



## Warehouse Space Available

# 140 Bedford Road - Warehouse | Katonah, NY

### Contact

**Todd Albright** 914.747.5000 x222 TA@princetonrealtygroup.com

**Frank Fiorella** 914.747.5000 x223 FF@princetonrealtygroup.com

**Adam Garber** 914.747.5000 x286 AG@princetonrealtygroup.com

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## Executive Summary



### OFFERING SUMMARY

**BUILDING SIZE** 16,666 +/- SF

**AVAILABLE SF** Warehouse - 9,850 sf

**ZONING** CB - Central Bus.

**UTILITIES** Mun. Water / Sewer

**TERMS** \$15.00 psfNNN

### PROPERTY OVERVIEW

Available for lease: approximately 9,850 sf of warehouse available for a three year lease.

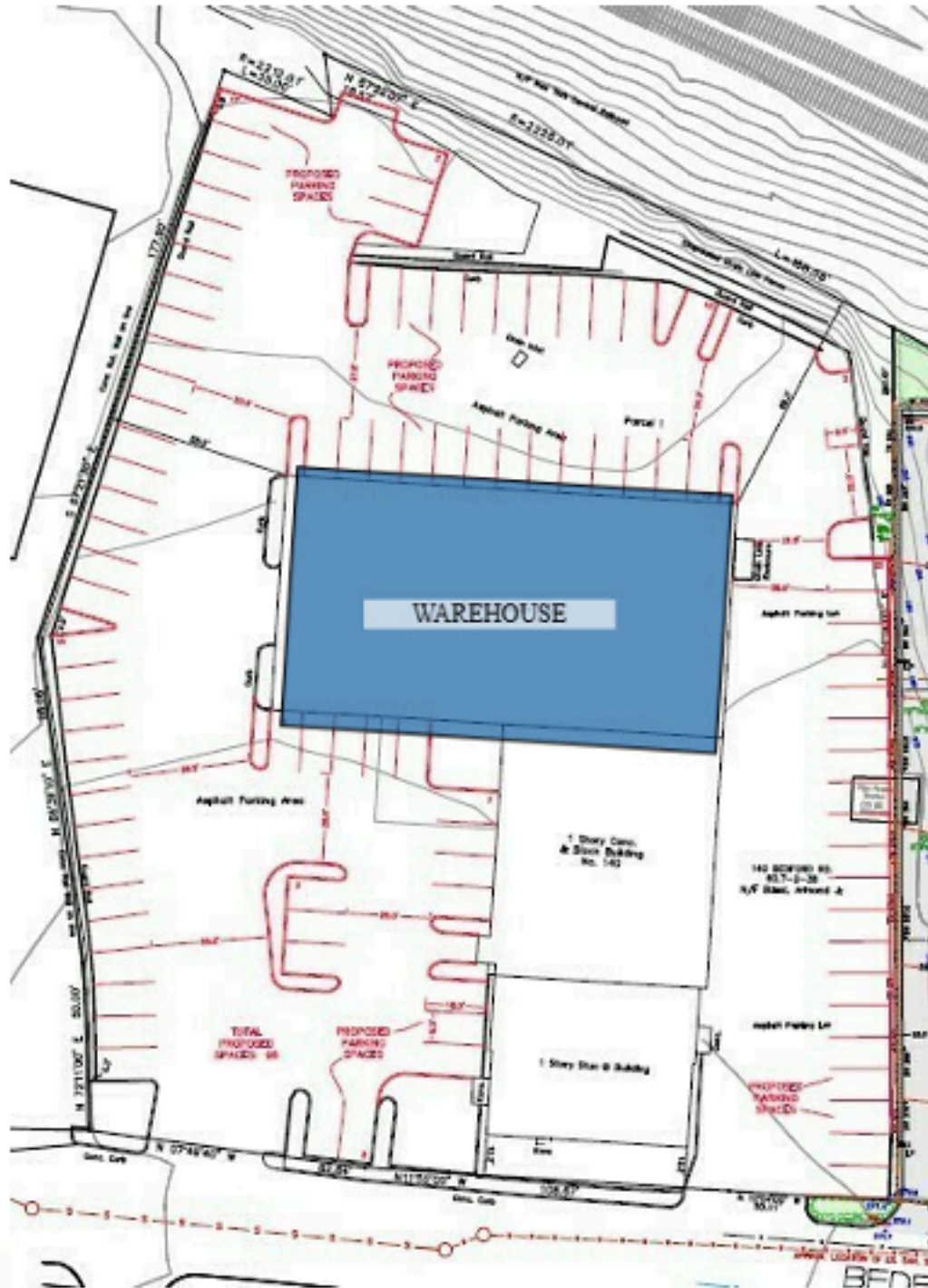
### LOCATION OVERVIEW

Excellent location, easy access to the Saw Mill River Parkway and I-684. Neighbors include DeCicco's Supermarket, Downtown Shopping District, near Bedford & Katonah train stations.

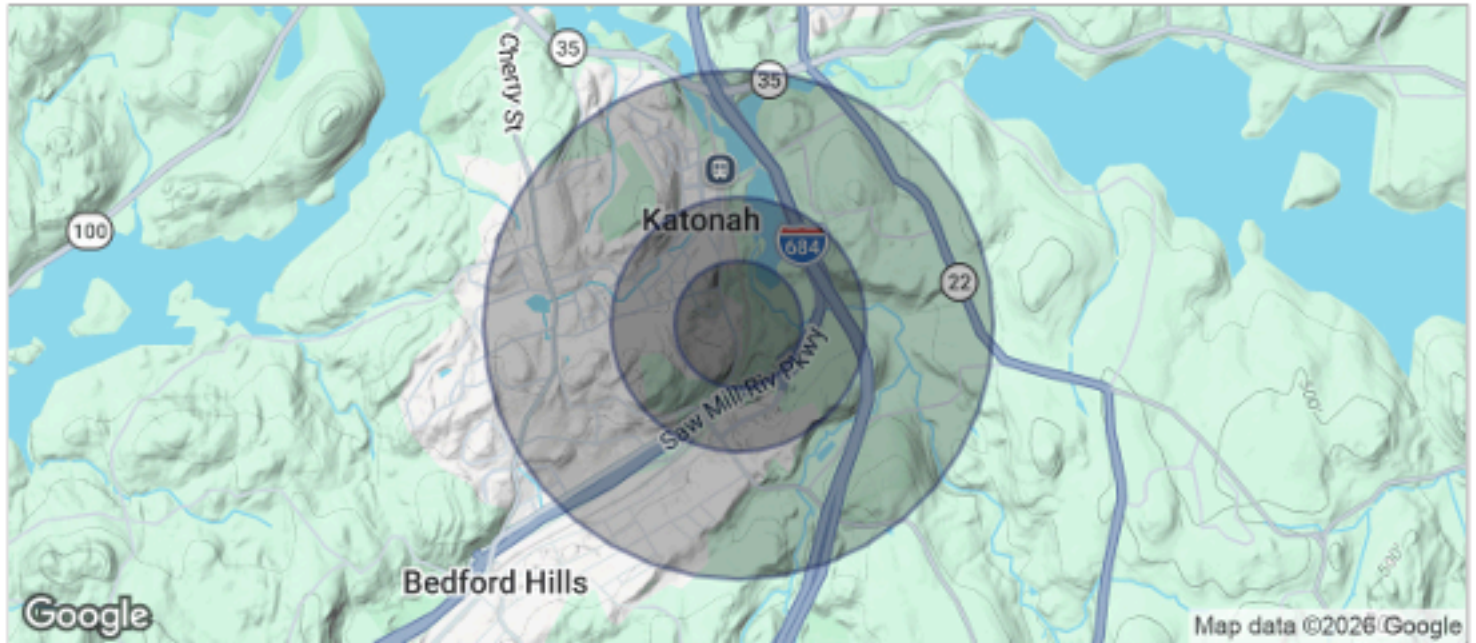
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## Parking Plan



## Demographics Map



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL POPULATION</b>	228	1,257	4,655
<b>MEDIAN AGE</b>	37.3	39.5	40.9
<b>MEDIAN AGE (MALE)</b>	22.9	30.6	39.4
<b>MEDIAN AGE (FEMALE)</b>	38.3	40.5	39.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	67	390	1,401
<b># OF PERSONS PER HH</b>	3.4	3.2	3.3
<b>AVERAGE HH INCOME</b>	\$312,268	\$222,549	\$195,142
<b>AVERAGE HOUSE VALUE</b>	\$930,651	\$781,904	\$740,772

\* Demographic data derived from 2020 ACS - US Census

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INDUSTRIAL PROPERTY FOR LEASE

## Location Maps

