

176 VIRGINIA ROAD | WHITE PLAINS, NY
FLEET PARKING | CONTRACTOR YARD
±16,552 SF INDUSTRIAL SITE | ±0.38 ACRES | IND-A ZONING



FOR SALE: \$2,995,000
FOR LEASE: \$18,000/MONTH

A strategically positioned industrial property offering a rare combination of fleet parking, contractor yard, owner-user and industrial development potential in central Westchester County. The property consists of approximately 16,552 square feet / 0.38 acres and is situated within the IND-A (Industrial A) zoning district.



IND-A INDUSTRIAL ZONING

FLEXIBILITY FOR INDUSTRIAL & COMMERCIAL OPERATIONS

The property's IND-A Industrial A zoning is a key component of the offering.

Industrial zoning provides opportunities for businesses and operations that can be difficult to accommodate within conventional office, retail or residential districts.

Depending upon the specific use and applicable approvals, the district can accommodate or provide a framework for a variety of industrial and commercial operations.

Potential uses for investigation may include:

- Warehousing & Distribution
- Contractor Operations
- Vehicle Storage
- Vehicle Maintenance
- Light Manufacturing
- Service Businesses
- Industrial Flex
- Storage
- Commercial Operations
- Office Components Associated with Industrial Uses
- Fleet-Oriented Operations

Prospective purchasers and tenants should independently verify their proposed use, development requirements, parking requirements and approval process with the Town of North Castle and their professional advisors.

WHY THIS SITE?

SMALL INDUSTRIAL SITES CAN SOLVE BIG OPERATIONAL PROBLEMS

The value proposition of 176 Virginia Road isn't simply its ±0.38-acre size.

It is what a properly positioned industrial parcel can potentially allow a business to accomplish.

A contractor may not need a 30,000-square-foot warehouse.

A fleet operator may not want to pay for thousands of square feet of unnecessary office space.

A service company may simply need a secure and strategically positioned location for vehicles, equipment and dispatch.

A growing business may want to control its own site and construct only what it needs.

That is where 176 Virginia Road becomes particularly compelling.

±16,552 SF OF INDUSTRIAL LAND

The property provides a manageable footprint that can potentially be configured around the operational needs of a specific business.



The site is particularly well positioned for businesses whose operations depend upon commercial vehicles, equipment, materials, storage, maintenance and regional accessibility. Potential users include contractors, fleet operators, service companies, logistics providers, building trades, vehicle-related businesses, distributors and industrial owner-users seeking a permanent operational base in Westchester County.

Adding to the property's potential, architectural and site planning work has previously contemplated two metal prefabricated industrial buildings totaling approximately 5,000 square feet, with approximately 30-foot ceiling heights, truck parking bays and a wash bay.



Whether utilized primarily as a fleet parking facility, contractor yard, operational headquarters or future industrial development site, 176 Virginia Road presents an opportunity to control a difficult-to-replicate industrial property in one of Westchester County's most supply-constrained markets.



FOUR WAYS TO LOOK AT THE OPPORTUNITY

01 | FLEET PARKING

For businesses operating commercial vehicles throughout Westchester County, the ability to establish a dedicated fleet base can be just as important as the building from which the business operates.

176 Virginia Road provides a strategically located industrial site where a qualified user can evaluate opportunities for commercial vehicle parking, dispatch, staging, storage and related operations, subject to applicable approvals.

The property could be particularly relevant for:

- HVAC fleets
- Plumbing companies
- Electrical contractors
- Delivery vehicles
- Utility contractors
- Moving companies
- Maintenance companies
- Building service fleets
- Construction vehicles
- Landscaping operations
- Regional service companies
- Last-mile delivery operators

A centralized fleet location can improve dispatch efficiency, reduce unnecessary vehicle movement and provide businesses with greater control over their vehicles and equipment.

02 | CONTRACTOR YARD

A CENTRAL WESTCHESTER BASE OF OPERATIONS

176 Virginia Road offers contractors an opportunity to establish a dedicated operational headquarters in the middle of their Westchester service territory.

For many trade and service businesses, a traditional warehouse is only part of the equation.

They also need space for:

- Commercial vehicles
- Equipment
- Materials
- Tools
- Loading and unloading
- Employee staging
- Dispatch operations
- Vehicle servicing
- Secure overnight storage

A properly configured contractor yard can bring these functions together at one location.

The property's central Westchester position and industrial zoning make it particularly worthy of consideration for contractors seeking to consolidate operations and create a long-term business headquarters.

03 | OWNER-USER

OWN THE REAL ESTATE THAT SUPPORTS YOUR BUSINESS

176 Virginia Road provides an established business with the opportunity to evaluate acquiring its own industrial property rather than continuing to rely entirely upon leased parking, warehouse or yard space. For the right owner-user, controlling the real estate supporting the business can provide several strategic advantages.

CONTROL

Greater control over occupancy, site configuration and future improvements.

CONSOLIDATION

Potentially bring vehicles, equipment, materials and operational functions together at one location.

CUSTOMIZATION

Potential ability to configure future improvements specifically around the requirements of the business.

STABILITY

Reduce exposure to future lease renewals, relocations and changing landlord requirements.

LONG-TERM REAL ESTATE OWNERSHIP

Instead of paying rent indefinitely, an owner-user can potentially build equity through ownership of its operating real estate.

For established contractors, logistics companies and service businesses with long-term Westchester operations, 176 Virginia Road provides an opportunity to evaluate both the operational and real estate components of their business under one strategy.

04 | INDUSTRIAL DEVELOPMENT

CREATE A PURPOSE-BUILT INDUSTRIAL FACILITY

The property also offers potential for an industrial owner-user or developer interested in creating a purpose-built facility.

Site planning associated with the property has previously contemplated approximately 5,000 square feet of improvements across two metal prefabricated buildings.

The concept included approximately 30-foot ceiling heights, truck parking bays and a wash bay.

This prior planning provides a useful starting point for evaluating how the property could potentially be improved for a future industrial operation.





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