

Cityfeet is the #1 commercial real estate site with thousands of commercial real estate properties, broker profiles & commercial service listings.



Premier Business Centers
EXECUTIVE OFFICE CENTERS
www.pbcenters.com
877-MY-SUITE (877-697-8483)

CITYFEET
COM

Home

Search

Advertise

News

Resources

My Account

The Premier Online Commercial Real Estate Network  Do you have an account? - [Login Here](#)

New York City Commercial Real Estate News

➔ [Search for New York City Commercial Real Estate](#)

WESTY'S BUYS WHITE PLAINS BUILDING

By LOIS WEISS

Wednesday, September 08, 2010 - The 63,000 sf 179 Westmoreland Avenue in White Plains was sold for \$3 million. The one-acre site includes a double graded lower level. Andy Grossman of NAI Friedland represented both the seller, Westmoreland, and the purchaser, Westy's Self Storage, in the transaction for the industrial building.

Westmoreland apparently had needs which could not be met with the existing building and was it in their best interest to consolidate to a more efficient space with higher ceilings. Leasing would have required that the space be priced below market value and a significant amount be spent to entice prospective tenants. "The principal owner would also need to act as a landlord – something he was not interested in doing," added Grossman.

With existing locations in Bronxville, Port Chester, and Elmsford, Westy's Self Storage sought space in White Plains to maximize their exposure in Westchester's central hub. "This location met those needs perfectly," Grossman said. "This was clearly a knock down structure. In addition to the awkward and inefficient internal layout and poor overall appearance, the warehouse also had very low ceiling height and tons of exposed pipes throughout. The site's location, however, is unique in its close proximity to other industrial buildings, the city's downtown area, as well as the White Plains Metro North station and bus depot. The highways are nearby and it's right in the center of Westchester County."

The deal took about two months to complete and the new owners want to begin demolishing the current building before the cold weather set in. They also have an architectural plan in place.

[Looking for Retail Space](#)

Two Featured Properties Prime Retail Locations

wilsonproperties.com



Ads by Google

- ➔ [Subscribe to our Market Watch](#) to receive current New York City commercial real estate news via email. It's free!
- ➔ [Read current New York City commercial real estate news](#)
- ➔ [Search New York City commercial real estate news archive](#)