

87

MILLWOOD RD

14

STATION PL

± 60,000 SF
Industrial/Multi-Use
Land Available For
Lease in Millwood,
New York



RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

87 MILLWOOD RD | 14 STATION PL

STRATEGIC OPPORTUNITY — FORMER SUPPLY YARD

87 Millwood Road was previously used as a full service lumber yard since the 1950s and the existing racking for lumber storage remain on site. There are also two structures, a showroom/storage building and an office building totaling +/- 5,500 SF, located on the property. Perfect for another lumber yard, supply company with showroom, etc.

The property operated as a thriving Lumber Company for decades and has potential for a variety of uses given a traffic count of 29,000 vehicles per day and being located on the South County Trailway. There is easy access to the Taconic State Parkway and the Saw Mill River Parkway for passenger vehicles with close proximity to 9A via Route 100 for trucking routes.

There is an additional +/- 21,000 SF vacant parcel (currently parking) adjacent on the corner of Station Place and Millwood Rd which is also available.



PROPERTY FOR LEASE

87 MILLWOOD RD & 14 STATION PL | MILLWOOD, NY

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PLENTY OF SPACE TO CUSTOMIZE & PLENTY OF WAYS TO COME AND GO!

BUILDING SPECS	87 MILLWOOD	14 STATION PL
Site Size:	1.40 Acres	0.49 Acres
Site:	+60,000 SF	+21,000 SF
Buildings (office/ storage/showroom):	+5,500 SF	
Construction Type:	Buildings	Vacant land
Zoning:	I-R	B-R
Asking Rent:	Negotiable	Negotiable
Taxes:	\$35,952	\$6,881
Land corner of Schuman: \$228.96		

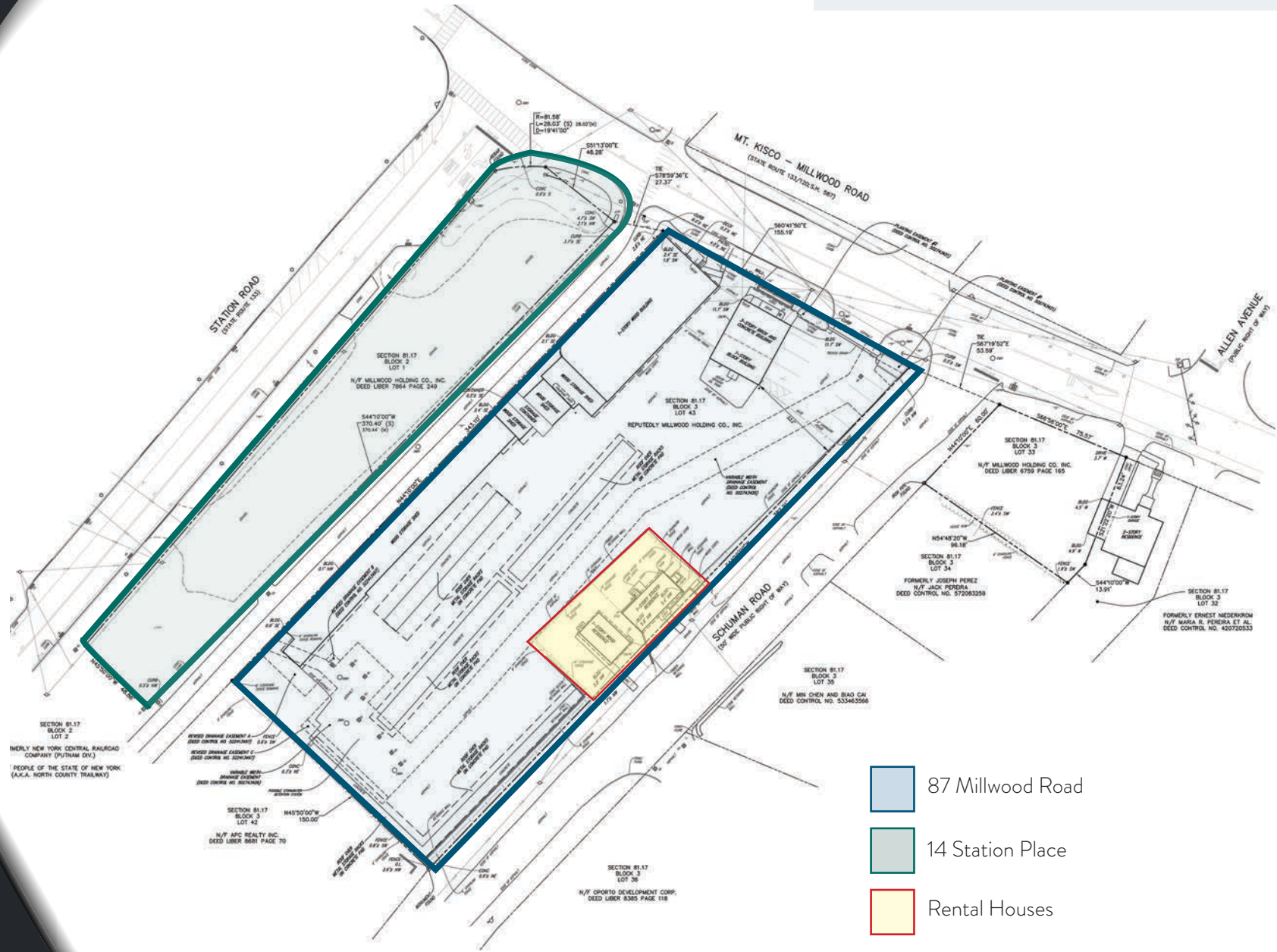


DRIVING DISTANCES

Taconic State Pkwy:	1 mile	I-87/287:	11 miles
Route 100:	0.1 mile	I-95:	21 miles
Saw Mill River Pkwy:	3 miles	Manhattan:	32 miles
9A:	3 miles		

The closest Metro-North Railroad station is Chappaqua on the Harlem Line.

PROPERTY
FOR LEASE



- 87 Millwood Road
- 14 Station Place
- Rental Houses

PROPERTY FOR LEASE



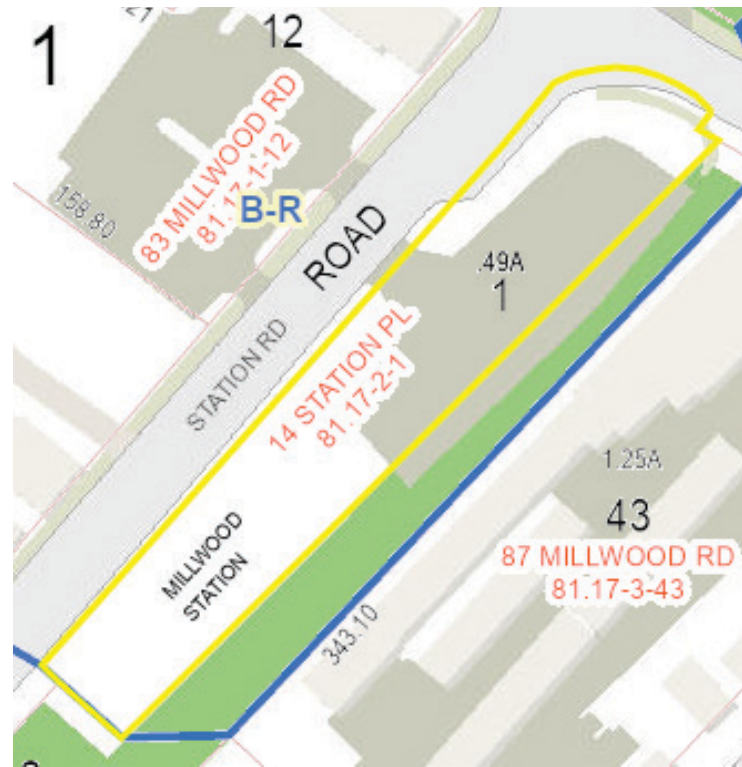
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87 MILLWOOD ROAD



14 STATION PLACE



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AREA
MAP

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LOCATION OVERVIEW

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MILLWOOD, NEW YORK

MILLWOOD, AN IDYLIC HAMLET IN THE TOWN OF NEW CASTLE

New Castle covers almost 24 square miles and encompasses the two hamlets of Chappaqua and Millwood. With a population of 17,826, the town is essentially a residential, family-oriented community with 35% of its area occupied by single family homes. Another third of the land is undeveloped or dedicated open space, giving New Castle a feeling of country living. The town and hamlets boast a lot of restaurants, coffee shops, and parks.

Millwood lies within the highly rated Chappaqua Central School District and town life is enriched by many different organizations, all of which are a source of community pride and strength.



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