



80 Riverdale

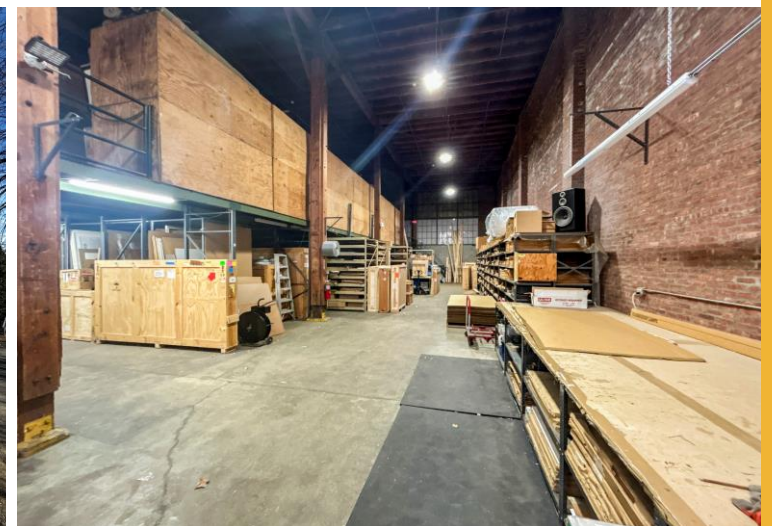
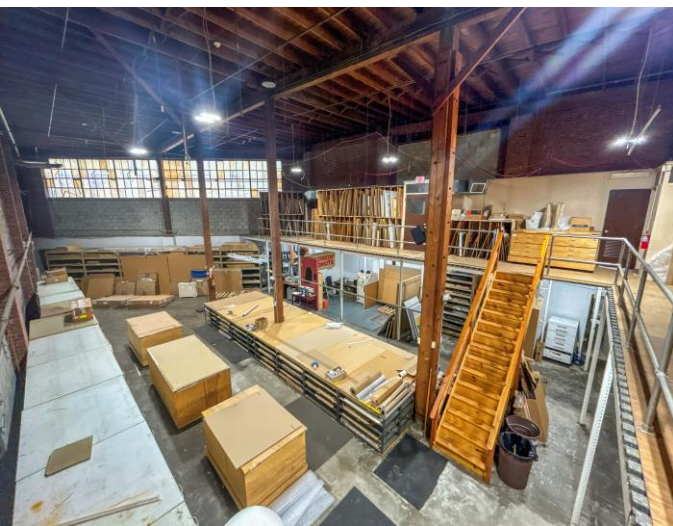
80 Riverdale Avenue Extension, Greenwich, CT

Cushman & Wakefield's Capital Markets Group is pleased to present the opportunity to purchase 80 Riverdale Avenue Extension in Greenwich, Connecticut. This rare industrial asset sits in one of the country's most sought-after markets and provides a unique occupancy or redevelopment opportunity.

This 20,052 SF warehouse sits on 0.5647 acres and features high ceilings, multiple mezzanines, one loading dock, and one drive-in door. The property provides diverse functionality for a variety of industrial, light manufacturing or storage users. 80 Riverdale Avenue Extension sits within the General Business Zone (GB), which allows for a number of industrial, residential, retail and office uses as of right. Built in 1940, the property has a unique history, having once served as the sugar warehouse for the nearby Life Savers production factory in Port Chester, underscoring the area's industrial roots.

Greenwich, renowned for its strong economic base, high barriers to entry, and proximity to New York City, presents a compelling investment opportunity. Industrial properties in this submarket are in limited supply, benefiting from robust demand and an extremely constrained development pipeline. With immediate access to major transportation arteries, including I-95 and Metro-North Railroad, 80 Riverdale Avenue Extension provides seamless connectivity throughout the New York Tri-State region. The property is conveniently located just 5 minutes from downtown Port Chester, New York and less than 10 minutes from Downtown Greenwich and Greenwich Avenue.

The property, which will be delivered vacant at sale, represents a rare chance to acquire a well-located industrial property, with both occupancy or redevelopment potential, in one of the premier Connecticut markets with significant long-term value potential.

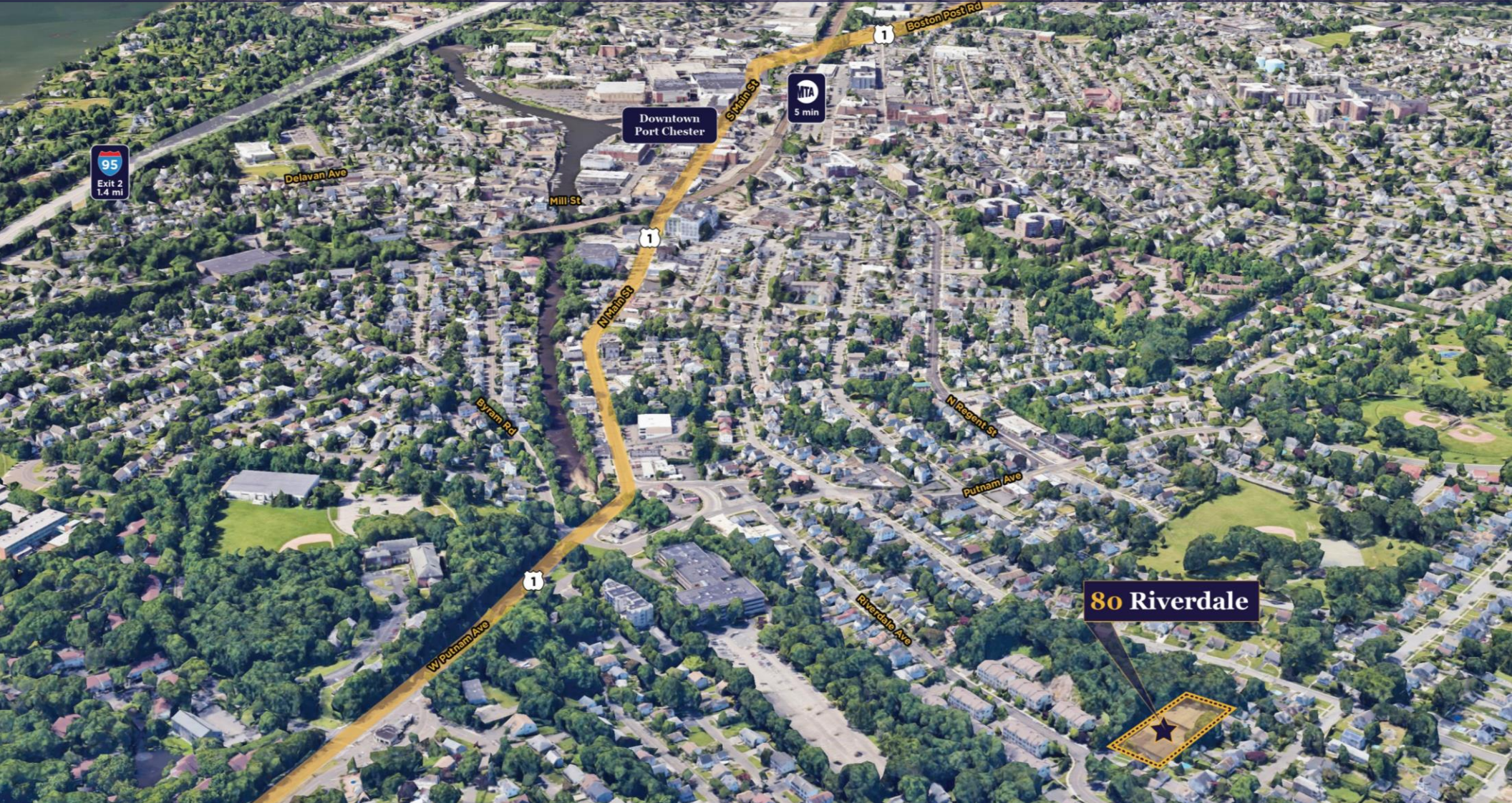


Unique Industrial
Property in Greenwich

Occupancy or
Redevelopment Opportunity

Access to Interstates 95 & 297
& the Merritt Parkway

Exceptional
Greenwich Demographics



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