

87

MILLWOOD RD

.....
±60,984 SF
DIVISIBLE

Industrial/Multi-Use
Land Available
For Sale or Lease
in Millwood, New York

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES



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 are two additional residential cottages on site that provide additional income for the property.



PROPERTY FOR SALE or FOR LEASE

87 MILLWOOD RD | MILLWOOD, NY

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

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

BUILDING SPECS	87 MILLWOOD
Asking Price:	Upon Request
Asking Rent:	\$5K-\$10K/Month Net (Divisible by half for yard area only)
Site Size:	1.40 Acres
Site:	±60,984 SF
Buildings (office/ storage/showroom):	±5,500 SF
Cottages:	±500 SF Studio ±1,000 SF 1 Bedroom
Construction Type:	Buildings
Zoning:	I-G
Taxes:	\$35,952



DRIVING DISTANCES

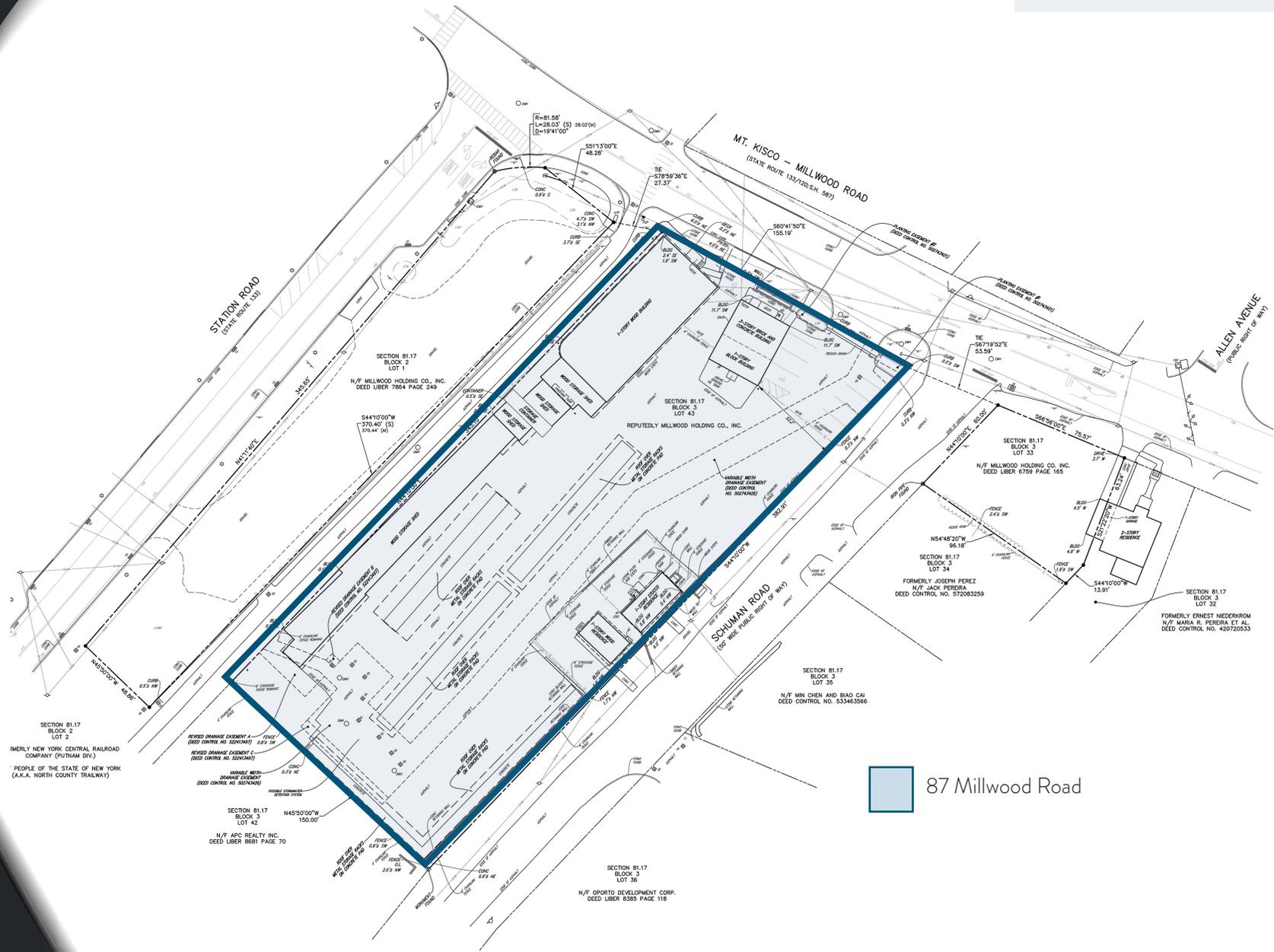
Taconic State Pkwy:	1 mile	I-87/287:	11 miles
Route 100:	0.1 mile	I-95:	21 miles
Saw Mill River Pkwy:	3 miles	Manhattan:	32 miles
9A:	3 miles		

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

PROPERTY
FOR SALE or
FOR LEASE

87 MILLWOOD RD | MILLWOOD, NY

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.



 87 Millwood Road

PROPERTY
FOR SALE or
FOR LEASE

87 MILLWOOD RD | MILLWOOD, NY

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.



COMMERCIAL REAL ESTATE SERVICES

87 MILLWOOD ROAD



PROPERTY
FOR SALE or
FOR LEASE

87 MILLWOOD RD | MILLWOOD, NY

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.



PROPERTY
FOR SALE or
FOR LEASE

LOCATION OVERVIEW

87 MILLWOOD RD



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.



PROPERTY
FOR SALE or
FOR LEASE

87 MILLWOOD RD | MILLWOOD, NY

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES



CONTACT EXCLUSIVE AGENTS:

KEVIN LANGTRY

P: 914 968 8500 ext. 322
klangtry@rmfriedland.com

CARMEN BAUMAN

P: 914 968 8500 ext. 316
cbauman@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

NEW YORK | CONNECTICUT | 914.968.8500 | RMFRIEDLAND.COM