

White Plains | New York
164 Ferris Avenue
Rare Flex / Industrial Bay with Drive-In Access



CHRISTIE'S
INTERNATIONAL REAL ESTATE
COMMERCIAL

PRICE: **\$3,900/MONTH**



Location Overview

**White Plains hub: minutes to I-287, Bronx River Parkway, and downtown services/suppliers.
Labor + customer base: dense residential and commercial core supports steady demand for collision, repair, and fleet work.**

Metro North access: convenient for staff and customers pulling from the wider Westchester/Fairfield

Quick Facts

- **Size: 2,541**
- **Asking Rent: \$3,900**
- **Security: 2 months**
- **Utilities: Separate (tenant - paid)**
- **Location within building: Rear bay (not street facing for discreet operations)**
- **Drive-in door: 10' wide x 8.5' high**
- **Ceiling heights: 8.5' front: 7' rear**
- **True work bay functionality with direct drive in access - no elevator or shared corridors.**
- **Operational privacy - rear of building location minimizes customer traffic and maximizes workflow.**



White Plains, New York

±2,541 SF | \$3,900 / Month

A rare opportunity to lease a functional rear-bay flex/industrial space in White Plains, ideal for warehouse, storage, automotive service, and light industrial users seeking utility over storefront exposure. The space offers true work-bay functionality, cost efficiency, and operational privacy in a supply-constrained market.

Operator's Lens

True industrial functionality with direct drive-in access—no shared corridors or elevators

Rear-of-building location provides privacy, reduced customer traffic, and improved workflow

Efficient, cost-controlled footprint ideal for operators managing overhead

Well-suited for trades with practical clearances, power access, and layout flexibility for detailing, fabrication, or specialty up fits.



Property Overview

Strategic White Plains location just minutes from I-287, Bronx River Parkway, and downtown suppliers

Dense residential and commercial base supporting steady demand for automotive, fleet, and service-oriented uses

Metro-North proximity allows easy access to labor and customers throughout Westchester and Fairfield Counties.

Why This Space Works (Operator's Perspective)

Scarcity value: Small-bay industrial and compliant auto-oriented spaces in White Plains are increasingly limited.

Efficient layout: ±2,541 SF offers enough room for bays, parts storage, and a small office without excessive overhead

Back-of-house positioning: Preferred by many specialty operators prioritizing throughput over retail exposure

White Plains address: Adds credibility with insurers, fleet accounts, and higher-income clientele

Ideal Users

- Warehouse & storage operators
- Collision repair, PDR, detailing, wrap / tint / PPF
- Wheel, bumper, and fender specialists
- Restoration startups
- Light fabrication or specialty upfitters (subject to approvals)

Notes

All uses subject to municipal approvals, fire and safety code compliance, and insurance requirements.

Tenant responsible for utilities and any required build-out or permitting.

Contact listing agent for tours, permitting guidance, and additional details.

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