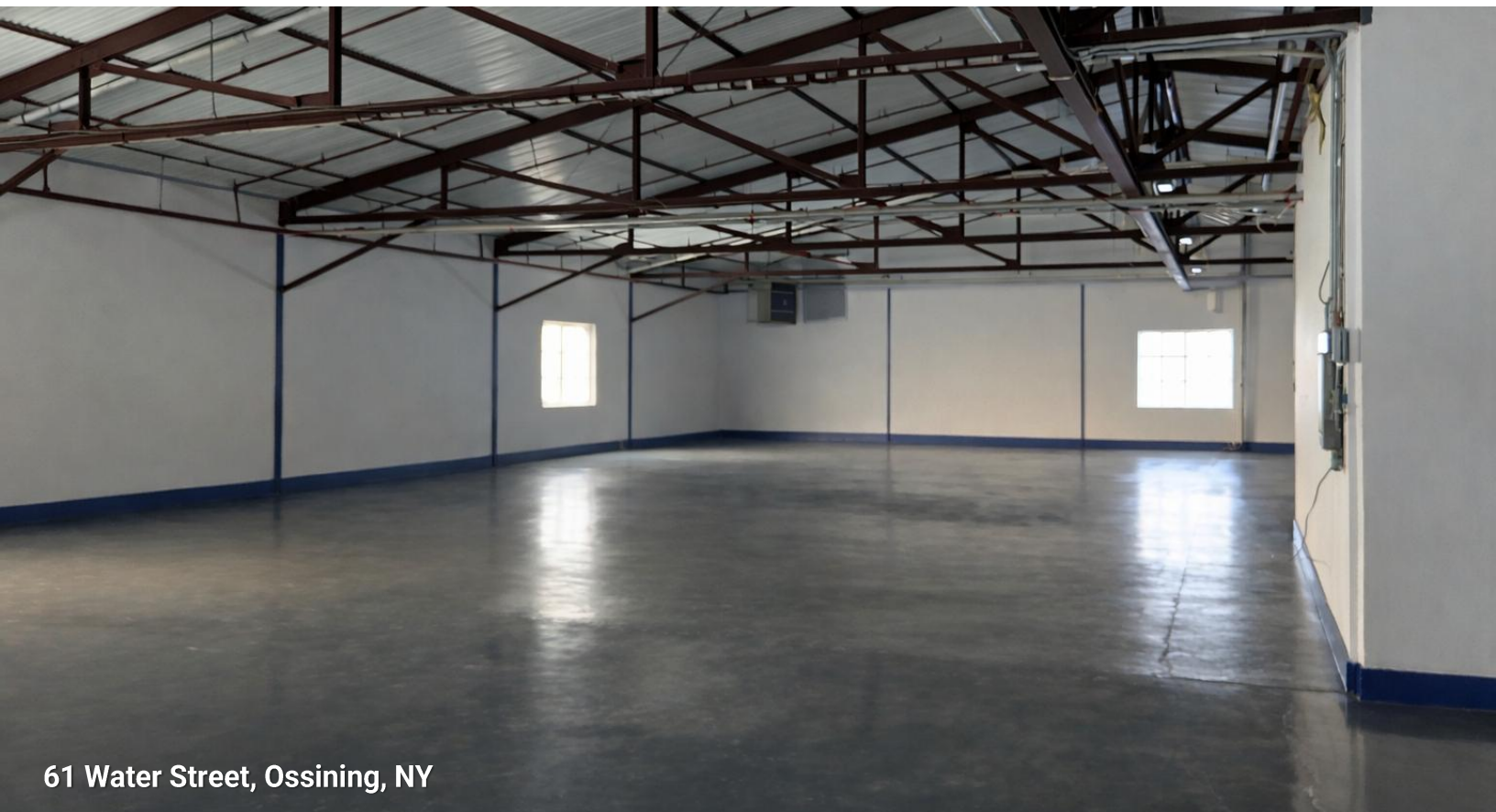


FOR LEASE – 7,500 SF WAREHOUSE / FLEX SPACE

Hudson Waterfront Industrial – Steps from Ossining Metro-North



61 Water Street, Ossining, NY

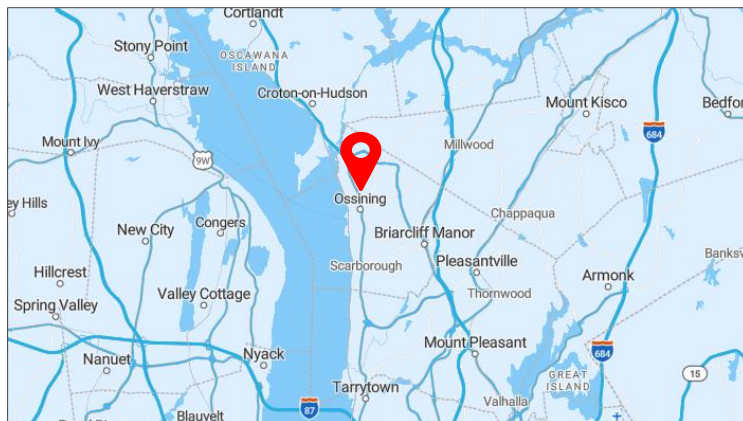
DRIVE-IN FLEX SPACE

7,500 square feet of open-span warehouse and flex space on a 1.16-acre lot in the Village of Ossining. Steel-framed building, originally constructed in 1970 and renovated in 2022. Zoned Light Industrial (LI), the property offers flexibility for a wide range of commercial and industrial tenants.

Two drive-in overhead doors (12'-0" wide) provide easy truck and equipment access from the front-facing parking area. Clear ceiling heights of 12 to 16 feet accommodate racking, vehicle storage, and a wide range of industrial and commercial uses. Dual 200-amp electrical panels serve the building, with a full wet sprinkler system already in place.

The interior includes a finished office/reception area (221 SF), two additional work spaces (326 SF and 66 SF), and separate men's and women's restrooms. A sprinkler pump room and fire suppression system are on-site. Eight paved parking spaces front the building, providing ample room for employees, customers, and loading.

Information believed to be accurate but not guaranteed.
Buyers should verify all details independently.
McGrath Realty Inc. · 1010 Main Street, Fishkill, NY 12524



A 5 minute walk from the Ossining Metro-North station on the Hudson Line, a rarity for industrial space in Westchester County. Direct access to Route 9 and minutes to the Saw Mill River Parkway and I-87/I-287 interchange. Situated along the Hudson River waterfront in Ossining's historic Water Street industrial corridor.

ASKING RENT \$20 / SF Modified Gross

CONTACT

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MCGRATH
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PROPERTY DETAILS

AVAILABLE SF	7,500
LOT SIZE	1.16 Acres
CLEAR HEIGHT	12'-16'
OVERHEAD DOORS	2 (12'-0" wide)
OFFICES	2
RESTROOMS	2 (Men's & Women's)
PARKING	8 spaces
ELECTRICAL	Dual 200-amp panels
CONSTRUCTION	Steel frame
SPRINKLER	Yes (wet system w/pump room)
YEAR BUILT	1970
RENOVATED	2022
ZONING	LI, Light Industrial

ASKING RENT \$20 / SF Modified Gross



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