

**508-510 North Avenue
New Rochelle, New York**

FOR LEASE



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Prepared by:

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Scalzo Group

www.cbcworldwide.com

2500 Westchester Ave
Suite 109
Purchase, NY 10577

Executive Summary

The Offering:

Coldwell Banker Commercial Scalzo Group is pleased to offer for Lease 508-510 North Avenue, New Rochelle, NY, a prime warehouse location located right off I-95.

Property Highlights:

- Industrial Warehouse-building situated on 1.3 Acres with 52,000 SF of rentable space
- Warehouse Space
- Office Space
- 6 Covered Loading Docks
- 3 Drive -Ins
- 10' to 18' Ceilings Clear
- Fully Air-Conditioned / Climate Control / 3 Phase Power

Location Highlights:

- Easy Access to I-95, Close Proximity to NYC, CT and George Washington Bridge
- Great Location for Product Distribution to New York City, New Jersey and Connecticut
- Walk to Metro North

Executive Summary



The Property

508-510 North Avenue, New Rochelle, NY

Property Specifications

Property Type:	Commercial Investment
Zoning:	Office / Retail / Warehouse
Building Size:	52,000 SF
Warehouse Space:	44,740 SF
Office / Retail Space:	Leased
Parking:	52 Spaces
Real Estate Taxes:	\$38,000

Available Space

Warehouse: 24,000, 20,000 or 4,500 SF

LEASING PRICE PSF: \$18.00 NNN

Real Estate Taxes: \$121,000.

\$2.33 PSF

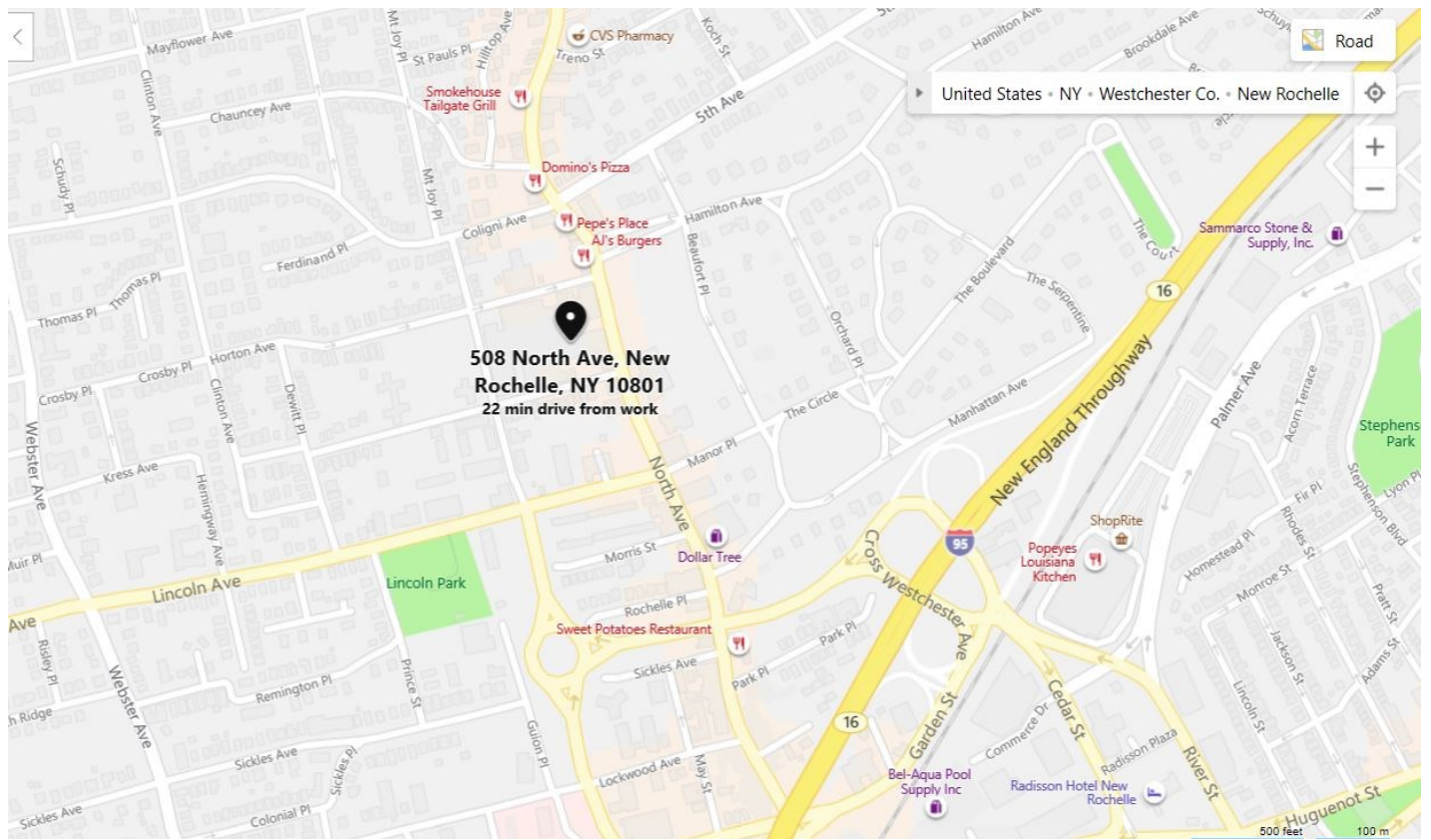
Built: 1943

Fully Renovated: 1985

Outstanding Location for Product Distribution

A Unique Warehouse Facility

MAPS & ARIALS

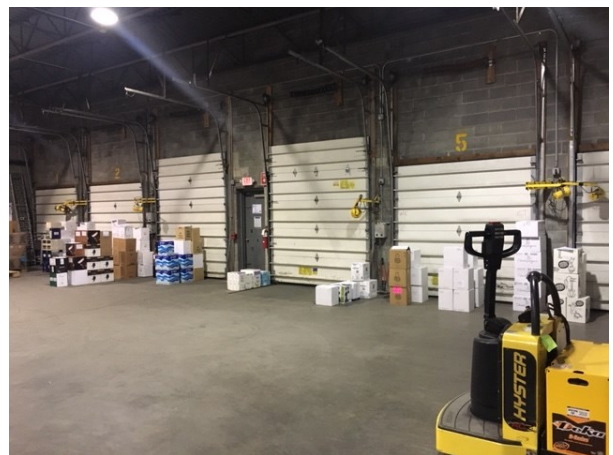


508-510 North Avenue



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Photos



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Note: This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.