

MID WESTCHESTER EXECUTIVE PARK
16 SKYLINE DRIVE, HAWTHORNE, NY
STATE-OF-THE-ART 36,360 SF DIVISIBLE
WAREHOUSE FACILITY FOR LEASE



RARE OPPORTUNITY
BRAND NEW BUILDING
FOR LEASE SUMMER 2025

**CONSTRUCTION
PROGRESS
VIDEO**



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ELEVATE YOUR OPERATIONS IN WESTCHESTER'S NEWEST FLEX WAREHOUSE FACILITY

16 Skyline Drive in Hathorne, NY, presents a rare opportunity to lease 36,360 SF of flexible warehouse and office space, available in Q2 2025. This well-equipped property features sprinklers, gas, and separate meters, ensuring efficiency and adaptability for a range of business operations. Strategically positioned with seamless access to major transportation routes, including I-87 (New York State Thruway), I-287 (Cross Westchester Expressway), the Saw Mill River and Sprain Brook Parkways, Route 9A, and Metro North Railroad (Hawthorne), the location offers excellent connectivity. Situated in the heart of Westchester's knowledge center, the property is adjacent to a thriving life sciences community, The New York Medical College campus, and a host of corporate neighbors and essential local services. Additionally, its proximity to hotels, restaurants, and retail destinations enhances convenience for employees and visitors alike.



36,360
TOTAL SF

=

32,724 SF
WAREHOUSE

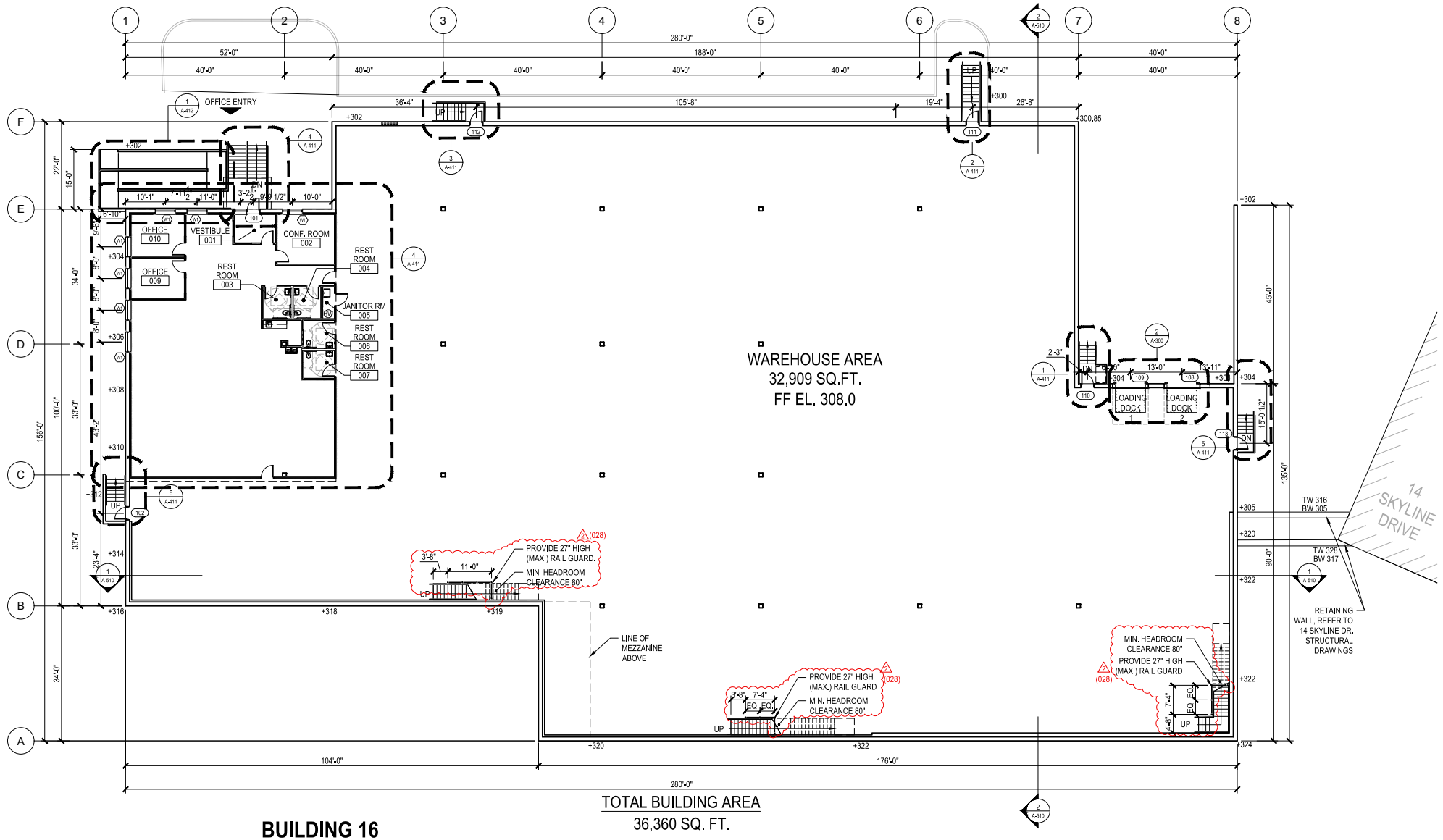
+

3,636 SF
OFFICE

28'
CLEAR
CEILING

2
LOADING

FLOOR PLAN



2 LOADING DOCKS
GAS, SPRINKLERS, SEPARATE METERS

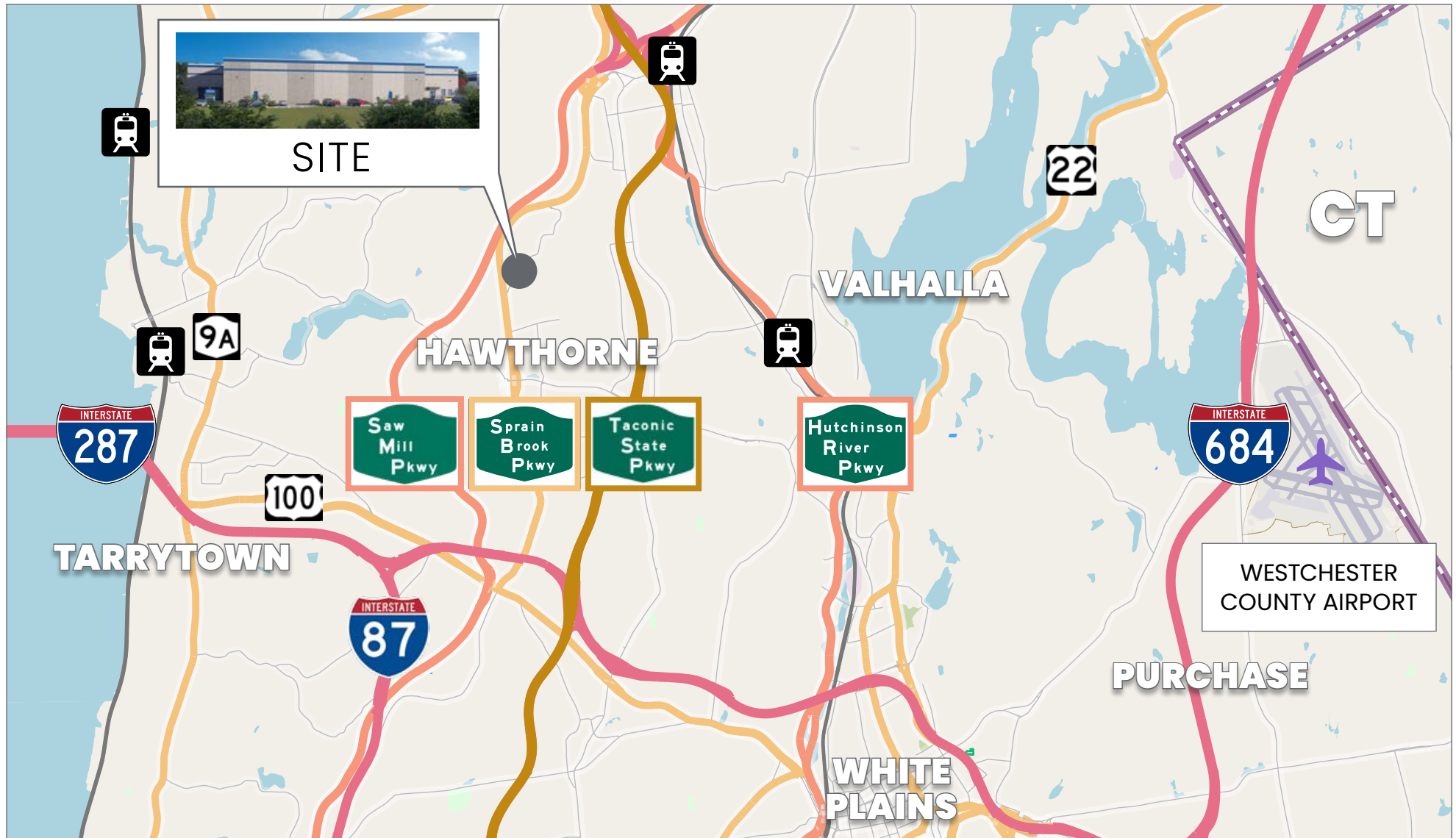
The site plan illustrates the layout of 16 Skyline Drive, featuring two primary lots: Lot 12B and Lot 17. Lot 12B, highlighted in yellow, is a 36,360 RSF property. Lot 17, outlined in red, is a 362,622 sq. ft. (8.3198 Acres) leased area. The plan details various infrastructure elements, including parking lots, loading zones, and building footprints. Key annotations include 'LOADING' with arrows pointing to a specific area, 'LIMIT OF DISTURBANCE (4.77 ACRES)', and 'NO PARKING' zones. The plan also shows existing and proposed concrete curbs, street lights, and various other site-specific features.

RM FRIEDLAND 16 SKYLINE DRIVE, HAWTHORNE, NY
COMMERCIAL REAL ESTATE BROKER

AREA MAP



TRANSPORTATION MAP



MARIO CUOMO BRIDGE | 8 Miles

WESTCHESTER COUNTY AIRPORT | 14 Miles

NYC | 21.5 Miles

LAGUARDIA AIRPORT | 29.5 Miles

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