

# New Rochelle | New York 94 Plain Avenue

**Industrial Yard + Garage | Ideal for Contractors & Fleets**



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
GROUP

COMMERCIAL DIVISION

\$4,950/monthly/gross

Offered at \$4,995 per month, the ownership may also consider subdividing the site for qualified tenants, allowing for adaptable configurations based on specific business needs.




94 Plain Avenue, New Rochelle, NY 10801 presents an exceptional opportunity to lease a ±5,000 square foot industrial outdoor storage yard with a functional 2½-story garage structure, ideally positioned just moments from Interstate 95. This highly accessible location offers seamless connectivity to the Bronx, Manhattan, and the greater New York City metro area—approximately a 15-minute drive—making it an ideal hub for businesses requiring efficient regional access.



The property features a fully usable yard suitable for parking, equipment, and material storage, along with a two-car garage and an upper level with electric, providing additional space for storage, workspace, or office use.

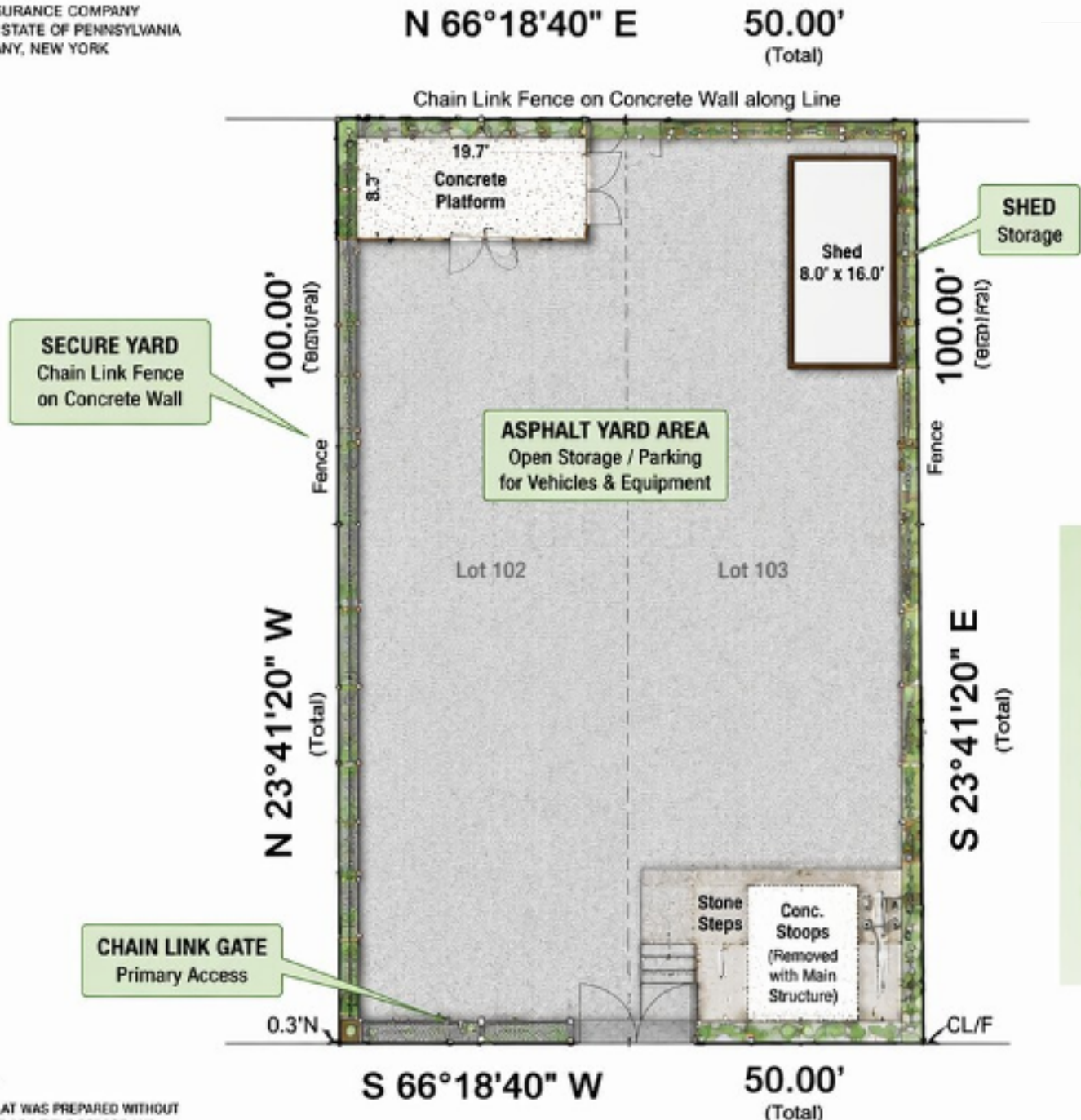
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
GROUP  
COMMERCIAL DIVISION



The site lends itself to a wide range of industrial and commercial applications, including contractor yard use for trades such as electrical, plumbing, HVAC, landscaping, and masonry, as well as vehicle and fleet parking, equipment storage, delivery or logistics staging, auto-related uses such as detailing or light repair, and general business operations requiring secure outdoor space.

ALL DIMENSIONS ARE IN FEET AND ARE TO THE EXTERIOR BOUNDARIES OF THE BUILDING OR STRUCTURE AT GROUND LEVEL. ALL BEARINGS ARE REFERENCED TO THE OLD LOT LINE FENCE (E/S/W) ON THE SOUTHWESTERLY SIDE OF PLAIN AVENUE AS SHOWN HEREON. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD AND/OR OBSERVABLE FACTS.

CERTIFIED TO:  
THE INSURANCE COMPANY  
OF THE STATE OF PENNSYLVANIA  
IN ALBANY, NEW YORK

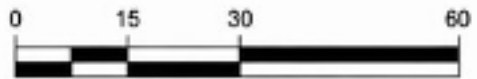


- PROPERTY HIGHLIGHTS**
- ✓ 50.00' FRONTAGE ON PLAIN AVENUE
  - ✓ 100.00' DEPTH
  - ✓ 5,000 SQ. FT. TOTAL LOT AREA
  - ✓ FULLY FENCED YARD
  - ✓ ASPHALT SURFACE FOR HEAVY USE
  - ✓ IDEAL FOR CONTRACTOR YARD OR OUTDOOR STORAGE

**NOTES:**  
1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY, AND THE IS SUBJECT TO ANY EASEMENTS, RIGHTS OR AGREEMENTS AND RESTRICTIONS OF RECORD TO THE EXTENT THAT THEY

**PLAIN AVENUE**

PRIMARY ACCESS ↑



# LOCATION

CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
GROUP

COMMERCIAL DIVISION



Located within New Rochelle's established industrial corridor, the property benefits from immediate proximity to major transportation routes including I-95 and the Hutchinson River Parkway, offering direct access to Westchester County, the Bronx, and New York City. This strategic positioning provides a rare combination of urban accessibility and operational flexibility.



Bryan Lanza  
Director Of Commercial Division  
Associate Broker  
M: 914.262.2598  
blanza@ciregroupcommercial.com  
www.CRECIRES.com



For over 250 years, Christie's International Real Estate has been synonymous with luxury, providing unparalleled service to an elite clientele across more than 50 countries. From New York to Los Angeles, the Alps to the Andes, and the Caribbean to the Mediterranean, we offer a curated collection of the world's most exquisite properties.

Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

At C.I.R.E., our strong digital footprint and syndication network provide your property with extensive local, regional, and international exposure. Our commercial division excels in sales, leasing, consulting, and advisory services within the commercial real estate sector.

All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice and should be personally verified through personal inspection by and/or with the appropriate professionals. Christie's International Real Estate Group and its affiliates (CIREG) make no representation of any kind, warranty or guaranty as to accuracy or completeness of any information, descriptions or measurements contained herein and such should be independently verified, and CIREG expressly disclaims any liability in connection therewith. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions. All real estate companies are exclusive affiliates of Christie's International Real Estate, and not wholly owned by Christie's. If your property is currently listed with another broker, this is not intended as solicitation.10301218019 (NY)

