



PRINCETON
REALTY GROUP
COMMERCIAL REAL ESTATE SERVICES



An Industrial Investment Opportunity

41 Kensico Drive | Mount Kisco, NY

Industrial Property For Sale

Contact

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Executive Summary



OFFERING SUMMARY

COUNTY	Westchester
BUILDING SIZE	13,000 SF
DRIVE IN GATES	1
LOT SIZE	1.7 Acres
ZONING	GC - General Commercial
SALE PRICE	\$2,950,000
TAXES	\$62,000
AVAILABILITY	Immediate

PROPERTY OVERVIEW

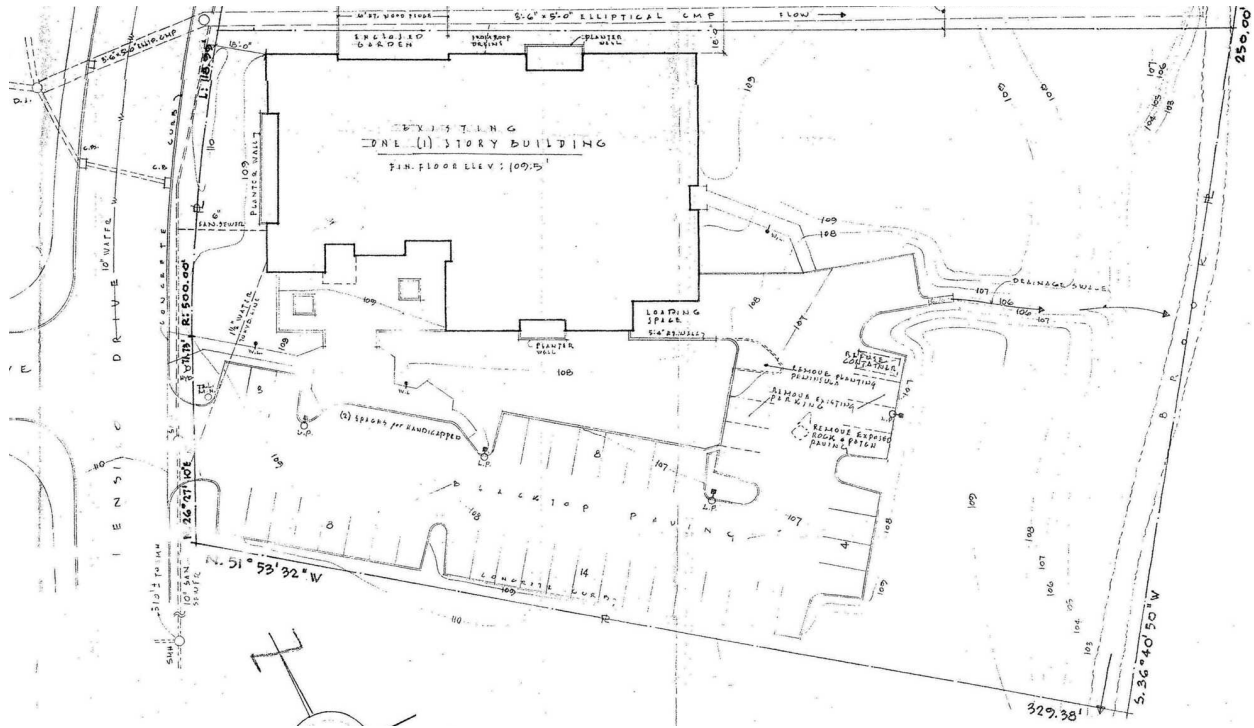
41 Kensico Drive, Mount Kisco, NY is expansive 13,000 SF building on 1.73 acres, strategically zoned General Commercial, an ideal prospect for commercial and light industrial users / investors. The building has 12' clear ceiling heights and one roll-up door. Elevate your operations with this exceptional opportunity in a sought-after commercial zone. The property is impacted by a documented regional / upgradient chlorinated-solvent groundwater plume. NYSDEC's investigation attributed to groundwater contamination at 41 Kensico principally to off-site sources. The property is being remediated through the NYS Brownfield Cleanup Program, and residual groundwater contamination can remain subject to institutional and engineering controls, including groundwater-use restrictions, vapor-intrusion controls and long-term site management.

LOCATION OVERVIEW

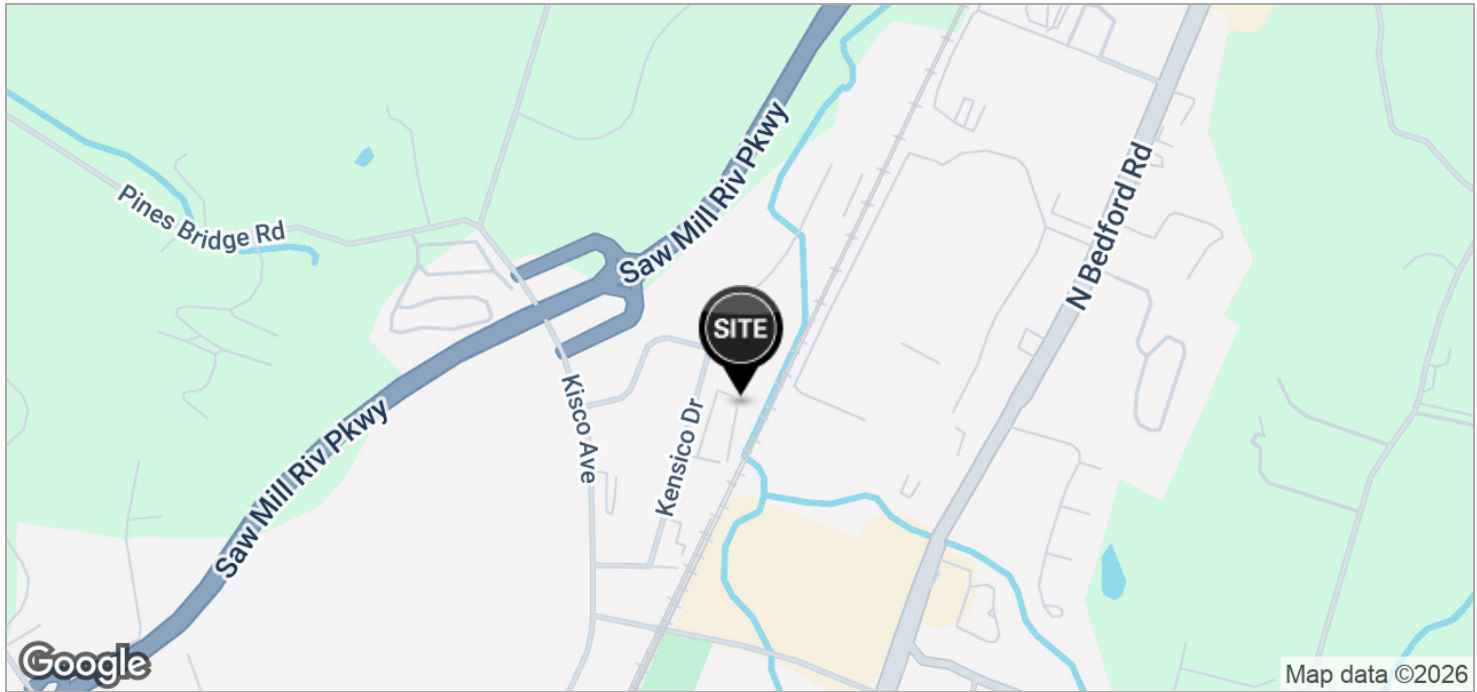
Situated in close proximity to major transportation routes with convenient access to the Saw Mill River Parkway, Route 117 and 1.5 miles from I-684. The area offers seamless connectivity and access to a skilled labor force, making it an ideal hub for industrial ventures. Strategically positioned within one of Westchester County's most established automotive and commercial hubs, the property is located directly across from the Mt. Kisco Hotel, Lexus of Mt. Kisco and near Land Rover and BMW, benefiting from strong consumer traffic, visibility and surrounding commercial activity. With a thriving local economy and a supportive business environment, the location provides an enticing backdrop for users and investors alike.

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, PRIOR SALE AND WITHDRAWAL WITHOUT NOTICE.

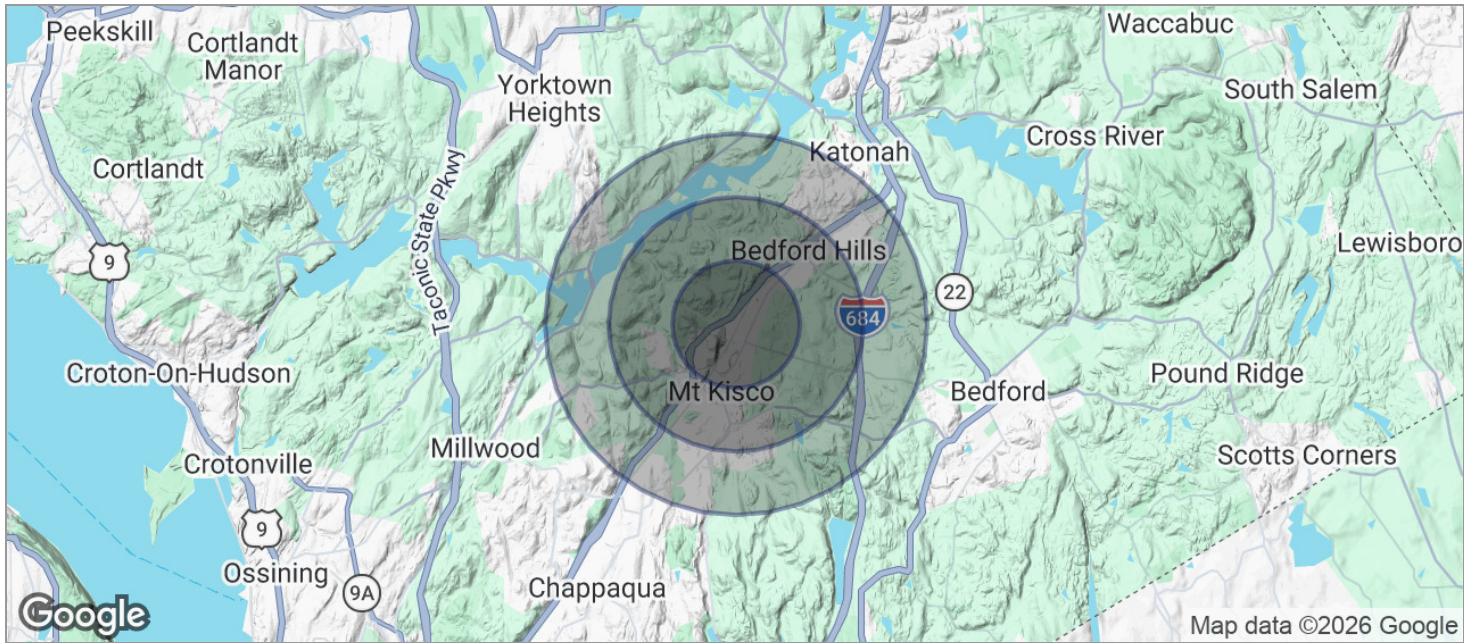
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	6,225	14,821	24,245
MEDIAN AGE	41.5	41.8	42.2
MEDIAN AGE (MALE)	39.7	40.3	40.3
MEDIAN AGE (FEMALE)	43.9	43.4	43.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,426	5,366	8,476
# OF PERSONS PER HH	2.6	2.8	2.9
AVERAGE HH INCOME	\$140,359	\$169,506	\$208,129
AVERAGE HOUSE VALUE	\$541,717	\$733,168	\$822,810

* Demographic data derived from 2020 ACS - US Census