

115 FULTON STREET WHITE PLAINS, NY HIGH-CLEARANCE INDUSTRIAL / AUTOMOTIVE FLEX OPPORTUNITY

±2,200 SF Building | Additional Lot Area | 18' Clear Height | 13' Drive-In Door | 10+ Parking Spaces



FOR SALE: \$1,625,000

FOR LEASE: \$10,000 NNN Monthly



115 FULTON STREET

A rare opportunity to acquire a highly functional, freestanding industrial/flex property in White Plains, New York.

The approximately 2,200 SF metal-constructed building combines 18-foot clear height, a 13-foot drive-in door, wet sprinkler system, substantial surface parking and additional lot area—a combination that is increasingly difficult to find in the Lower Westchester market.

Fulton St



The property is particularly well positioned for an owner-user seeking automotive, warehouse, contractor, service or flex space, while also providing investors with an opportunity to own a specialized commercial asset in one of Westchester County's strongest business centers.



115 Fulton Street provides immediate access to the economic center of White Plains while maintaining the functionality of an industrial/flex property.

A RARE SMALL-BAY INDUSTRIAL OPPORTUNITY

Small-format industrial and automotive properties with meaningful parking, high ceilings and drive-in access are difficult to replicate in established Westchester locations.

115 Fulton Street offers the physical characteristics many owner-users prioritize:

- 18' clear height
- Oversized drive-in access
- Additional exterior lot area
- 10+ on-site parking spaces
- Functional open building configuration
- Existing automotive-oriented use
- Central White Plains location
- Immediate access to a large resi and commercial customer base

IDEAL OWNER-USER PROPERTY

The property is particularly well suited for automotive and service-oriented businesses requiring a combination of indoor workspace and exterior parking.

Potential uses may include:

Automotive Repair & Service - A natural fit given the property's existing configuration, drive-in access and automotive use.

Specialty Automotive - Detailing, customization, restoration, performance, tire and related specialty services.

Contractor / Trades Facility - Potentially attractive for HVAC, plumbing, electrical, construction and other trade businesses requiring warehouse space, vehicle parking and equipment storage.

Warehouse / Distribution - The 18' clear height and drive-in access provide functionality for inventory, storage and local distribution.

Light Assembly / Fabrication - An adaptable environment for businesses requiring a combination of production, storage and vehicle access.

Showroom + Warehouse

Potential for specialty businesses seeking customer-facing space combined with inventory or service operations.

All prospective purchasers should independently confirm zoning, permitted uses and applicable municipal approvals.

LOCATION & CONNECTIVITY

115 Fulton Street combines an industrial/flex setting with close proximity to downtown White Plains, major transportation corridors and Metro-North service.

COMMUTER RAIL

White Plains Metro-North Station

Approximately 0.8 mile | ± 2 -minute drive / ± 15 -minute walk

North White Plains Metro-North Station

Approximately 2.1 miles | ± 6 -minute drive

AIRPORT ACCESS

Westchester County Airport

Approximately 9.7 miles / ± 15 minutes

LaGuardia Airport

Approximately 27.7 miles / ± 41 minutes

John F. Kennedy International Airport

Approximately 32.1 miles / ± 50 minutes

The location provides convenient connectivity throughout Westchester County, New York City, Connecticut and the broader tri-state region.

STRONG WHITE PLAINS DEMOGRAPHICS

The property is surrounded by a substantial residential population and daytime workforce, creating an attractive customer and employee base for automotive, contractor, service and distribution users.

1-MILE RADIUS / Population: 27,592 | Median Household Income: \$111,846 | Daytime Employees: 21,129

3-MILE RADIUS / Population: 117,629 | Median Household Income: \$123,633 | Daytime Employees: 87,884

Walk Score: 78 — Very Walkable





115 FULTON STREET

WHITE PLAINS, NY 10606

HIGH-CLEARANCE WAREHOUSE / AUTO-REPAIR OPPORTUNITY



±2,200 SF
BUILDING

±4,600 SF
ADDITIONAL LOT AREA

18'
CLEAR HEIGHT

1
DRIVE-IN DOOR
(13' CLEARANCE)



AUTO REPAIR /
SERVICE PERMITTED



10+
PARKING SPACES



METAL
CONSTRUCTION



WET
SPRINKLER SYSTEM



SPACIOUS WORK AREA



ON-SITE PARKING / YARD



DRIVE-IN ACCESS





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