



FOR LEASE | 23,400 SF ON 1.9 ACRES

3 BROWNS LANE

HAWTHORNE, NY 10532 | WESTCHESTER COUNTY



CUSHMAN &
WAKEFIELD

NYC

LOGISTICS & INDUSTRIAL
SERVICES



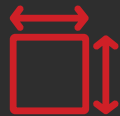
// HIGHLIGHTS



BUILDING

11,000 SF Shop with 5 Drive-Ins
and 1 Ground Level Dock

12,400 SF Double Stacked Office



LAND FOOTPRINT

1.91 AC
(83,000 SF)



IMPROVEMENTS

New Asphalt, New
Roof, New Doors,
New Exterior &
Interior Lighting,
Renovated Office



ZONING

C-RB
(Highway Business)



PERMITTED USES

IOS, Fleet Parking
& Storage,
Contractors' Yard

/// SITE PLAN

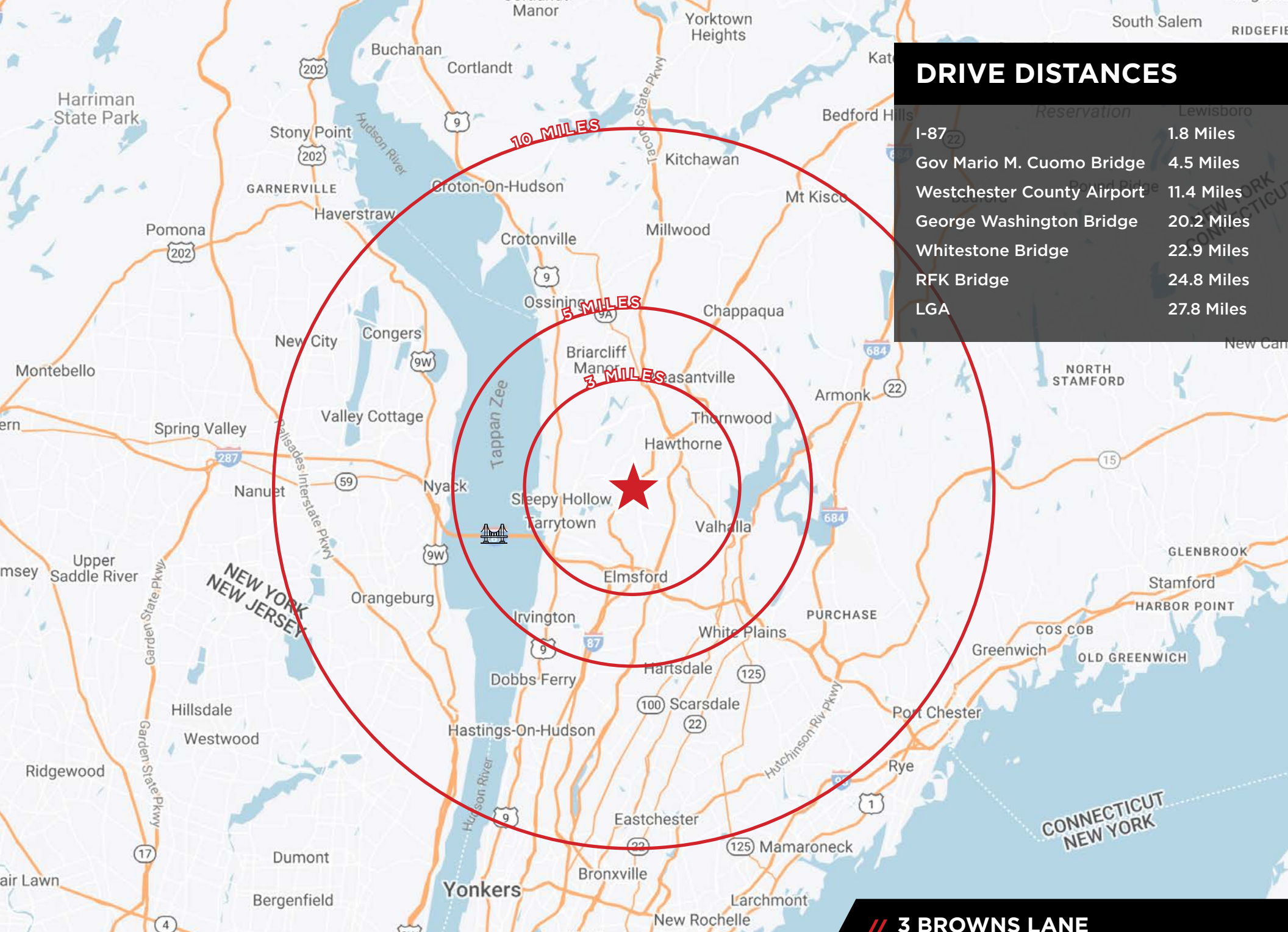
BROWNS LN

SHOP

OFFICE

LEGEND

- DRIVE-IN DOOR
- ▲ GROUND LEVEL DOCK



DRIVE DISTANCES

I-87	1.8 Miles
Gov Mario M. Cuomo Bridge	4.5 Miles
Westchester County Airport	11.4 Miles
George Washington Bridge	20.2 Miles
Whitestone Bridge	22.9 Miles
RFK Bridge	24.8 Miles
LGA	27.8 Miles

3 BROWNS LANE
HAWTHORNE, NY 10532

// GALLERY





3 BROWNS LANE | HAWTHORNE, NEW YORK



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CONTACT

RICO MURTHA

+1 212 390 1368

rico.murtha@cushwake.com

HELEN PAUL

+1 212 841 7575

helen.paul@cushwake.com

SONNY SINGH

+1 718 275 5478

sonny.singh@cushwake.com

CORY PAUL

+1 203 326 5803

cory.paul@cushwake.com

NICK DEMANCHE

+1 203 326 5804

nicholas.demanche@cushwake.com

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