

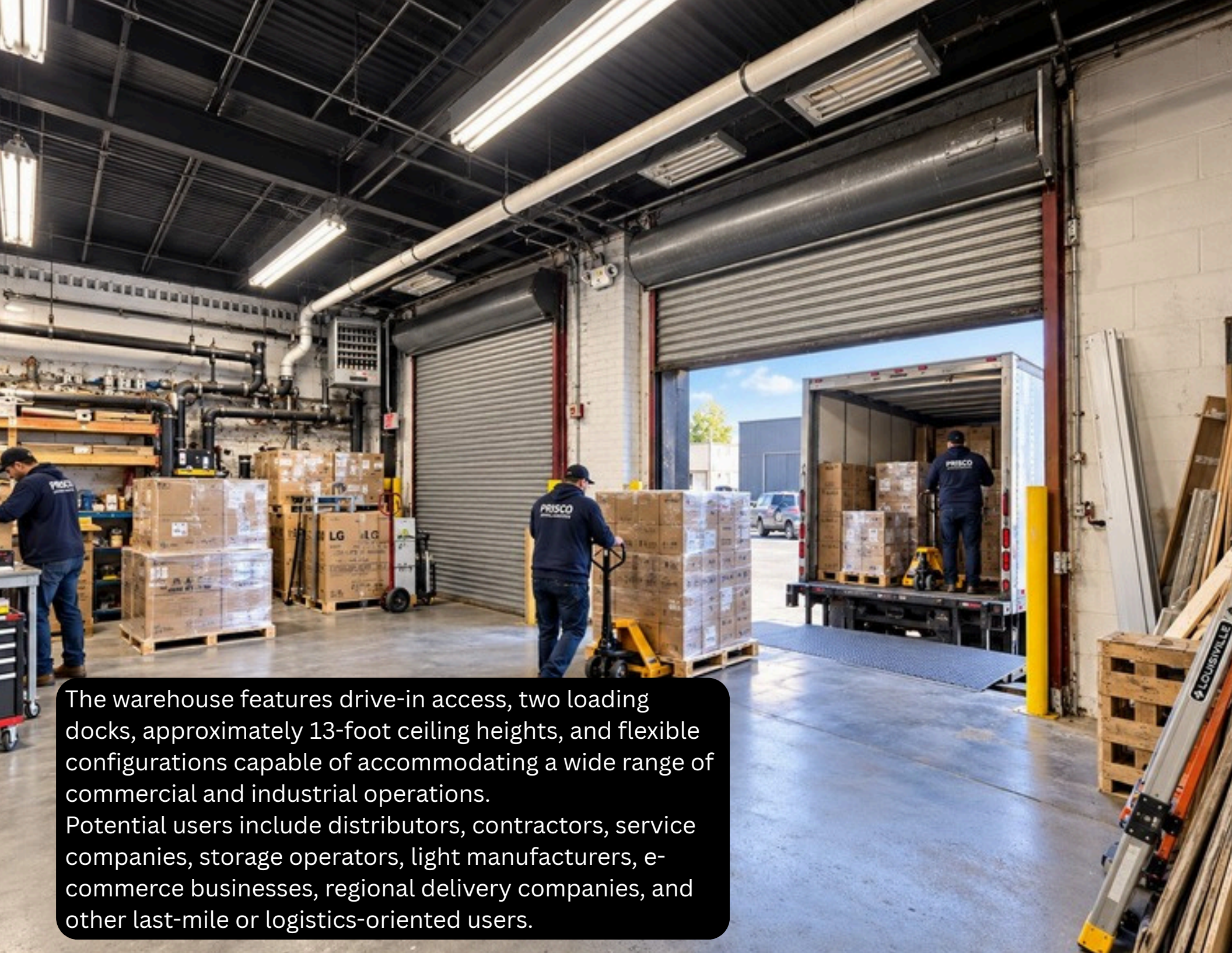
30 Gibson Avenue | White Plains, NY
Flexible Warehouse, Distribution & Retail Space
2,000–8,000 SF Warehouse | Drive-In Access | 2 Loading Docks |
13' Ceilings | Immediate I-287 Access



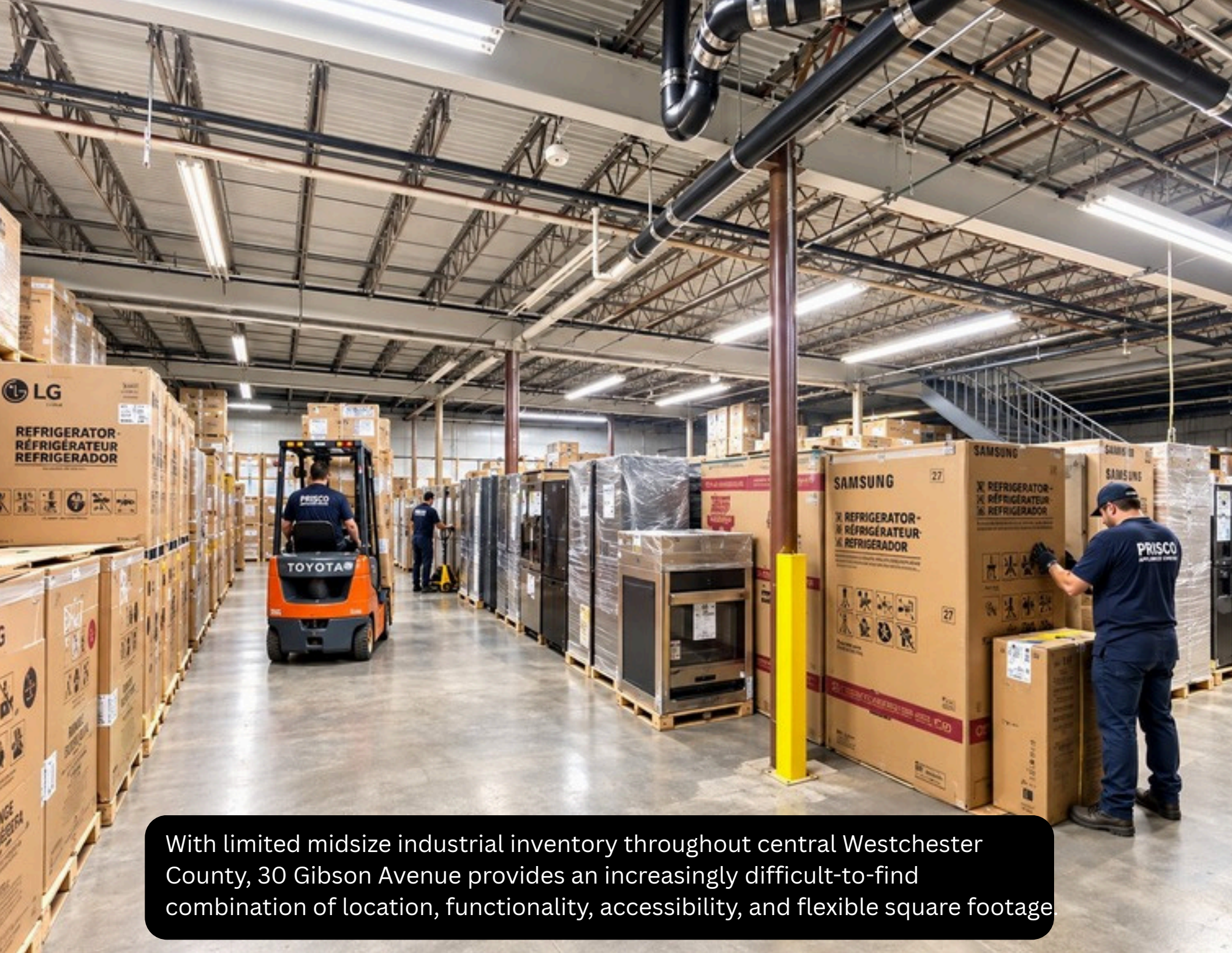
FOR LEASE:
STARTING AT \$24 PSF/YR

The Agency Commercial Division is pleased to present a highly functional warehouse strategically positioned in the heart of Westchester County and just moments from Interstate 287, the property offers flexible warehouse configurations ranging from approximately 2,000 to 8,000 square feet, making it well suited for businesses seeking efficient, accessible space without the commitment of a large-scale industrial facility.





The warehouse features drive-in access, two loading docks, approximately 13-foot ceiling heights, and flexible configurations capable of accommodating a wide range of commercial and industrial operations. Potential users include distributors, contractors, service companies, storage operators, light manufacturers, e-commerce businesses, regional delivery companies, and other last-mile or logistics-oriented users.



With limited midsize industrial inventory throughout central Westchester County, 30 Gibson Avenue provides an increasingly difficult-to-find combination of location, functionality, accessibility, and flexible square footage.



The Westchester Advantage

Westchester County is an attractive location for businesses that need to remain close to the enormous New York City consumer market while maintaining operations outside the five boroughs. For warehouse and service-oriented companies, this positioning can provide meaningful operational advantages. Businesses located here can serve customers throughout lower Westchester while maintaining convenient access to New York City, Connecticut, Northern New Jersey, and the Hudson Valley.

Key Leasing Proposition

SMALLER FOOTPRINT. SERIOUS FUNCTIONALITY. CENTRAL WESTCHESTER LOCATION.

30 Gibson Avenue offers something increasingly valuable to businesses operating throughout the New York metropolitan area: functional warehouse space in manageable sizes with excellent highway connectivity. Whether utilized for distribution, contracting, storage, service operations, light manufacturing, e-commerce fulfillment, or a combined showroom-and-warehouse operation, the property provides businesses with the flexibility to create an efficient operating base in one of Westchester County's most strategically positioned commercial markets.

2,000–8,000 SF Available | 2 Loading Docks | Drive-In Access | 13' Ceilings | Minutes to I-287

Warehouse Availability

2,000–8,000 SF | Flexible Industrial Space

One of the property's strongest advantages is its ability to accommodate businesses requiring smaller and midsize warehouse footprints. With available configurations ranging from approximately 2,000 SF up to 8,000 SF, tenants can select a footprint appropriate for their current operations while avoiding the inefficiency and expense associated with leasing significantly more space than they require. The warehouse configuration is particularly attractive for companies that depend upon regular deliveries, inventory movement, equipment storage, and efficient vehicle access.

Functional Features

2 Loading Docks - Dedicated loading infrastructure helps streamline inbound and outbound deliveries and supports businesses with regular freight requirements.

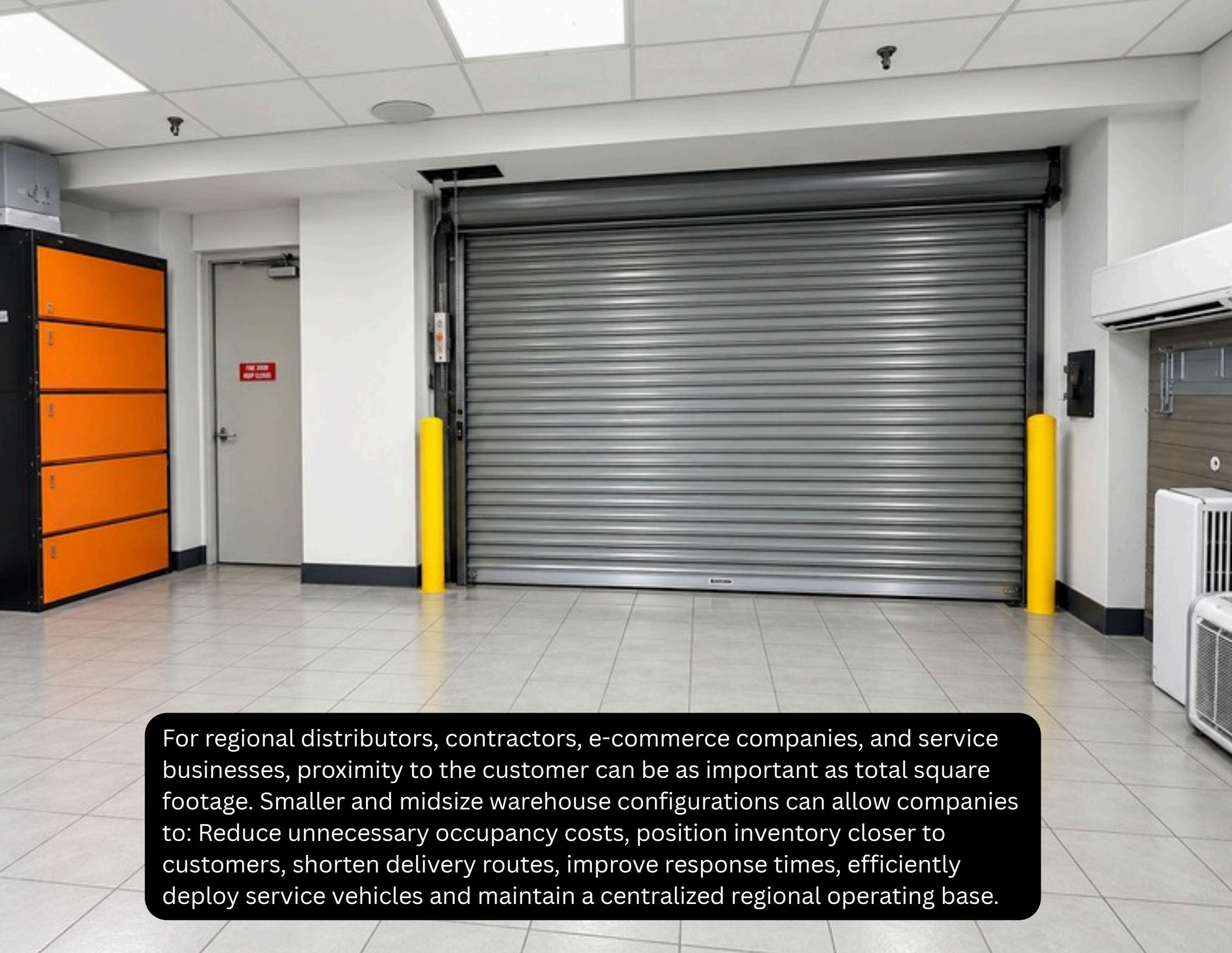
Drive-In Access - Drive-in doors provide additional flexibility for contractors, service businesses, equipment operators, fleet users, and companies requiring direct vehicle access into their space.

13' Ceiling Heights

Approximately 13-foot ceiling heights accommodate a variety of storage, warehouse, distribution, and commercial operating requirements.

Flexible Square Footage

Availability from approximately 2,000–8,000 SF creates opportunities for both smaller businesses and established regional operators.



For regional distributors, contractors, e-commerce companies, and service businesses, proximity to the customer can be as important as total square footage. Smaller and midsize warehouse configurations can allow companies to: Reduce unnecessary occupancy costs, position inventory closer to customers, shorten delivery routes, improve response times, efficiently deploy service vehicles and maintain a centralized regional operating base.

Prime Westchester Logistics Location

Connectivity That Supports Business

Location remains one of the most important considerations for warehouse and distribution users, and 30 Gibson Avenue offers outstanding regional connectivity. The property is positioned close to I-287, providing efficient east-west transportation throughout Westchester County and connections to many of the region's primary north-south transportation corridors.

Nearby roadways include:

Interstate 287 – Primary east-west commercial corridor through Westchester County

Interstate 87 / New York State Thruway – Provides regional access north through the Hudson Valley and south toward New York City

Sprain Brook Parkway – Convenient north-south access through central Westchester

Bronx River Parkway – Provides connectivity throughout lower and central Westchester

Route 119 – Major local commercial corridor serving White Plains, Greenburgh, Elmsford, and surrounding communities

Route 9A – Important north-south commercial route serving numerous Westchester industrial and business districts

This interconnected highway network allows businesses operating from 30 Gibson Avenue to efficiently service **Westchester County, New York City, Fairfield County, Rockland County, the Hudson Valley, Northern New Jersey, and the broader New York metropolitan market.**

Additional Retail Availability

Street-Level Commercial Space In addition to the warehouse opportunities, one retail/commercial space is available at the front of the building.

Approximately 850 SF

This space offer businesses the opportunity to establish a customer-facing presence while maintaining warehouse, inventory, or operational space within the same property.

Potential configurations could include a showroom + warehouse, sales office + distribution center, service counter + equipment storage, or retail + fulfillment operation.

The retail space may also be leased independently, subject to availability and landlord approval.

PRIME LOCATION. UNMATCHED ACCESS.

← TO SUFFERN
ROCKLAND COUNTY



White Plains Station
 Metro-North Railroad
 8 Minutes

TO NEW YORK CITY
I-95 / CONNECTICUT -

The Westchester
Medical Center
Montefiore Einstein

- Corporate Offices
- Financial Services
- Legal & Professional
- Restaurants
- Retail & Entertainment

	< 1 MINUTE
 Bronx River Pkwy	3 MINUTES
 Sprain Brook Pkwy	5 MINUTES
 Route 119	2 MINUTES
 Route 9A	6 MINUTES
 I-87 (NY Thruway)	10 MINUTES
 I-95 (Connecticut)	20 MINUTES

**The Galleria
at White Plains**

North White Plains Station
Metro-North Railroad

White Plains	2 min
Yonkers	15 min
New York City	30 min
Stamford, CT	25 min
Newark, NJ	45 min

Stop & Shop petco ULTA
DSW five BELOW



YOUR BUSINESS HERE

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