



Steve Kane
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Marc Salzano
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12,600 sf for lease | 111 Plain Ave

12,600 SF of Industrial Space Available in New Rochelle, NY 10801



HIGHLIGHTS

- Exclusive Broker Steve Kane - Tamerlain Realty Corp.

FEATURES

Drive In Bays	1
Exterior Dock Doors	1

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor	12,600 SF	5-10 Years	Upon Request	Industrial	-	Now

PROPERTY OVERVIEW

Newly Renovated 12,600 sq. ft. warehouse, 7,500 sq. ft. of parking, Warehouse 10,000 sq. ft. 20 foot ceiling. Overhead Gantry Crane 2-Tons, spray room, sand blasting room, heavy power 1,200 Amps, large gas capacity, air compressor lines.
Newly refurbished offices 2,600 sq. ft. The total plot area is

17,500 sq. ft.
LED lights, newly painted, loading drive in, 4-inch gas line, drains, showroom. Ideal warehouse/distribution. Four bathrooms and locker rooms. One of the best examples of a building of its size in the area. Available 9-1-24.
Rental Price On Request

WAREHOUSE FACILITY FACTS

Building Size	12,600 SF
Lot Size	0.30 AC
Year Built	1967
Construction	Masonry
Zoning	LI - Light Industry


WALK SCORE ®
Very Walkable (70)

TRANSPORTATION

TRANSIT/SUBWAY

Eastchester-Dyre Ave 	9 min drive	5.4 mi
Wakefield-241 Street 	11 min drive	5.8 mi
Baychester Avenue 	10 min drive	6.0 mi
Nereid Avenue  	12 min drive	6.2 mi
233 Street  	12 min drive	7.2 mi

COMMUTER RAIL

Larchmont Station 	13 min walk	0.7 mi
New Rochelle Station 	5 min drive	2.0 mi
Mamaroneck Station 	6 min drive	3.2 mi
Pelham Station 	8 min drive	3.4 mi
Crestwood Station 	13 min drive	6.1 mi

AIRPORT

Westchester County	25 min drive	14.1 mi
La Guardia 	29 min drive	17.0 mi

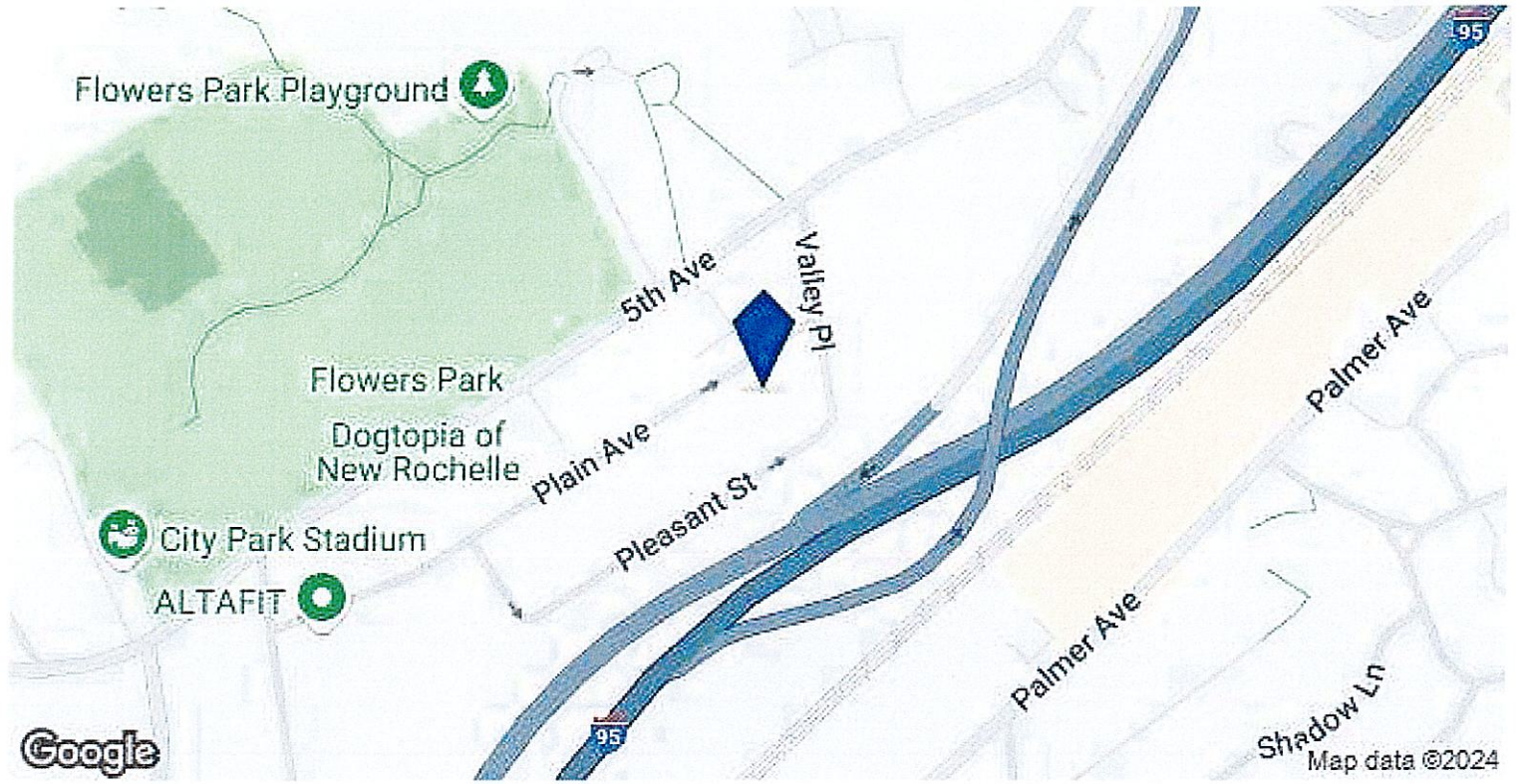
FREIGHT PORT

NY - Red Hook Container Terminal	44 min drive	27.5 mi
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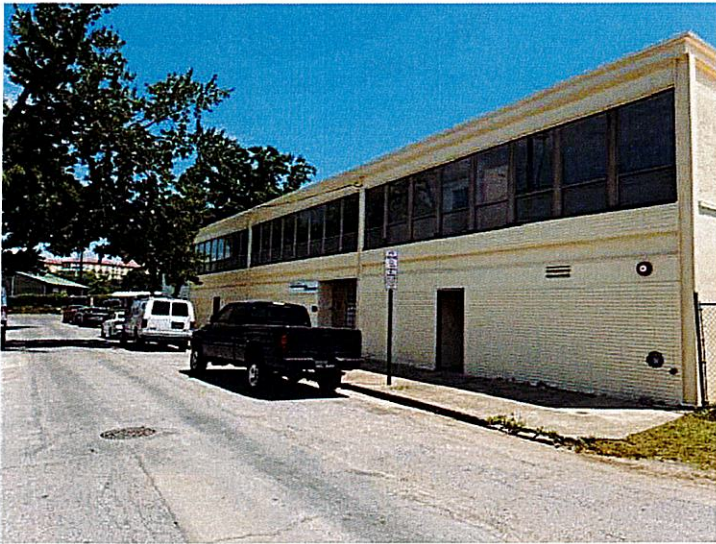
RAILROAD

GENESEE AND WYOMING-GREENWICH-CT-66 FIELD P	19 min drive	11.0 mi
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MAP OF 111 PLAIN AVE NEW ROCHELLE, NY 10801



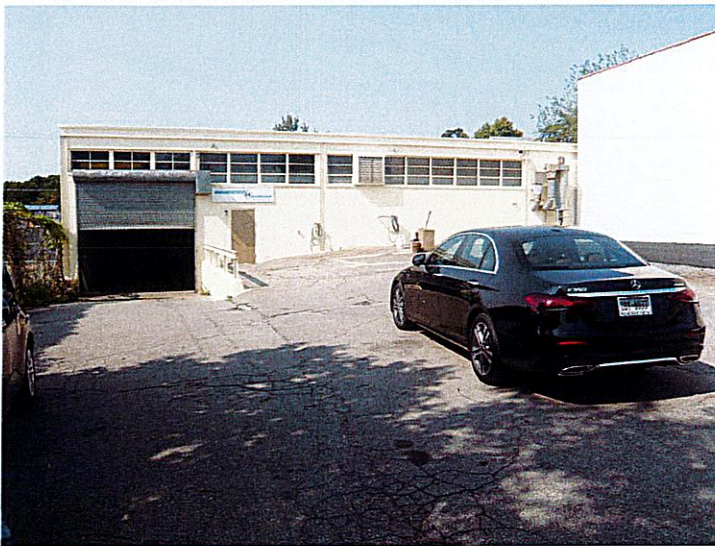
ADDITIONAL PHOTOS



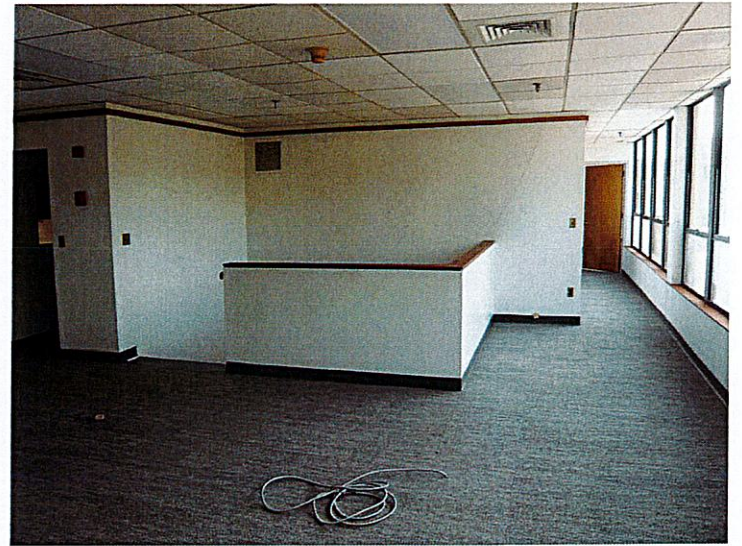
111 Plain Exterior Painted 1 6-24



111 Plain new 6



111 Plain new 4



111 Plain new 18



111 Plain new 3



111 Plain new 14



111 Plain new 7



111 Plain new 16



111 Plain new 9



111 Plain Avenue New Ro aerial 21-24



111 Plain Avenue New Ro aerial 1-24



111 Plain new 11

Listing ID: 30912134 Date on Market: 2/8/2024
Address: 111 Plain Ave, New Rochelle, NY 10801

Last Updated: 9/16/2024