



FOR LEASE | 23,400 SF ON 1.9 ACRES

# 3 BROWNS LANE

HAWTHORNE, NY 10532 | WESTCHESTER COUNTY





## // HIGHLIGHTS



### BUILDING

11,000 SF Shop with 5 Drive-Ins  
and 1 Ground Level Dock

12,400 SF Double Stacked Office



### LAND FOOTPRINT

1.91 AC  
(83,000 SF)



### IMPROVEMENTS

New Asphalt, New  
Roof, New Doors,  
New Exterior &  
Interior Lighting,  
Renovated Office



### ZONING

C-RB  
(Highway Business)

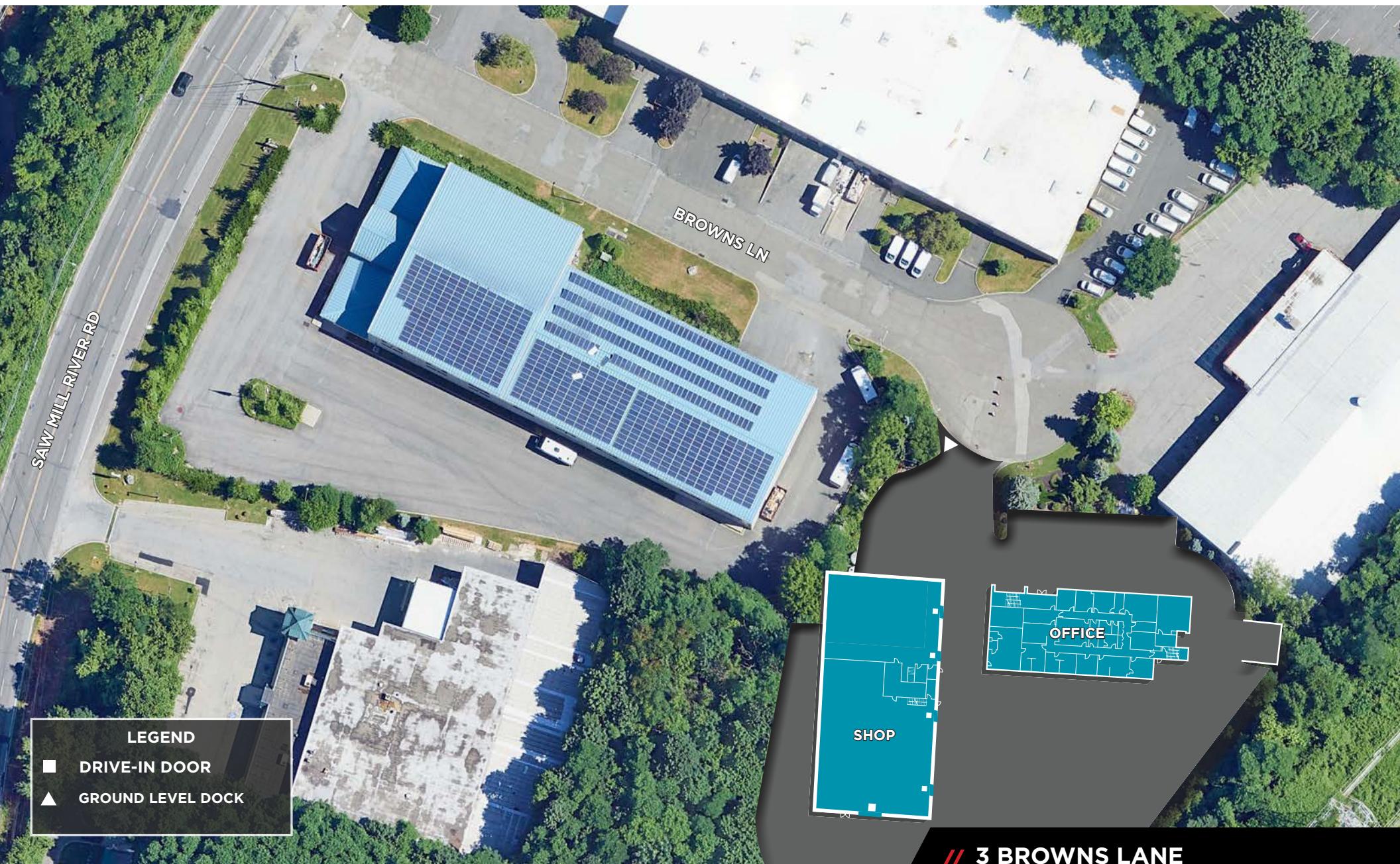


### PERMITTED USES

IOS, Fleet Parking  
& Storage,  
Contractors' Yard

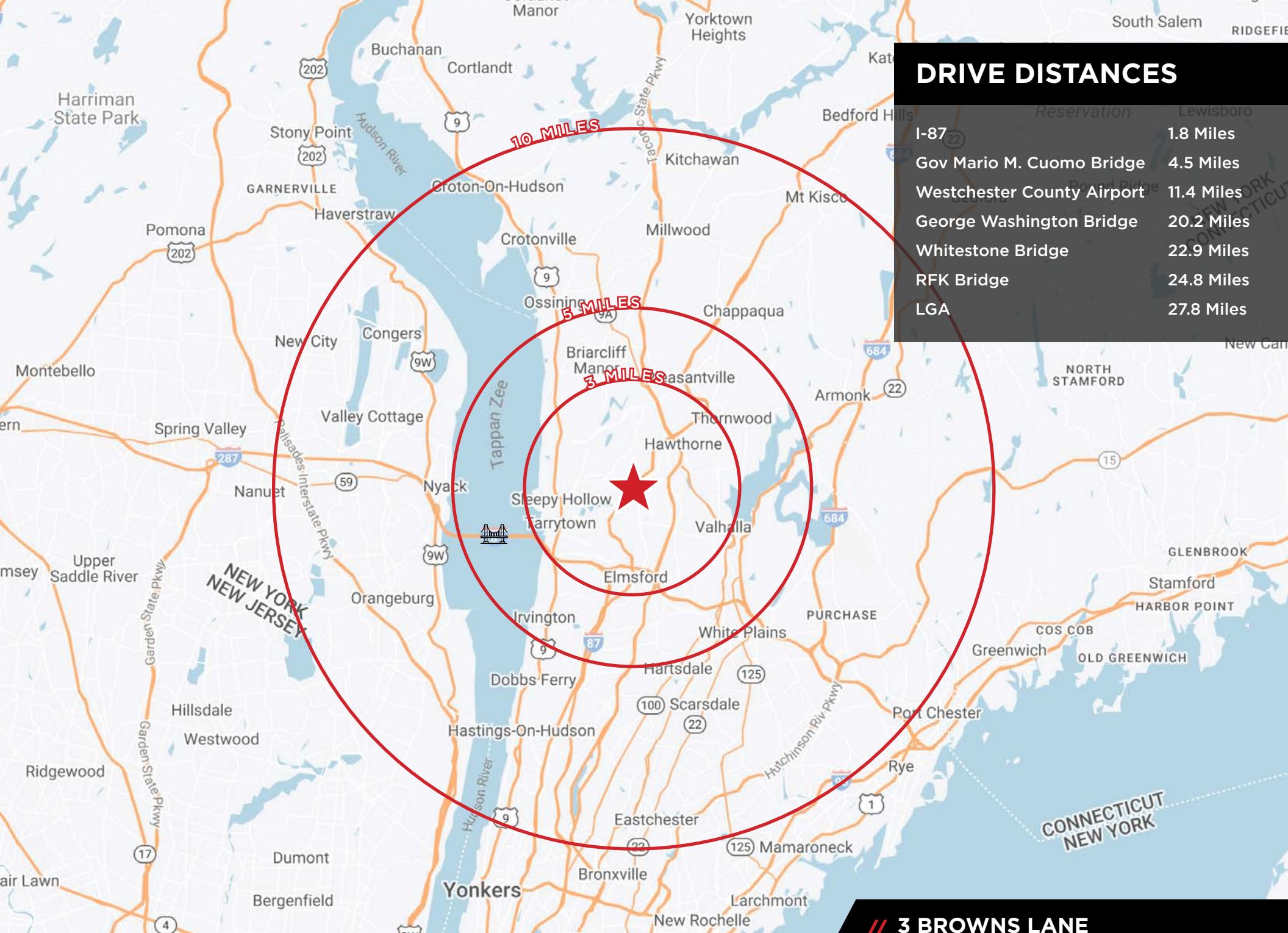
// **3 BROWNS LANE**  
HAWTHORNE, NY 10532

# // SITE PLAN



## DRIVE DISTANCES

I-87 (22)	1.8 Miles
Gov Mario M. Cuomo Bridge	4.5 Miles
Westchester County Airport	11.4 Miles
George Washington Bridge	20.2 Miles
Whitestone Bridge	22.9 Miles
RFK Bridge	24.8 Miles
LGA	27.8 Miles



3 BROWNS LANE  
HAWTHORNE, NY 10532

# // GALLERY



// 3 BROWNS LANE  
HAWTHORNE, NY 10532



## 3 BROWNS LANE | HAWTHORNE, NEW YORK

### CONTACT

#### RICO MURTHA

+1 212 390 1368

[rico.murtha@cushwake.com](mailto:rico.murtha@cushwake.com)

#### HELEN PAUL

+1 212 841 7575

[helen.paul@cushwake.com](mailto:helen.paul@cushwake.com)

#### SONNY SINGH

+1 718 275 5478

[sonny.singh@cushwake.com](mailto:sonny.singh@cushwake.com)

#### CORY PAUL

+1 203 326 5803

[cory.paul@cushwake.com](mailto:cory.paul@cushwake.com)

 CUSHMAN & WAKEFIELD

 NYC LOGISTICS & INDUSTRIAL SERVICES

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.