FOR SALE

8 INDUSTRIAL LANE - NEW ROCHELLE

OFFERING MEMORANDUM

Choyce Peterson
Commercial Real Estate Specialists
Exclusive Sales Agent

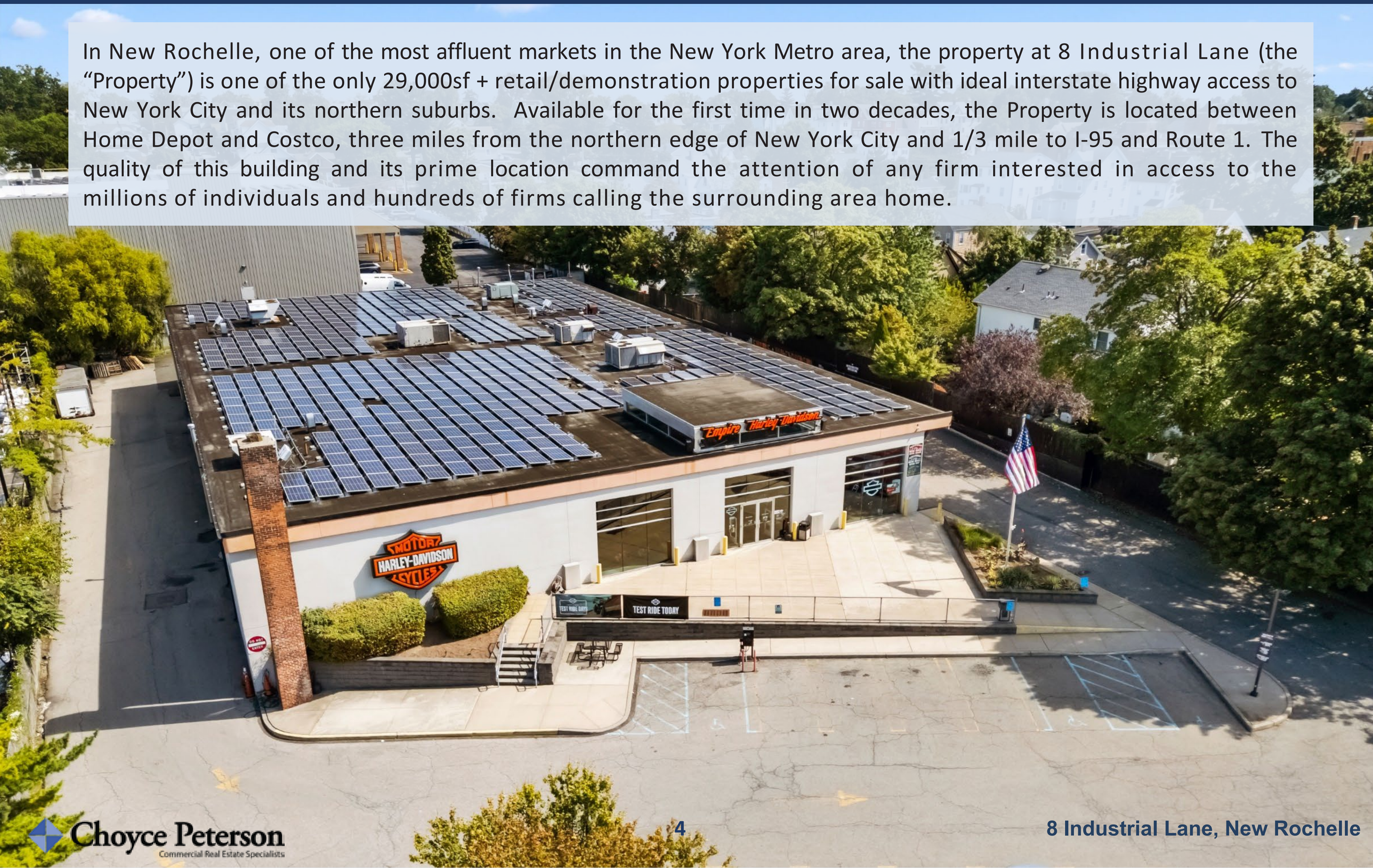
Confidentiality & Disclaimer Statement

This Offering Memorandum contains information about the property at 8 Industrial lane, New Rochelle NY (the "Property"). It has been prepared by Choyce Peterson, Inc. and includes information gleaned from public and private sources deemed to be reliable at the time of its preparation. No representation is made, either express or implied, that this Offering Memorandum includes all information that a prospective purchaser should consider before buying this property or that information contained herein has not changed since this Memorandum has been prepared. Any prospective purchaser is responsible, in their sole discretion, as to the scope of due diligence they bring to bear regarding this property and any projections upon which they rely. The information contained in this Offering Memorandum, is confidential and furnished solely for the purpose of a review by a prospective purchaser. This Offering Memorandum should not be made available to any other person without the written consent of Seller or Choyce Peterson, Inc. Neither Seller nor Choyce Peterson, Inc, nor their respective officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum and no legal liability is assumed or shall be implied with respect thereto.

By acknowledging your receipt of this Offering Memorandum for 8 Industrial Lane, New Rochelle, NY you agree:
1) The Offering Memorandum and its contents are confidential; and
2) You will not disclose or permit anyone else to disclose this Offering Memorandum or its contents in any manner detrimental to the interest of the Seller.
This Offering Memorandum does not create any obligation on the part of Seller. Any binding commitment for the Sale of this property is subject to the mutual execution of a Purchase and Sale Agreement between Seller and a prospective purchaser. Up until that time, Seller expressly reserves the right, at their sole discretion, to reject any and all expressions of interest, discontinue negotiations and terminate discussions with any person or entity regarding the possible purchase of the Property.
In no event shall a prospective purchaser have any claims against Seller or Choyce Peterson, Inc. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Executive Summary

In New Rochelle, one of the most affluent markets in the New York Metro area, the property at 8 Industrial Lane (the “Property”) is one of the only 29,000sf + retail/demonstration properties for sale with ideal interstate highway access to New York City and its northern suburbs. Available for the first time in two decades, the Property is located between Home Depot and Costco, three miles from the northern edge of New York City and 1/3 mile to I-95 and Route 1. The quality of this building and its prime location command the attention of any firm interested in access to the millions of individuals and hundreds of firms calling the surrounding area home.



WHY New Rochelle?

New Rochelle is building a city of tomorrow --- today!

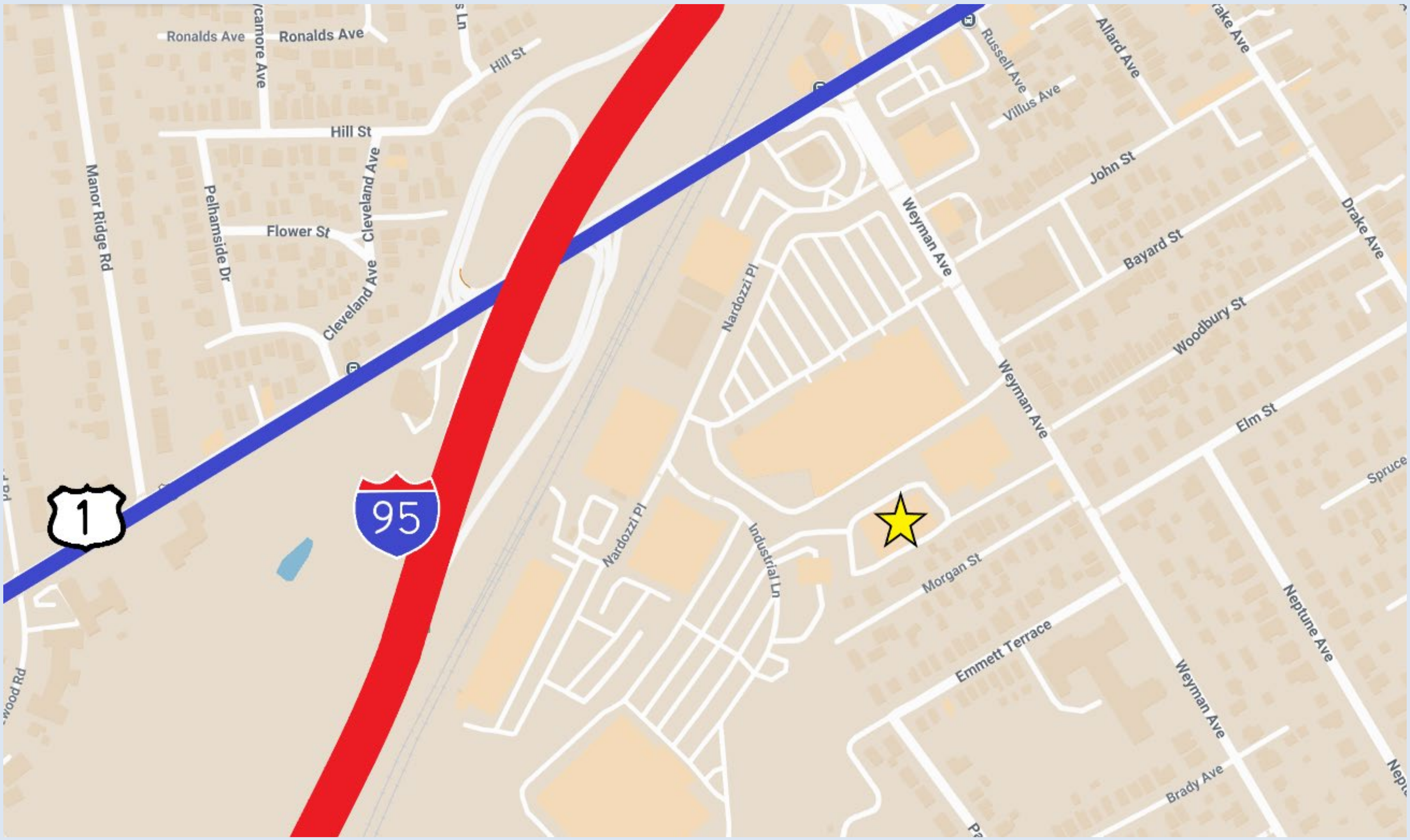
With visionary leadership and inclusive growth, New Rochelle is becoming a national model for smart city development, sustainable planning, and livable design.

It is one of the most dynamic and desirable cities in Westchester County—blending historic charm, cultural diversity, and ambitious growth with stunning waterfront views and unbeatable proximity to New York City.

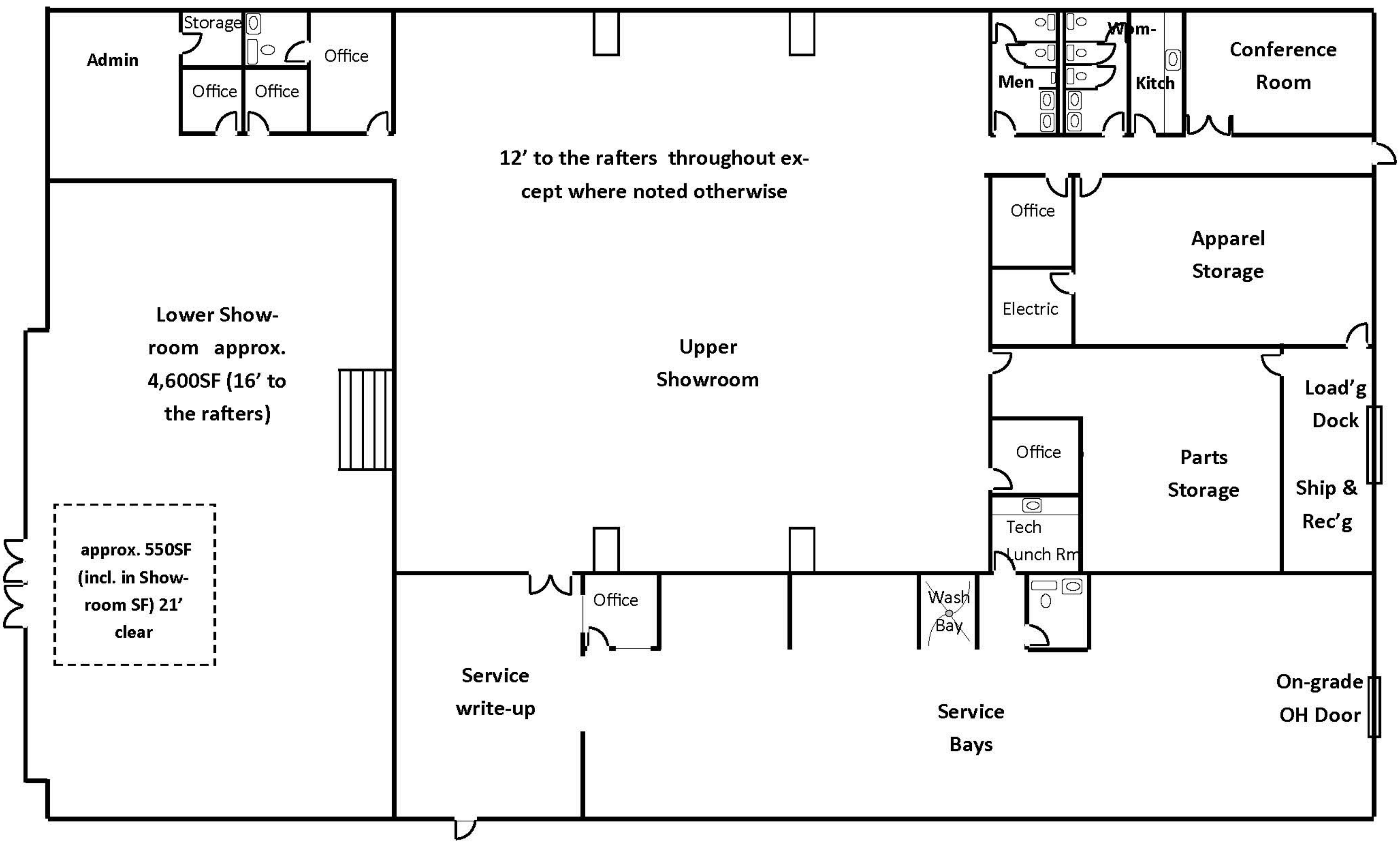
- $4+ Billion in downtown redevelopment including new residential towers, retail, entertainment and transit-oriented development
- A designated Opportunity Zone with active incentives for developers and business
- Home to Monroe College, Iona University and a highly educated and diverse population
- Over 300 acres of Parks (Glen Island Park & Five Acres Park) with swimming, sailing, hiking & spectacular views of Long Island Sound

Unmatched Access

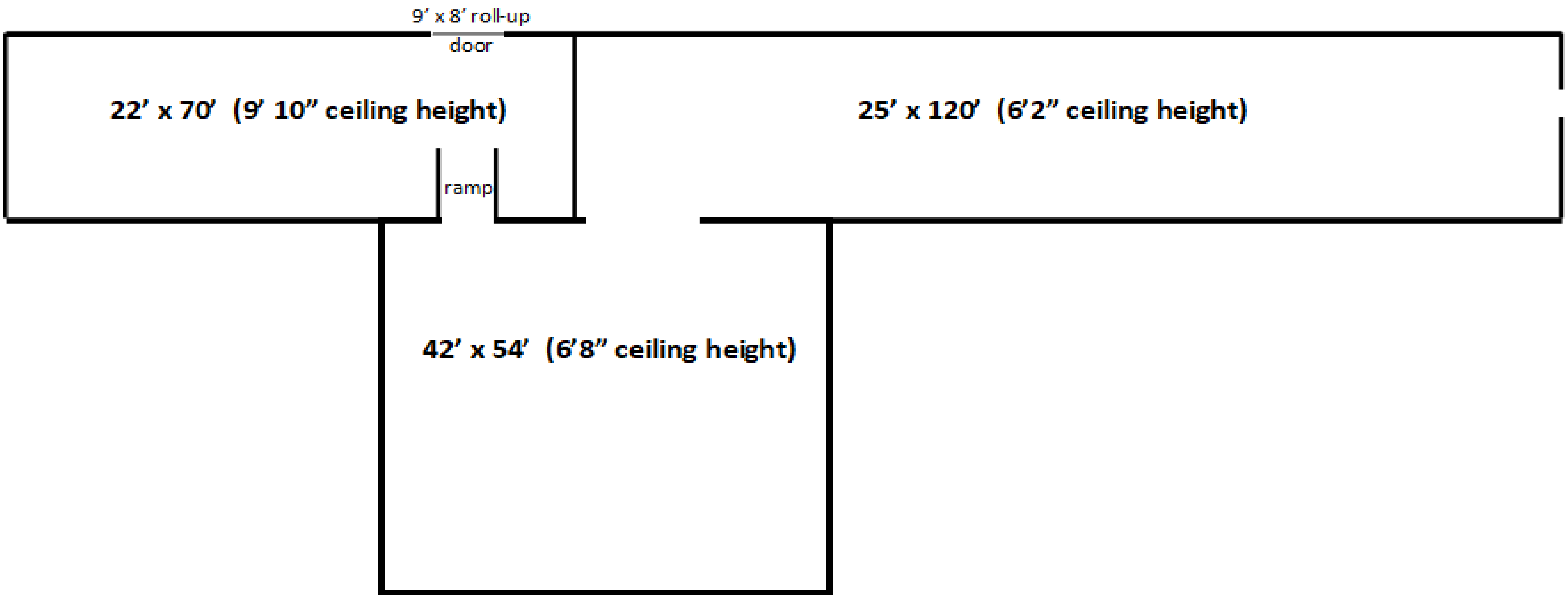
0.4 miles to I-95 and 0.2 miles to Route 1



FLOOR PLAN – Ground Floor - ~22Ksf



FLOOR PLAN – Lower Level - ~8Ksf



Interior Photos – Lower Showroom

Interior Photos – Upper Showroom

Interior Photos – Service Entrance

Interior Photos – Service Shop

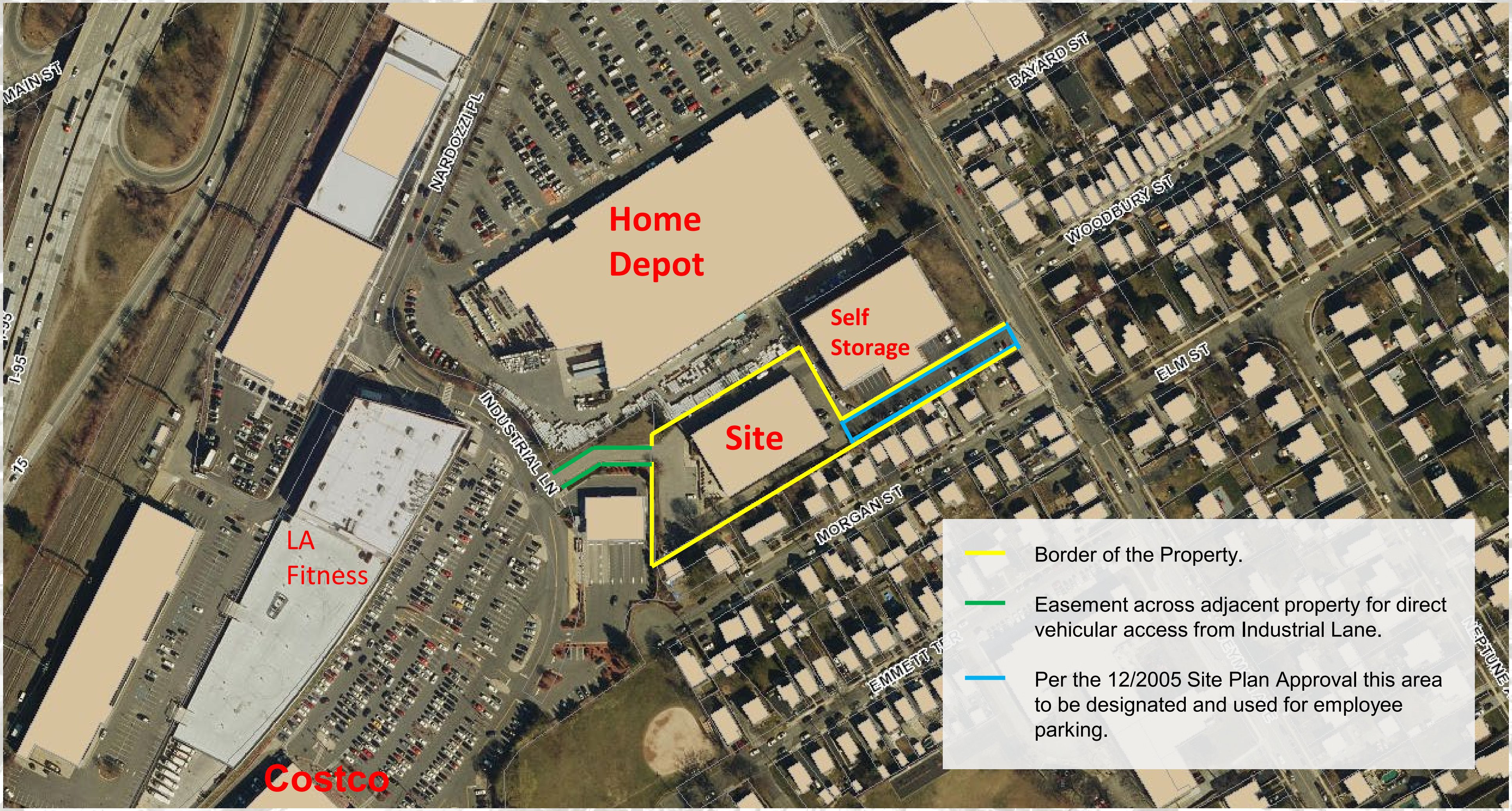
Interior Photos – Lower Level

Interior Photos – Lower Level

Interior Photos

Site Overview

The property consists of 1.72 acres, with 55 parking spaces.



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Building Information

Tax ID	2-550-0116
Year Built	1954
Total Building Area (sf)	29,993
Land (ac)	1.72
Stories	1
Occupancy	1
Exterior Wall 1	Brick/Masonry
Roof Structure	Flat
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
On Grade Doors	3
Loading Dock	1

Points of Interest

★	8 Industrial Lane
1	Lower Harbor
2	Pelham Country Club
3	Costco
4	I-95
5	D'Onofrio Park
6	L.A. Fitness
7	The Home Depot

Rent vs Own

The annual cash savings of owning a building rather than paying rent can be significant. The analysis below illustrates the savings for a hypothetical business owner using pro forma financial information of the Property and market estimates. In this example, a business owner purchases 8 Industrial Lane and occupies a portion of it as an alternative to renting 21,990sf at a gross rate of $25/sf. **The projected annual cash savings for this business owner would be over $135,000 per year.**

Scenario 1 - Rent	Cash Flow	Notes
Gross Rent	$ (549,750)	21,990sf @$25/sf
Estimated Income Tax Effect	$ 137,438	@25% tax rate
Net Cost to Rent	**$ (412,313)**	
Scenario 2 - Own and Occupy		
Property Operating Expenses	$ (158,000)	
Net Rental Revenue (net of vacancy cost)	$ 45,600	$48,000, less 5.0%
Interest Expense	$ (282,750)	$5,800,000 Price, $1,450,000 down, @ 6.5%
Tax on Income from Property	$ 120,473	Factors Owner's depreciation, etc.
Net Income/(Cost) to Occupy as Owner	**$ (274,677)**	
Annual Savings to Owner Occupant	**$ 137,636**	

Choyce Peterson can prepare a personalized, detailed version of the analysis above for a prospective buyer to better illustrate how these factors might apply to their individual case. Choyce Peterson is not an expert in financial planning or taxation. Individuals seeking expertise in such matters should consult other professionals.

Net Operating Expenses

	sf	22,000
Taxes	$ 147,000	
Insurance	$ 35,000	
Landscaping and Snow Removal	$ 5,000	
HVAC	$ 4,000	
Other	$ 3,000	
Solar Panel Income	$ (36,000)	
Property Management		
Total	**$ 158,000**	**$ 7.18**

Solar panels were installed when the roof was replaced in 2018/2019. The electricity generated by the panels is sold back to the grid.

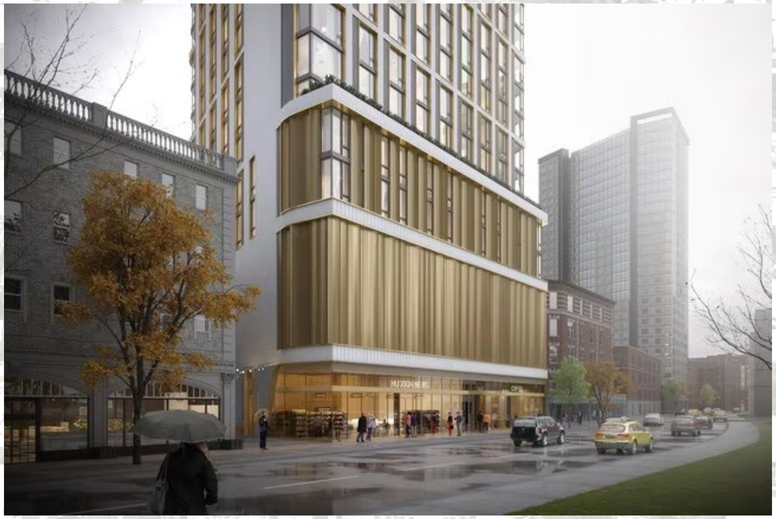
Surging Multi-Family Development

Over 1,800 residential units have been built in New Rochelle since 2023 and there is another 1,800+ in the pipeline.

The Leaf – 477 units – built Mar 2025

Two Clinton Park – 390 units – built Jun 2024

Pratt Landing – 482 units – Approved



The Alary – 315 units – Under Construction - exp Sep 2025

Demographic Info

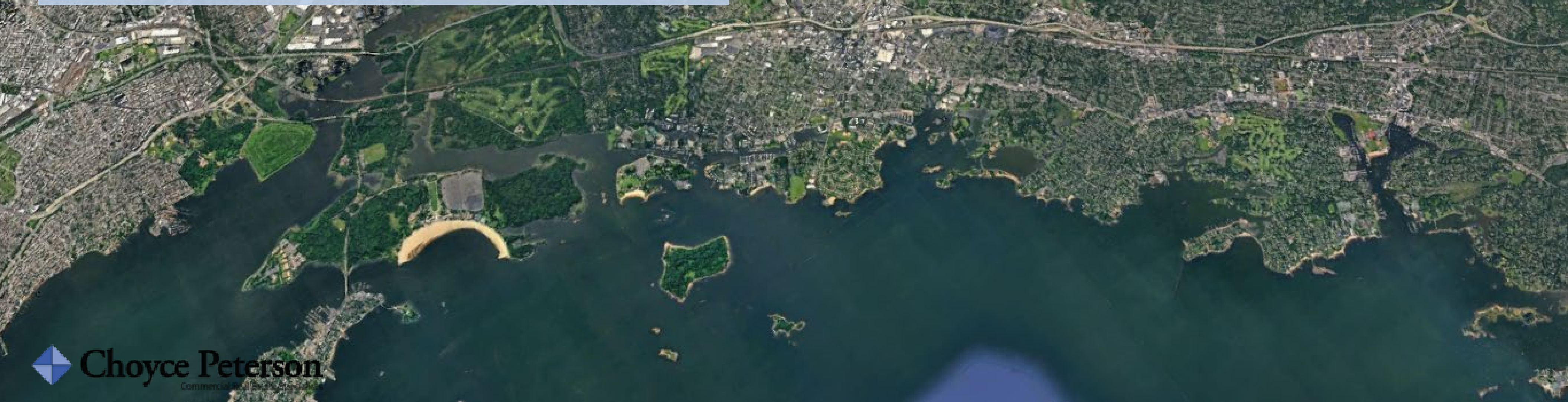
The population of New Rochelle is growing faster than any other city in Westchester County. There are over 6,800 households with incomes greater than $150K.

Rank	Municipality	2025	2020	Change %
1	Yonkers	205,432	210,994	-0.54%
2	Greenburgh	91,302	95,019	-0.71%
3	New Rochelle	86,108	80,192	1.39%
4	Mount Vernon	69,576	73,556	-1.13%
5	White Plains	62,518	59,443	0.99%
6	Rye	47,094	49,387	-0.92%
7	Mount Pleasant	43,729	44,484	-0.90%
8	Cortlandt	40,711	42,326	-0.58%
9	Ossining	37,886	39,820	-1.03%
10	Yorktown	34,606	36,400	-0.95%

Population change for the 10 most populous municipalities in Westchester County per worldpopulationreview.com.

Metrics of various radius from 8 Industrial Lane

	2 miles	5 miles	10 miles
Avg Household Income	$ 124,024	$ 103,375	$ 91,385
Median Household Income	$ 91,144	$ 72,322	$ 59,581
Median Age	40.2	40.7	39.6
Bachelor's Degree or Higher	39%	34%	32%
Owner Occupied Households	12,843	86,896	302,747
Renter Occupied Households	17,159	123,435	640,695
Avg Household Size	2.6	2.5	2.6



Invest in New Rochelle!

Iona University serves as an economic and cultural engine for New Rochelle—generating over **$254.9 million annually**, creating **1,700 local jobs**, and enriching the community through outreach programs, galleries, and lifelong learning opportunities. It anchors revitalization and fosters civic and educational growth across the region

Long Island Sound is New Rochelle's coastal jewel—enhancing quality of life through scenic waterfronts, boating, fishing, and beach access. It supports local marine ecosystems, contributes to flood resilience planning, and strengthens tourism, recreation, and community wellness; anchoring the city's identity as a vibrant coastal suburb.

ArtsFest energizes New Rochelle by spotlighting local talent, fostering community pride, and activating public spaces with live performances, art, and cultural engagement—strengthening civic identity and enriching shared creative experiences.

Ward Acres Nature Preserve is a historical and ecological treasure in New Rochelle—spanning 62 acres of woodlands, meadows, trails, and heritage structures. It offers vital urban green space for recreation, habitat conservation, environmental education, and community connection while preserving living history from its horse-farm legacy.

About Choyce Peterson

- ❖ Over 28 years in business serving local, regional and national companies
- ❖ Hundreds of clients both privately-held and publicly traded Fortune 50
- ❖ Millions of square feet of completed transactions

Co-Founder
John P. Hannigan

Co-Founder
Alan R. Peterson

Whether on a transactional basis for one or more deals or serving as day-to-day administrator of a real estate portfolio, Choyce Peterson partners with its clients to deliver capabilities comparable to those found in fully staffed internal corporate real estate departments without the need to add headcount. As a locally owned firm, our team is immersed in the developments of our individual communities as well as at the regional and state levels. Choyce Peterson's strength is its creativity in maximizing real estate value for clients. With our extensive client-side experience and entrepreneurial spirit, we are the professional lead negotiator-on-site offering clear, consistent communication and confidently managing the client's strategy and interests.

Contact

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