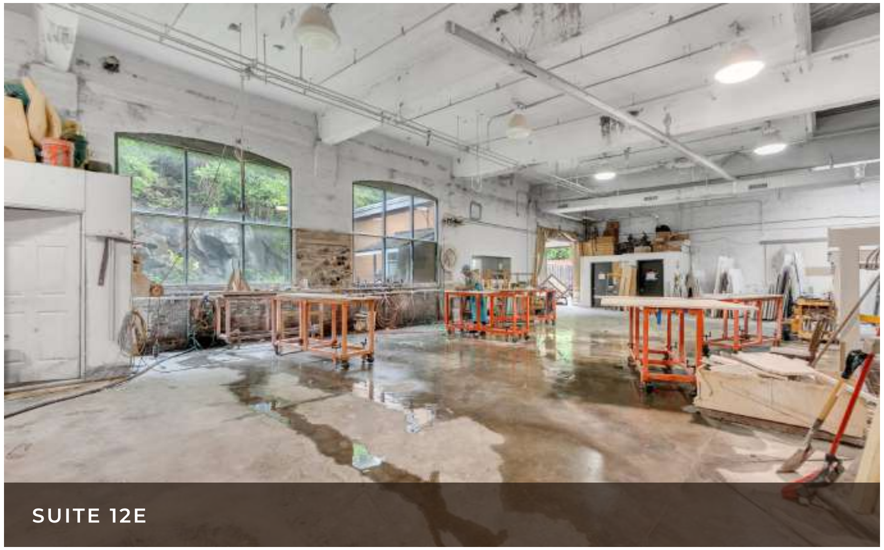

SUITE 12E


SUITE 12E

Property Photos


SUITE 12F

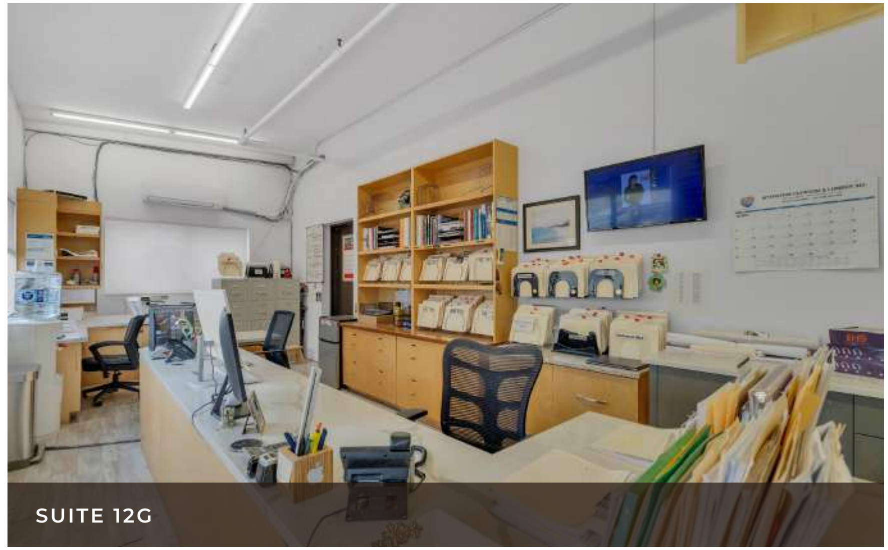

SUITE 12F


SUITE 12F


SUITE 12F

Property Photos


SUITE 12G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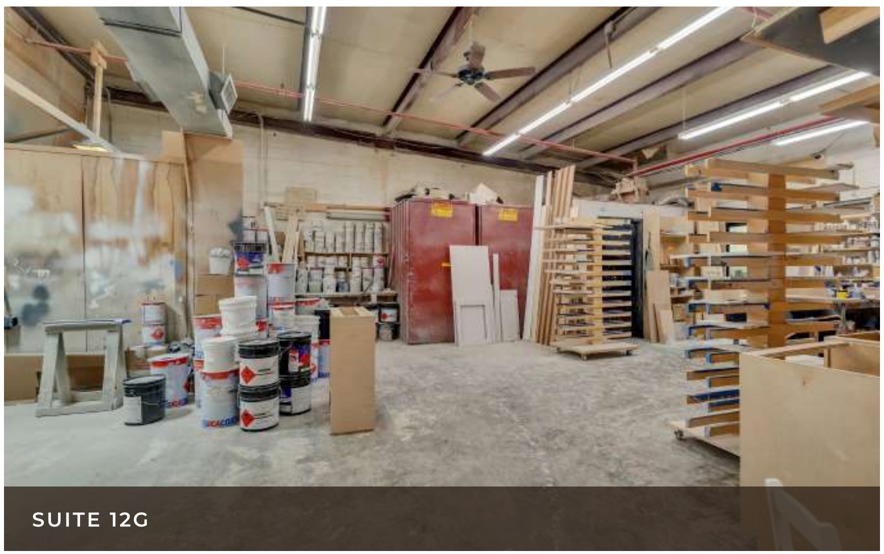
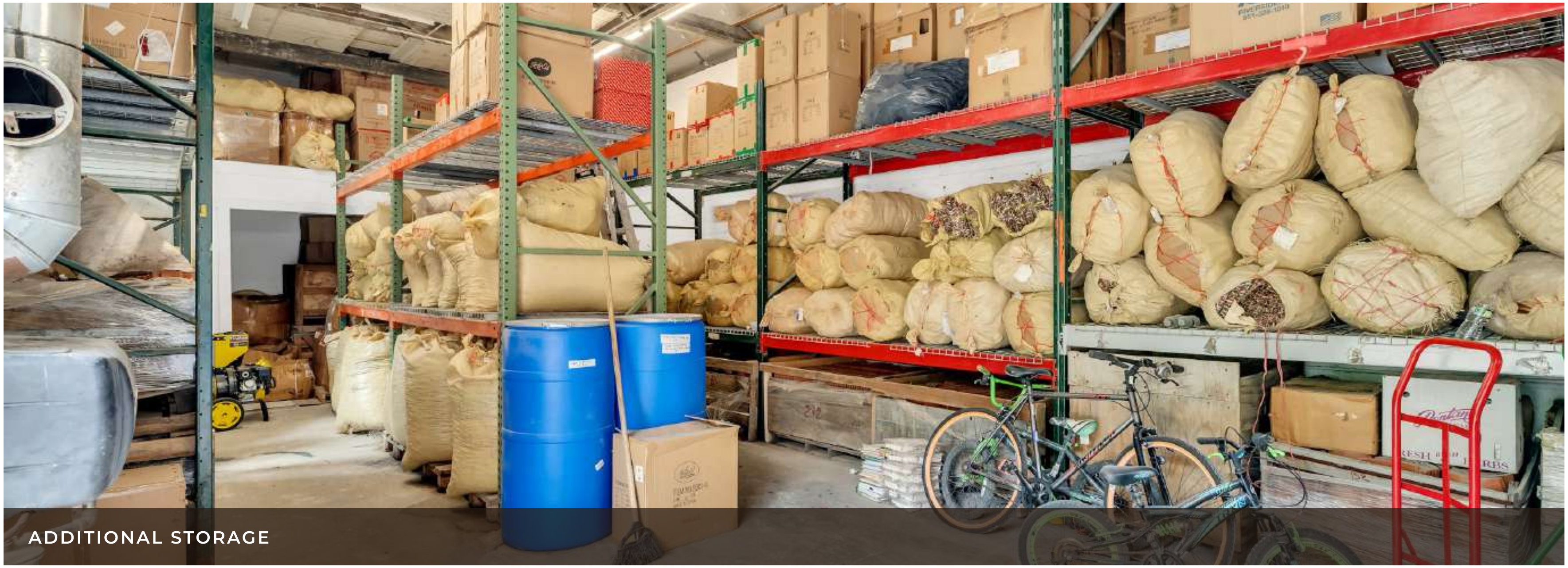
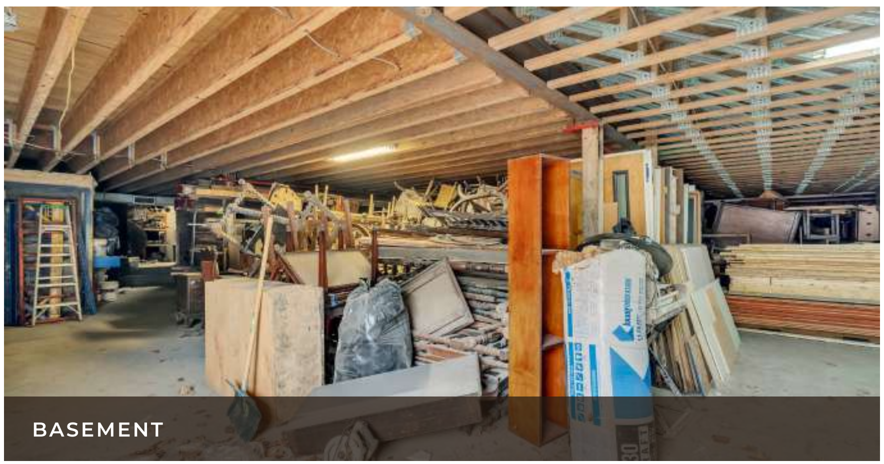

SUITE 12G


SUITE 12G

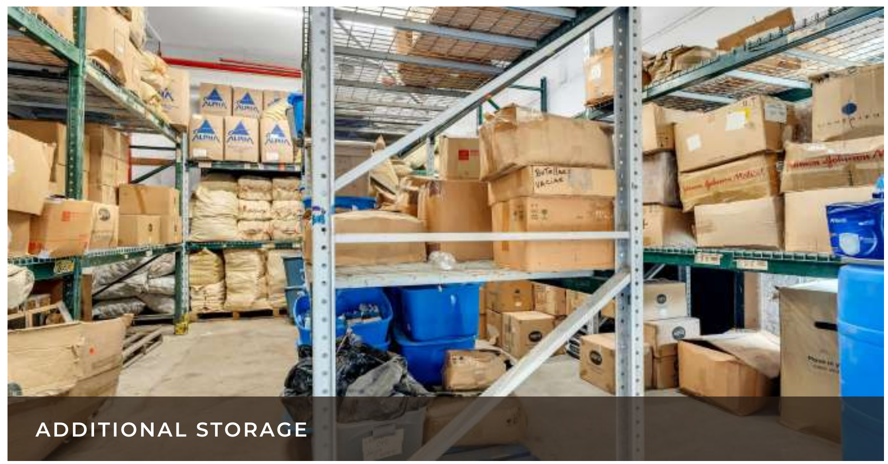
Property Photos



ADDITIONAL STORAGE



BASEMENT



ADDITIONAL STORAGE

SECTION 02

Financial Analysis

Rent **Roll**

ANNUALIZED BASE RENT

TENANT	SUITE	SF	% NRA	LEASE START	LEASE END	CURRENT RENT	$/SF	PRO FORMA RENT	$/SF
CSR Woodworking LLC	12A	5,499	15.6%	5/31/2025	5/30/2035	$92,610	$16.84	$98,982	$18.00
Owner/Vacant	12A1	1,928	5.5%	—	—	$30,000	$15.56	$34,704	$18.00
Division Seven Millwork	12B	3,163	9.0%	5/31/2022	5/30/2027	$56,693	$17.92	$56,934	$18.00
Silva Cabinetry	12C	5,420	15.4%	4/30/2005	MTM	$81,600	$15.06	$97,560	$18.00
Owner/Vacant	12D	5,681	16.1%	—	—	$90,000	$15.84	$102,258	$18.00
Silva Stone INC*	12E	4,216	11.9%	8/31/2012	MTM	$42,000	$9.96	$75,888	$18.00
Silva Cabinetry	12F	2,081	5.9%	4/30/2005	MTM	$26,400	$12.69	$37,458	$18.00
Artistic Glassworks	12G	1,470	4.2%	7/31/2007	MTM	$26,835	$18.26	$26,460	$18.00
O.A.C Enterprises	12H	1,437	4.1%	2/29/2024	2/27/2034	$29,400	$20.46	$29,400	$20.46
Owner/Vacant	12I	4,389	12.4%	—	—	$36,000	$8.20	$39,501	$9.00
Total · 100% Leased	**10**	**35,284**	**100%**	—	—	**$511,538**	**$14.50**	**$599,145**	**$16.98**

SQUARE FOOTAGE BY TENANT

CSR Woodworking LLC	5.5K · 16%
Owner/Vacant	1.9K · 5%
Division Seven Millwork	3.2K · 9%
Silva Cabinetry	5.4K · 15%
Owner/Vacant	5.7K · 16%
Silva Stone INC	4.2K · 12%
Silva Cabinetry	2.1K · 6%
Artistic Glassworks	1.5K · 4%
O.A.C Enterprises	1.4K · 4%
Owner/Vacant	4.4K · 12%

IN-PLACE BASE RENT BY TENANT

CSR Woodworking LLC	$93K · 18%
Owner/Vacant	$30K · 6%
Division Seven Millwork	$57K · 11%
Silva Cabinetry	$82K · 16%
Owner/Vacant	$90K · 18%
Silva Stone INC	$42K · 8%
Silva Cabinetry	$26K · 5%
Artistic Glassworks	$27K · 5%
O.A.C Enterprises	$29K · 6%
Owner/Vacant	$36K · 7%

**Responsible for 50% of the Water/Sewer Expense*

Site Plan

PHOTO PENDING

Tenant Profiles

The roster blends woodworking, millwork, cabinetry, stone, and glass operators across ten industrial and flex suites — a diversified base of independent trades that limits single-tenant rollover risk.

CSR Woodworking LLC
Suite 12A

5,499 SF · 15.6% OF NRA

A woodworking and fabrication shop occupying 5,499 SF of RSF. The suite has one garage bay (9'11" W - 9'10" H) and a max ceiling height of 10'3".

Owner/Vacant
Suite 12A1

1,928 SF · 5.5% OF NRA

This is currently an owner-occupied space set to be vacant at sale. The suite has one garage bay (8' W - 8'1" H) and a max ceiling height of 12'3".

Division Seven Millwork
Suite 12B

3,163 SF · 9.0% OF NRA

A millwork fabricator occupying 3,163 SF of RSF. The suite has one garage bay (9'2" W - 10'3" H) and a max ceiling height of 10'3".

Silva Cabinetry
Suite 12C

5,420 SF · 15.4% OF NRA

A cabinet manufacturer occupying 5,420 SF of RSF. The suite has one garage bay (7'11" W - 8' H) and a max ceiling height of 10'3".

Owner/Vacant
Suite 12D

5,681 SF · 16.1% OF NRA

This is currently an owner-occupied space set to be vacant at sale. The suite has one garage bay (10'3" W - 11'11" H) and a max ceiling height of 14'3".

Silva Stone INC
Suite 12E

4,216 SF · 11.9% OF NRA

A natural-stone fabricator occupying 4,216 SF of RSF. The suite has one garage bay (9'11" W - 10' H) and a max ceiling height of 12'7".

Silva Cabinetry
Suite 12F

2,081 SF · 5.9% OF NRA

A cabinet manufacturer occupying 2,081 SF of RSF. The suite has one garage bay (7'11" W - 8' H) and a max ceiling height of 9'11".

Artistic Glassworks
Suite 12G

1,470 SF · 4.2% OF NRA

A custom glass fabricator occupying 1,470 SF of RSF. The suite has one garage bay (7'11" W - 8' H) and a max ceiling height of 9'11".

O.A.C Enterprises
Suite 12H

1,437 SF · 4.1% OF NRA

A light-industrial tenant occupying 1,437 SF of RSF. The suite has one garage bay (8'1" W - 8' H) and a max ceiling height of 9'11".

Owner/Vacant
Suite 12I

4,389 SF · 12.4% OF NRA

This is currently an owner-occupied space set to be vacant at sale. The suite has one garage bay (10'1" W - 7'11" H) and a max ceiling height of 7'11".

Income & Expense Analysis

$358,332
NOI — CURRENT (IN-PLACE)

$437,398
NOI — PRO FORMA

OPERATING INCOME

Income	Current	%	Pro Forma	%
Gross Potential Rent	$599,145		$599,145	
Loss to Lease (below market)	-$87,607	14.6%	$0	
Gross Scheduled Rent	**$511,538**		**$599,145**	
Vacancy & Collections Loss	-$25,577	5%	-$29,957	5%
Effective Rental Income	**$485,961**		**$569,188**	
Water/Sewer Reimbursement	$2,237		$2,237	
Effective Gross Income	**$488,198**		**$571,425**	

OPERATING EXPENSES

Expense	Current	$/Unit	Pro Forma	$/Unit
Real Estate Tax	$52,604	$5,260	$52,604	$5,260
Property Management (5%)	$24,410	$2,441	$28,571	$2,857
Property Insurance	$18,262	$1,826	$18,262	$1,826
Electric	$4,115	$412	$4,115	$412
Water and Sewer	$4,475	$448	$4,475	$448
Repairs and Maintenance	$16,000	$1,600	$16,000	$1,600
Landscaping/Snow Removal	$10,000	$1,000	$10,000	$1,000
Total Expenses	**$129,866**	**$12,987**	**$134,027**	**$13,403**
Net Operating Income	**$358,332**	**$35,833**	**$437,398**	**$43,740**

SECTION 03

Sales Comparables

Sales Comparables

	SUBJECT	COMP 1	COMP 2	COMP 3	COMP 4	COMP 5
		PHOTO PENDING	PHOTO PENDING	PHOTO PENDING	PHOTO PENDING	PHOTO PENDING
ADDRESS	**12 White Street**	300 White St	15 Holt Dr	110-112 Route 9 W	418 N Division St	125 S Liberty Dr
TOWN/CITY	**Buchanan**	Buchanan	Stony Point	Congers	Peekskill	Stony Point
PRICE	**$6,500,000**	$4,500,000	$5,000,000	$4,500,000	$3,850,000	$3,750,000
SF	**35,284**	25,100	20,000	10,000	15,392	15,000
PRICE/SF	**$184.22**	$179.28	$250.00	$450.00	$250.13	$250.00
SALE DATE	**For Sale**	1/17/2025	3/28/2026	12/1/2025	11/15/2024	8/13/2024

Comparable sales compiled from broker records; price per square foot calculated from reported sale price and building area. Subject figures reflect the current offering and are not a closed sale.

SECTION 04

Location & Market

Buchanan Overview

A Hudson River village in northern Westchester, between Peekskill and Cortlandt.

The Village of Buchanan is a small, well-established municipality in northern Westchester County, on the eastern bank of the Hudson River between the villages of Peekskill and Cortlandt. Its position gives businesses convenient access to Route 9, the Bear Mountain and Taconic State Parkways, and the Metro-North Hudson Line — connecting the area both to the broader Hudson Valley and, southbound, to New York City.

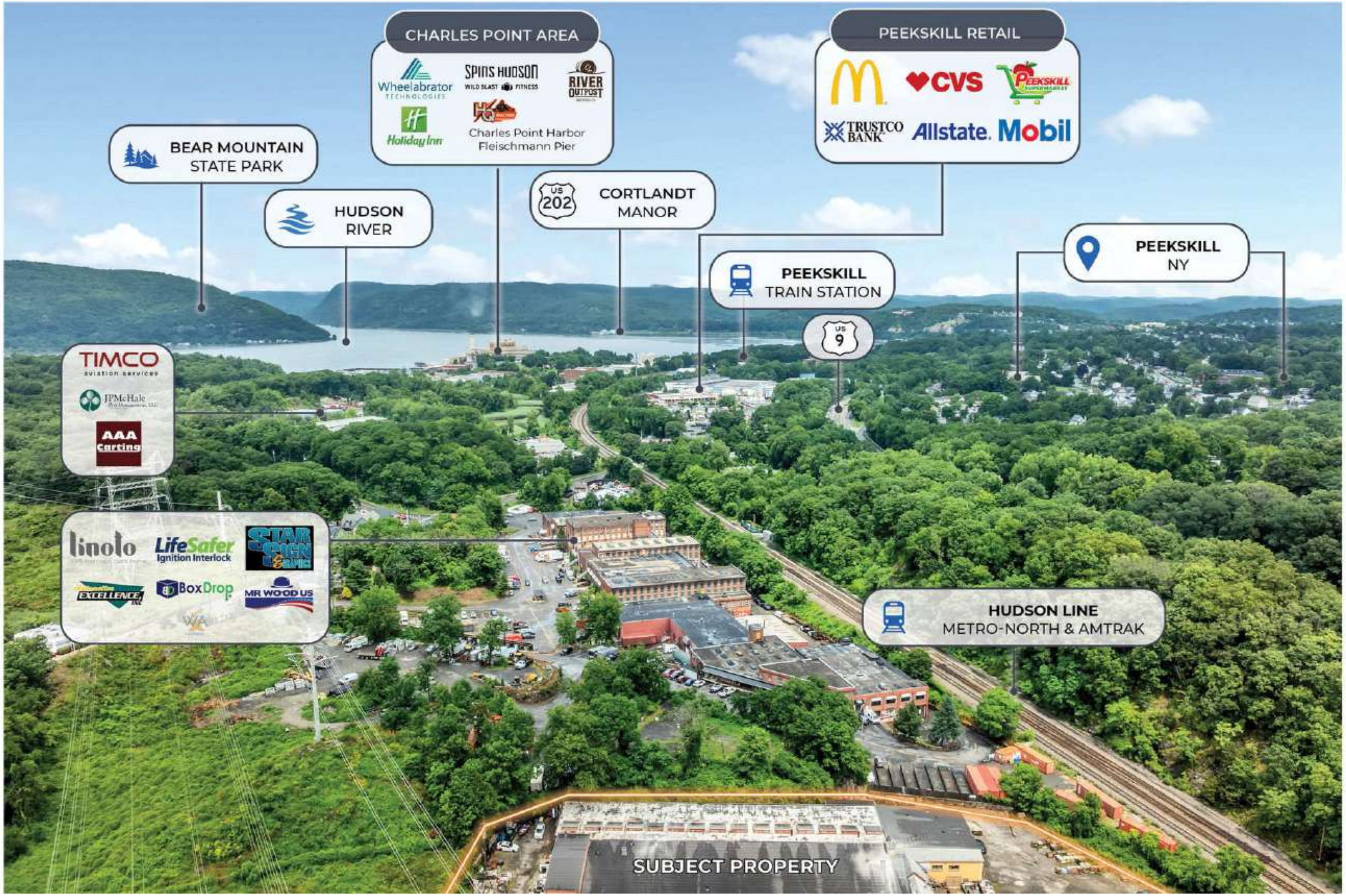
That access has made Buchanan and the surrounding northern Westchester submarket increasingly attractive to industrial, flex, and distribution users seeking proximity to the metro New York population base without the cost and constraints of space closer to the city core.

The result is a compact riverfront community whose parkway and rail access, Hudson River frontage, and short drive to Peekskill and Cortlandt support steady demand from the contractors, distributors, and service businesses that fill its industrial space.

ABOUT BUCHANAN

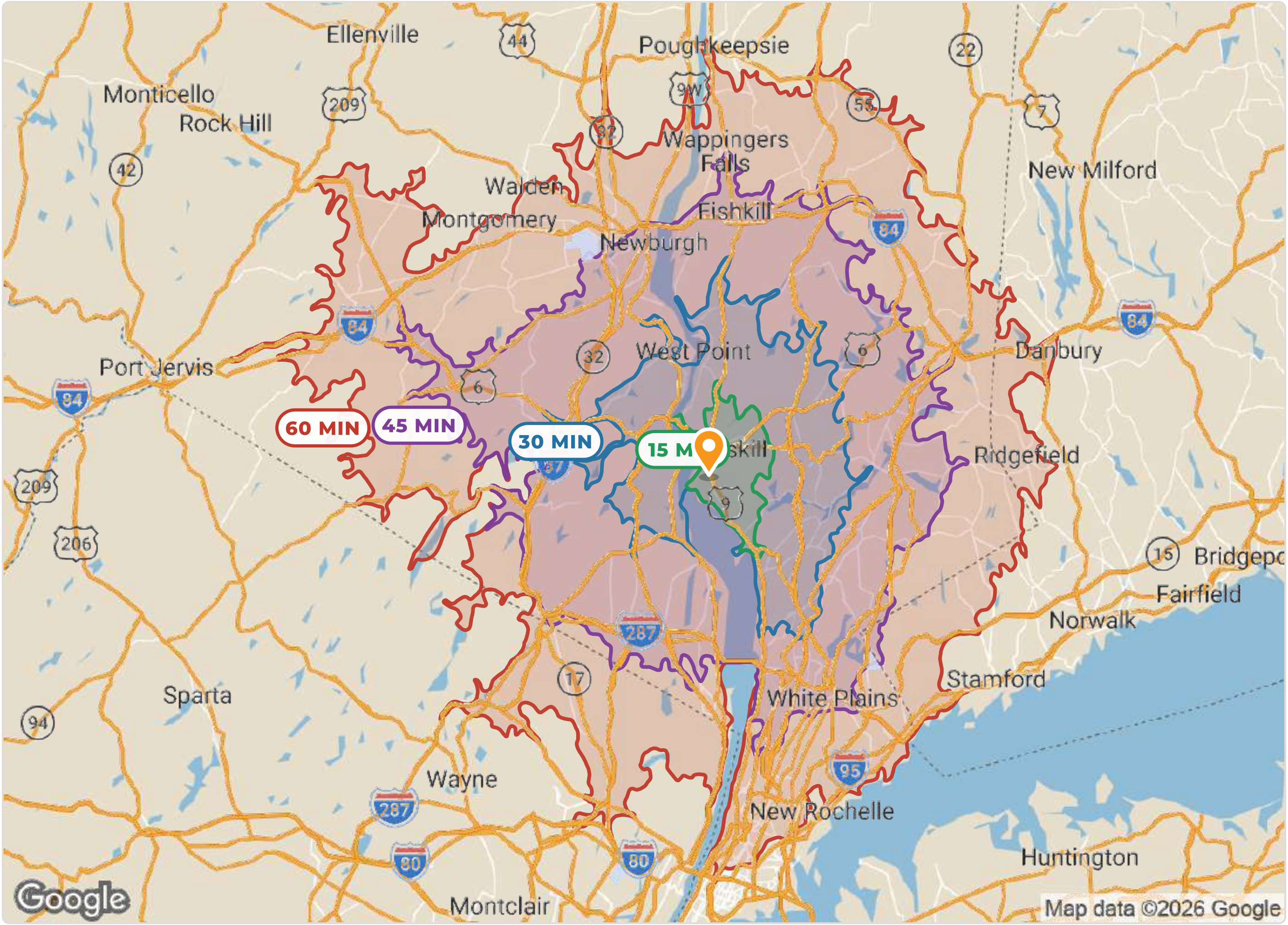
- Northern Westchester village on the Hudson's eastern bank
- Minutes from Peekskill (~2 mi) and Cortlandt (~4 mi)
- Direct access to Route 9 and Albany Post Road
- Metro-North Hudson Line links the corridor to New York City
- Bear Mountain and Taconic State Parkways nearby
- Industrial and flex demand from metro New York users

Property Photos



Drive Times

Road-network reach from the property. Drive-time bands at 15, 30, 45, and 60 minutes; city times are routed on the same engine as the bands.



- Subject property
- 15-min drive
- 30-min drive
- 45-min drive
- 60-min drive

White Plains
~22 mi · 43 min

Peekskill
~2 mi · 6 min

Cortlandt
~4 mi · 10 min

New York
~61 mi · 88 min

Stamford
~36 mi · 67 min

Drive-time bands reflect typical road-network travel times and are approximate; actual times vary with traffic and time of day.

Westchester County / Lower Hudson Valley Overview

Westchester County's industrial market has been defined by persistently tight conditions — limited inventory and rising rents driven by logistics operators, contractors, distributors, and service businesses, many expanding out of New York City in search of last-mile and regional distribution space. Constrained by geography, zoning, and long-standing development patterns, the county has little room to add supply, and that imbalance has made industrial its strongest-performing commercial asset class even as other property types have softened.

INDUSTRIAL MARKET DRIVERS

Demand Drivers

Logistics operators, contractors, distributors, and service-based businesses drive demand, many expanding out of New York City for last-mile and regional distribution space.

A Supply-Constrained Market

Limited available inventory and rising rental rates persist across key submarkets, with new supply constrained by geography, zoning, and long-standing development patterns.

Industrial Leads the County

Industrial has been Westchester's strongest-performing commercial asset class — the one property type to see sales rise amid the e-commerce boom, with many deals completed in cash.

Regional **Positioning**

12 White Street sits on the New York metro's northern industrial edge — on the Hudson River corridor in northern Westchester, close enough to serve the metro population base yet outside the cost and congestion of space nearer the city core, within one of the region's tightest industrial submarkets.

~88 min	~43 min	~67 min	~105 mi
TO NEW YORK CITY	TO WHITE PLAINS	TO STAMFORD, CT	TO ALBANY, NY

DRIVE & COMMUTE TIMES

White Plains	~22 mi · 43 min
Peekskill	~2 mi · 6 min
Cortlandt	~4 mi · 10 min
New York	~61 mi · 88 min
Stamford	~36 mi · 67 min

HIGHWAY ACCESS

The property draws on **Route 9** and **Albany Post Road** for local movement, with the **Bear Mountain** and **Taconic State Parkways** carrying traffic across the Hudson Valley. The **Metro-North Hudson Line** runs the river corridor from nearby Peekskill and Cortlandt south toward New York City.

ECONOMIC ANCHORS

Demand comes from logistics operators, contractors, distributors, and service businesses — many expanding out of New York City for last-mile and regional distribution space. Amid the e-commerce boom, industrial has been the strongest-performing commercial asset class in Westchester, and tight supply across the Lower Hudson Valley continues to push rents higher.

SECTION 05

The Team

Our Team

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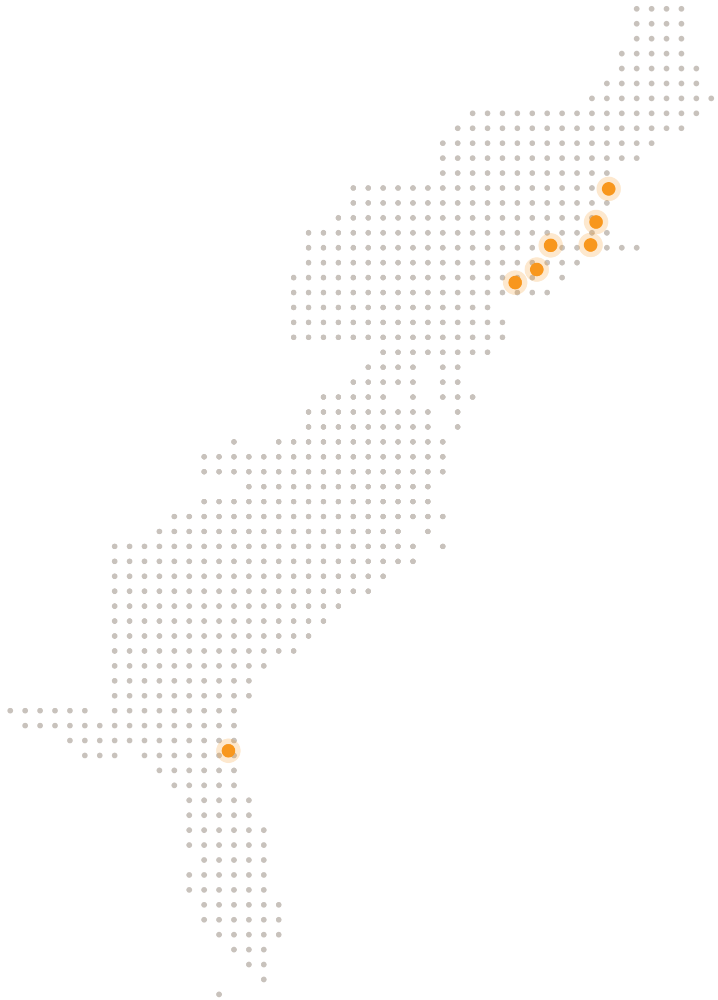
Our Locations



Hartford / Springfield
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