

INDUSTRIAL OR RETAIL BUILDING FOR LEASE



**GOLDSCHMIDT
& ASSOCIATES**

Commercial Real Estate Group



65 River Street
New Rochelle, New York

Property Features

- » 28,132 SF
 - 24,667 SF Ground Floor, 3,465 SF Second Floor Offices
- » 1.47 Acres - Free Standing
- » 18' Ceiling Heights to the Deck
- » 800 AMPS; 21,000 SF - Central HVAC
- » 1 Dock; 2 Overhead Garage Doors
- » 50+ Parking Spaces
- » Just Off Exit 15 of I-95
- » LSR Zoning - Retail, Sports Education, Industrial, Food, Banks
- » Real Estate Taxes - \$74,000 Annually
- » May Be Available For Purchase

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
» Population	43,027	148,734	457,742
» Avg HH Income	\$108,923	\$141,858	\$120,312

Contact:

Exclusive Agent:

Eric S. Goldschmidt

Phone: 914-723-1616

ASKING RENT:

\$21.50 PSF

IMMEDIATE OCCUPANCY

All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sales, sales, lease or withdrawal without notice.

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TWO OVERHILL ROAD SUITE 400 • SCARSDALE, NEW YORK 10583 • TEL (914) 723-1616

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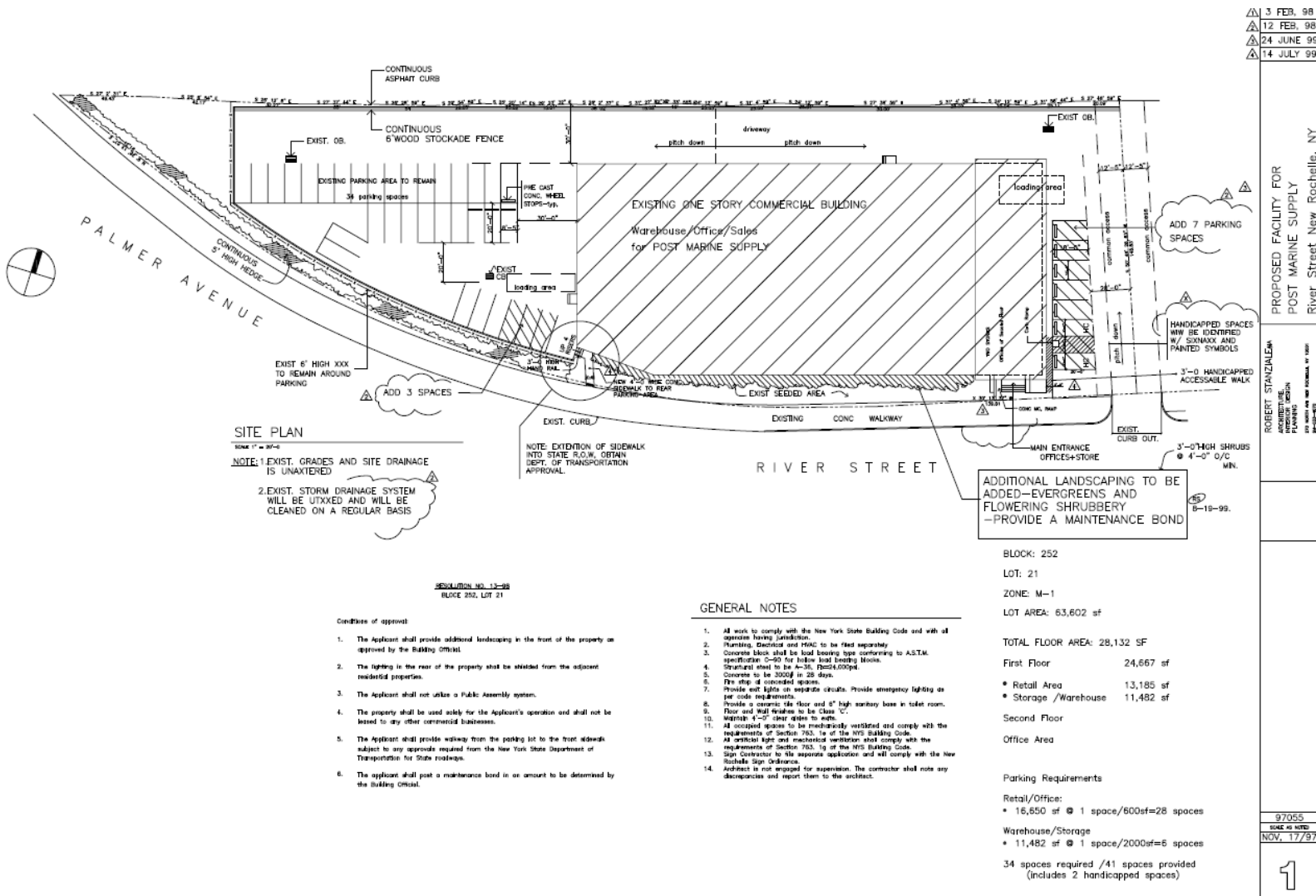
June 15, 2026

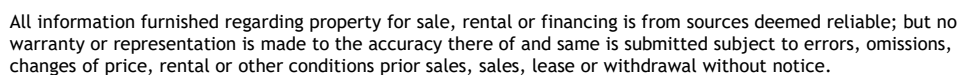
65 River Street New Rochelle, New York PROPERTY DESCRIPTION

Zoning:	LSR - Retail, Industrial, Recreation/Sports, Offices, House of Worship, Food, Banks		
Property Size:	1.47 acres		
Square Footage:	Ground Floor	24,667	
	Second Floor	3,465 (offices)	
Ceiling Heights:	18' to the deck		
Utilities:	Con Ed gas and electric		
Power:	800 AMPS		
Environmental:	Phase 1 and 2 done. No environmental issues.		
HVAC:	1/20, 1/5, 3/10 Ton Units on the roof		
Parking:	50+/- Cars		
Loading:	1 Dock; 2 OH doors		
Sprinklers:	Wet		
Roof:	Under Warranties		
Real Estate Taxes:	\$2.30 per SF		
Trucks:	53' Access		

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