



## An Industrial Investment Opportunity

# 300 White St | Buchanan, NY

Industrial Property For Sale

### Contact

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## Executive Summary



### OFFERING SUMMARY

<b>COUNTY</b>	Westchester
<b>BUILDING SIZE</b>	25,100 SF
<b>LOT SIZE</b>	2.59 Acres
<b>ZONING</b>	M1
<b>TAXES</b>	\$52,000
<b>UTILITIES</b>	Con Ed Gas & Electric, Municipal Water & Sewer
<b>SALE PRICE</b>	\$4,750,000

### PROPERTY OVERVIEW

Available for sale is 25,100 sq. ft. consisting of 4 individual industrial buildings ranging from 3,800 sq. ft. to 8,000 sq. ft. The buildings are as follows:

**Building 13A/B:** 6,100 SF - recently renovated with new roof and mechanicals and setup for two (2) tenants with separately metered utilities and a shared loading dock. Each space has 200-AMP 3-Phase Power. both spaces are currently leased to a woodworking shop. The space is column free, and clear span ceiling height of 10'.

**Building 16:** 7,200 SF - column free, clear span ceiling height 15' 9", two (2) drive-in doors one (1) 12' x 12' and one (1) 10' x 10'. 3000 AMPS 3-Phase Power, 2,400 sf fenced yard area and wet sprinkler system.

**Building 16A:** 8,000 SF - column free, clear span ceiling height of 18', wet sprinkler systems 3-phase power, one (1) tailgate loading dock.

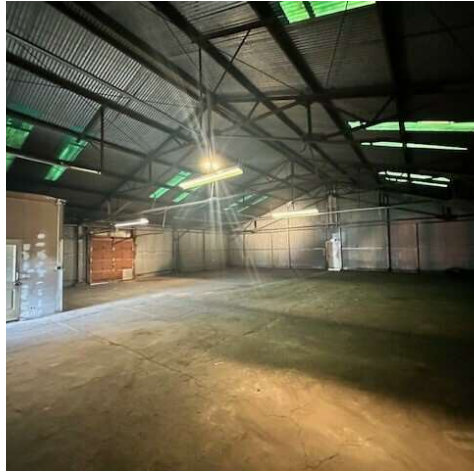
**Building 16B:** 3,800 SF - column free garage building with drive in door and tailgate loading dock. clear span ceiling heights of 10'+, 300 AMP 3-Phase Power an expansive yard for outdoor storage.

### PROPERTY HIGHLIGHTS

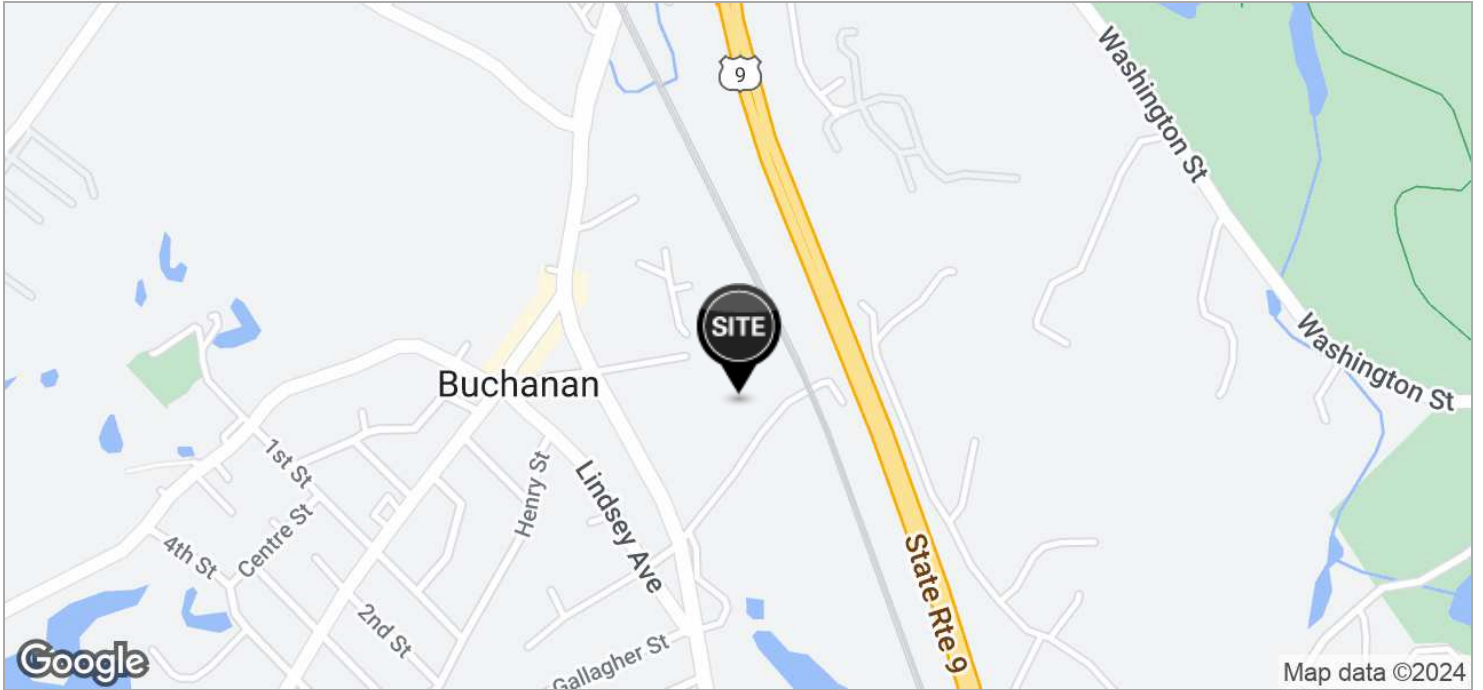
The owner has recently made \$300,000 in capital improvements to the property which includes roof, exterior paint, drainage and mechanical upgrades.

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, PRIOR SALE AND WITHDRAWAL WITHOUT NOTICE.

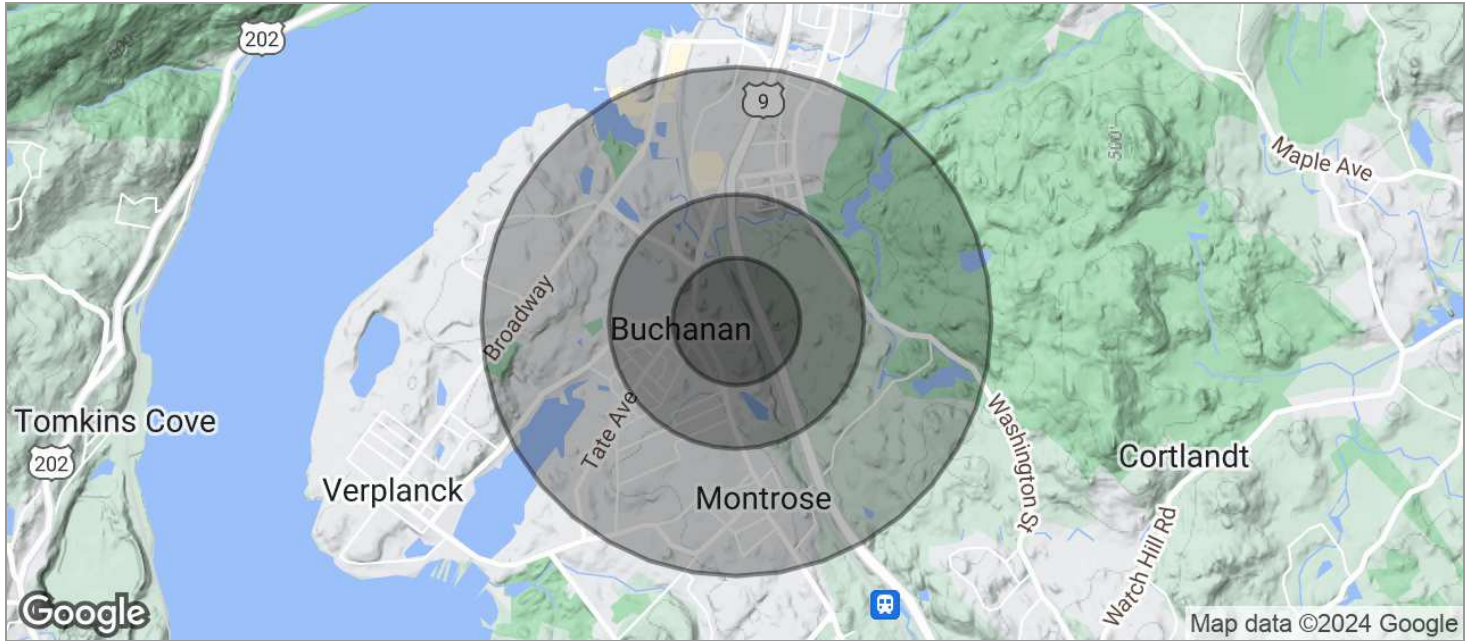
Additional Photos



## Location Maps



## Demographics Map



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL POPULATION</b>	344	1,125	4,839
<b>MEDIAN AGE</b>	39.8	41.5	41.5
<b>MEDIAN AGE (MALE)</b>	37.4	38.8	39.9
<b>MEDIAN AGE (FEMALE)</b>	42.2	43.8	42.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	117	402	1,809
<b># OF PERSONS PER HH</b>	2.9	2.8	2.7
<b>AVERAGE HH INCOME</b>	\$134,432	\$128,873	\$115,623
<b>AVERAGE HOUSE VALUE</b>	\$409,358	\$403,990	\$370,656

\* Demographic data derived from 2020 ACS - US Census