# 220-230 Ferris Avenue

White Plains, NY

## COMMERCIAL LEASED BUILDING FOR SALE

SERVICING A MAJOR CITY ON THE RISE

## PRICE REDUCED: NOW $4,900,000

## UP TO 30% POTENTIAL INCOME INCREASE*

*AS LEASES EXPIRE, BASED ON CURRENT MARKET CONDITIONS

Image has been digitally enhanced

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

# EXECUTIVE SUMMARY

## 220-230 FERRIS AVENUE

### The Opportunity

Thousands of new residential units have been delivered in White Plains into a market that is physically unable to grow its light industrial base. A structural imbalance that drives durable demand from the tenants servicing a growing population. The fundamentals favor industrial owners. The data is consistent across every metric that matters: vacancy, rent growth, and absorption. In a constrained White Plains market, that opportunity converges on well-positioned buildings such as 220-230 Ferris Avenue.

### The Property

220-230 Ferris Avenue is a two-story, +/-50,000 SF light industrial building leased and stabilized at +/-95% occupancy. The property comprises 28 commercial spaces occupied by 16 tenants, several of whom lease multiple units. On-site amenities support active industrial use with five loading doors and ample parking.

### The Potential

220-230 Ferris Avenue pairs stabilized in-place cash flow with low-touch operations. The building's rent roll reflects rates set below today's market, creating a clear and measurable path to growth as leases turn. A new owner will be positioned to grow income up to 30% under current conditions as leases expire and renew at prevailing rates with no redevelopment, and no speculation. With minimal industrial product entering the White Plains market, the gap between in-place and market rent converts directly into durable value.

**FINANCIAL INFORMATION AVAILABLE UPON NDA SUBMISSION**



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# PROPERTY HIGHLIGHTS

## 220-230 FERRIS AVENUE

| | |
|---|---|
| Stories: | **2** |
| Total SF: | **+/- 50,000 SF** |
| Units: | **28** |
| Tenants: | **16** (some have multiple spaces) |
| % Rented: | **95%** |

| | |
|---|---|
| Parking: | **+/- 35 Car Parking** (Including MTA leased area) |
| Loading: | **5 Loading Doors** |
| Zoning: | **Light Industrial** |

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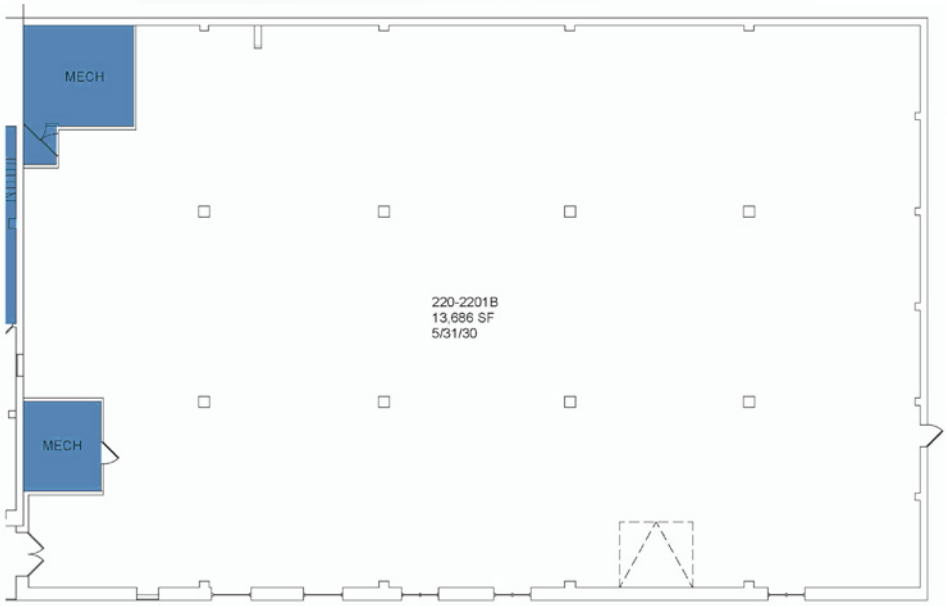
# FLOOR PLANS & TENANT INFORMATION

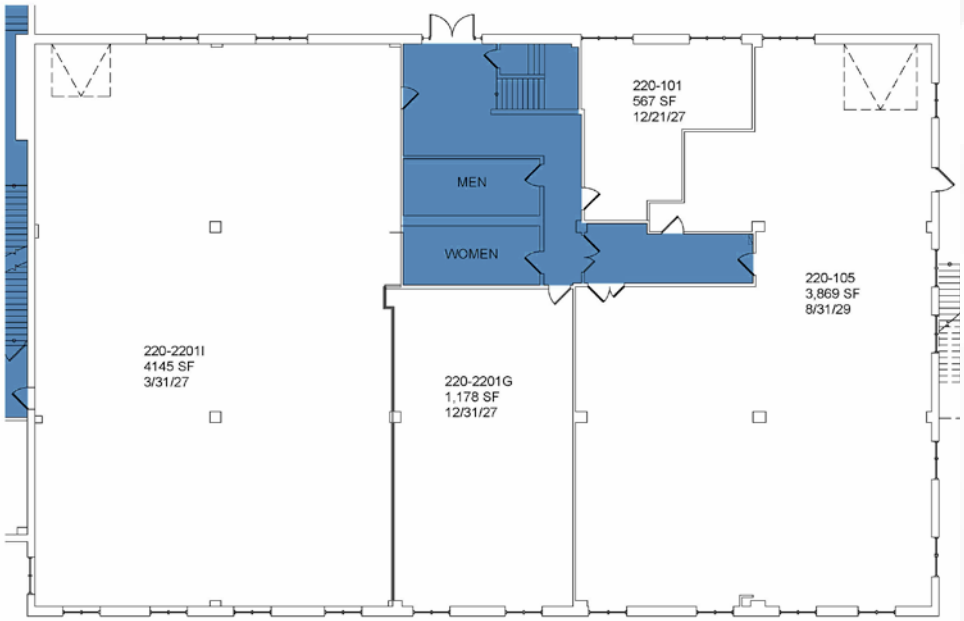
## 220-230 FERRIS AVENUE




220 FERRIS | LOWER LEVEL

| Suite | SF | Expiration |
|---|---|---|
| 2201B | 13,686 | 05-31-2030 |

= Non-rentable area




220 FERRIS | FIRST FLOOR

| Suite | SF | Expiration |
|---|---|---|
| 101 | 567 | 12-31-2027 |
| 103 | 3,869 | 08-31-2029 |
| 2201G | 1,178 | 12-31-2027 |
| 2201I | 4,145 | 03-31-2027 |

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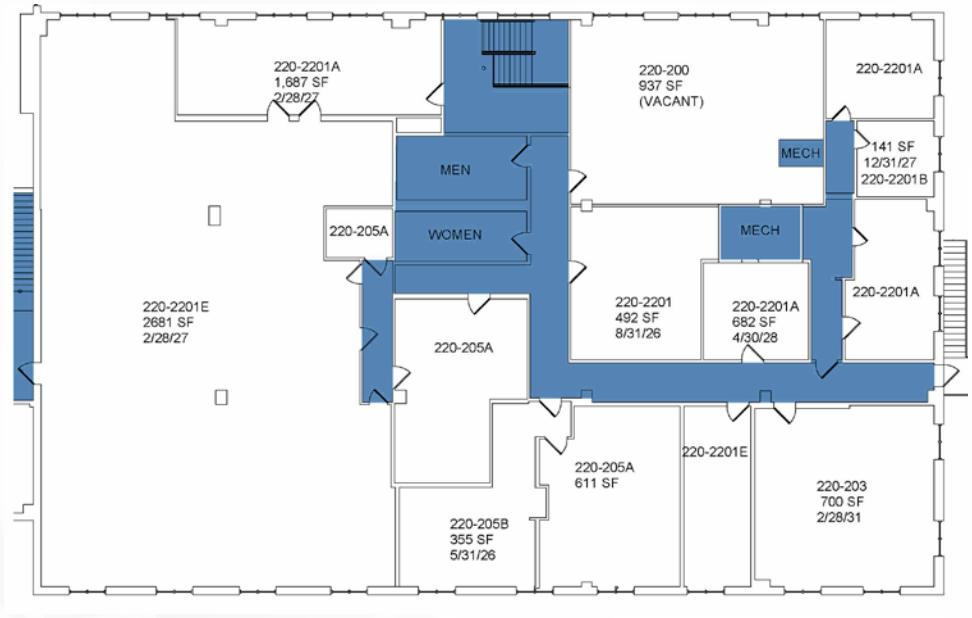
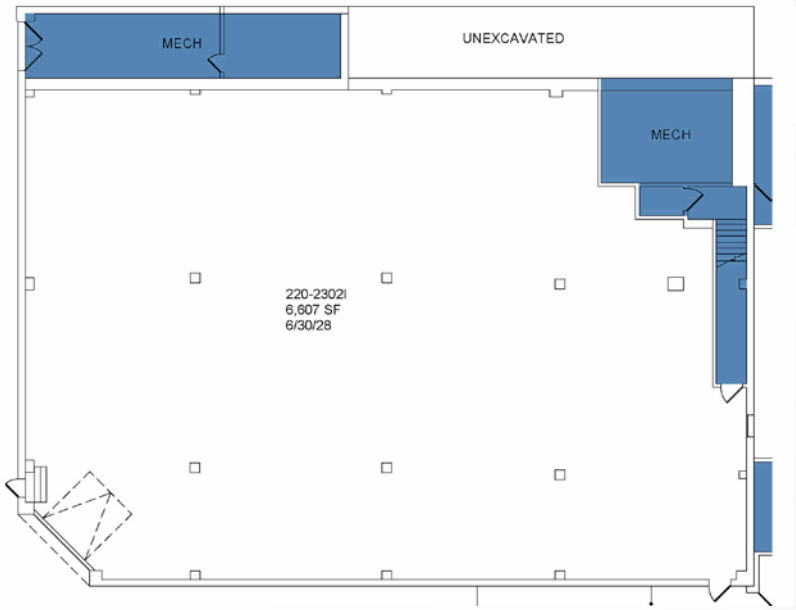



220 FERRIS | SECOND FLOOR




230 FERRIS | LOWER LEVEL

| Suite | SF | Expiration |
|---|---|---|
| 203 | 700 | 02-28-2031 |
| 201A | 682 | 04-30-2028 |
| 202B | 141 | 12-31-2027 |
| 203B | 355 | 08-31-2026 |
| 2201 | 492 | 08-31-2026 |
| 3202 | 250 | 08-31-2026 |

| Suite | SF | Expiration |
|---|---|---|
| 2201A | 1,687 | 02-28-2027 |
| 2201E | 2,681 | 02-28-2027 |
| 2302C | 630 | 04-30-2028 |

| Suite | SF | Expiration |
|---|---|---|
| 2302I | 6,607 | 06-30-2028 |

= Non-rentable area

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# FLOOR PLANS & TENANT INFORMATION

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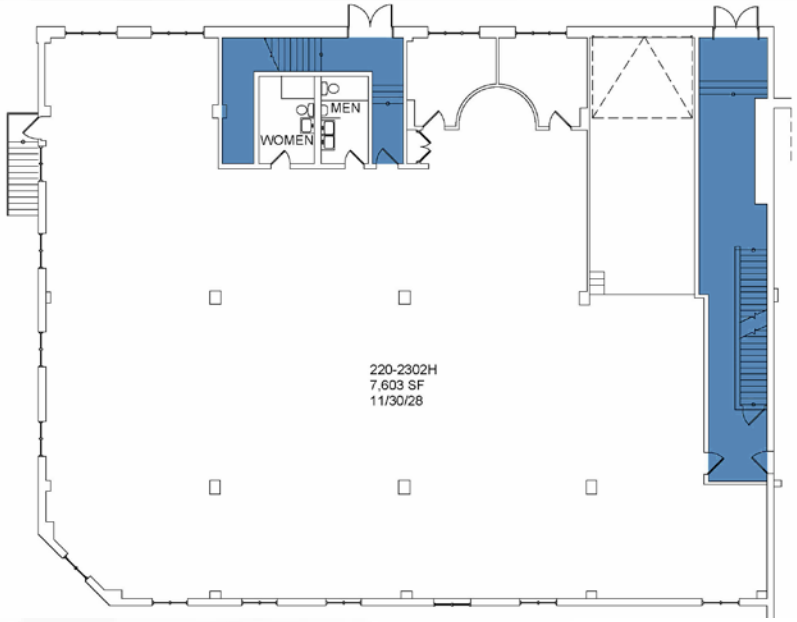
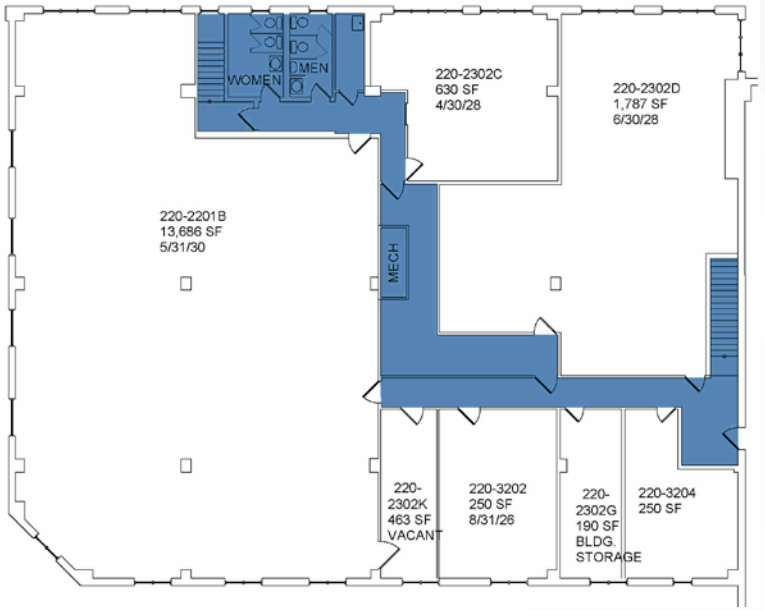



230 FERRIS | FIRST FLOOR

| Suite | SF | Expiration |
|---|---|---|
| 2302H | 7,603 | 11-30-2028 |

= Non-rentable area




230 FERRIS | SECOND FLOOR

| Suite | SF | Expiration |
|---|---|---|
| 2302K | 463 | Vacant |
| 3202 | 1,178 | 8-31-2026 |
| 2302G | 190 | (Maintenance) |
| 3204 | 250 | (Maintenance) |
| 2201 | 13,686 | 5-31-2030 |
| 2302C | 630 | 4-30-2028 |
| 2302D | 1,787 | 6-30-2028 |

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# SITE & PARKING PLAN

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# WHITE PLAINS

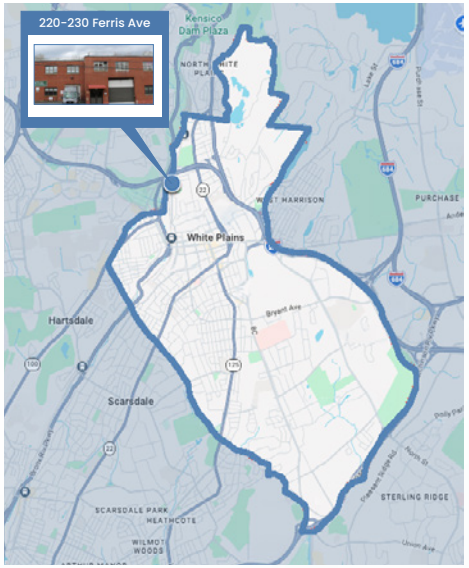
## A PRIME MARKET OPPORTUNITY IN THE HEART OF WESTCHESTER

White Plains stands as a city in the midst of remarkable growth in Westchester County. World-class healthcare, top-rated schools, and a thriving business community make it a place where careers and families flourish side by side.

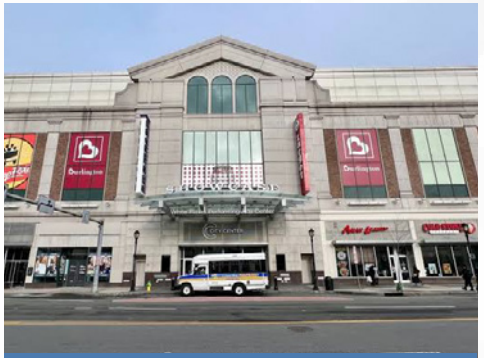
As its downtown continues to expand with new residential development, corporate tenants, and an increasing daytime population, the demand for the service-based businesses that keep a modern city running climbs right alongside it.

As the city grows and the need for service-oriented operations intensifies, the supply of buildings able to house them will only shrink, driving lasting value for owners and tenants alike. Acquiring industrial space in White Plains today means securing a foothold in one of the region's strongest and most supply-constrained markets.

| Demographics | White Plains | Westchester |
|---|---|---|
| Population (2025) | 63,264 | 1.01 M |
| Avg. Household Size | 2.3 | 2.65 |
| Female / Male Ratio | 50.6%/49.4% | 50.7%/49.3% |
| Median Age | 40.7 | 41.0 |
| Avg. Household Income | $181,735 | $211,807 |
| Per Capita Income | $78,958 | $79,718 |
| Median Home Value | $629,781 | $645,959 |




DOWNTOWN



CITY CENTER

DINING

RED HORSE BY DAVID BURKE

HEALTH

WHITE PLAINS HOSPITAL



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# STRONG DEVELOPMENT ACTIVITY IN WHITE PLAINS

## MAJOR DEVELOPMENTS ENHANCE THE LONG-TERM ECONOMIC OUTLOOK

HAMILTON GREEN

1 MARTINE AVE

25 NORTH LEX

THE MITCHELL

| Building | Units |
|---|---|
| The Collection at Broadway | 440 |
| The Continuum | 303 |
| The Mitchell | 434 |
| 15 Bank Street | 310 |
| One Martine at City Square | 188 |
| North Street Residences | 100 |
| Hamilton Green | 860 |
| 60 South Broadway | 814 |
| The Overture at Brookfield Commons | 129 |

| Building | Units |
|---|---|
| Norden Lofts | 65 |
| Hamilton Crossing | 468 |
| 25 North Lex | 500 |
| 8 Chester Avenue | 74 |
| 51 South Broadway | 134 |
| Mt. Hope Plaza | 56 |
| Brookfield Commons | 223 |

**5,098 NEW APARTMENTS IN WHITE PLAINS**



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# TRANSPORTATION MAP

## WESTCHESTER

- Bronx River Pkwy — 2 min drive (0.3 miles)
- Interstate 287 — 3 min drive (0.8 miles)
- Interstate 684 — 6 min drive (3.1 miles)
- Hutchinson River Pkwy — 8 min drive (4.1 miles)
- Sprain Brook Pkwy — 11 min drive (3.1 miles)
- Interstate 95 — 12 min drive (7.5 miles)
- 14 min drive (7.1 miles) to Westchester County Airport

Metro-North Railroad
N White Plains Station

the bee-line system

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# CONFIDENTIALITY

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of 220-230 Ferris Avenue White Plains, NY, NY (the "Property").

This brochure was prepared by RM Friedland LLC, ("RMF"), in its role as Advisor and Exclusive Sales Agent and has been reviewed by representatives of Ownership. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of RMF or Owner(s) and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner(s), RMF nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified.

Owner(s) expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. Owner(s) shall have no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner(s) has been fully executed, delivered, and approved by Owner(s) and any conditions to Owner(s) obligations thereunder have been satisfied or waived.

By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner(s) nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner(s) or RM Friedland LLC.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate.

RMF does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

While this brochure contains physical description information, there are no references to condition. Neither Owner(s)nor RMF make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents.

The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to RMF at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner(s), nor constitute an indication that there has been no change in the business or affairs of Owner(s) since the date of preparation of this brochure.

Once you have expressed an offer to acquire the property and have demonstrated certain bonafides satisfactory to owner, certain further and additional information may be provided in order for you to complete your due diligence investigation.

Zoning is a critical factor in the value of this property. All zoning information must be independently verified.



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White Plains, NY

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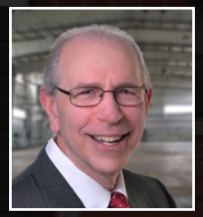
2-STORY BLDG | +/-50,000 SF | +/-95% RENTED

*AS LEASES EXPIRE, BASED ON CURRENT MARKET CONDITIONS

CONTACT EXCLUSIVE LISTING AGENT:



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