28 Potter Ave

New Rochelle, NY 10801

HOULIHAN LAWRENCE
COMMERCIAL

LEASE PROPOSAL

Exclusively Represented By:

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Associate Broker
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Property Description

FOR LEASE

Warehouse Space & Furnished Offices AVAILABLE FOR LEASE

Property Highlights

- High end furnishings through and through
- Comfortable/roomy area with 17 desks
- Luxurious and spacious corner office
- 2 office bathrooms on the main floor
- 1 bathroom on the lower level
- 1 large bathroom for the warehouse.
- Oversized Conference room with racetrack table
  - Room can hold 20-30 people for educational and sales meetings
- An abundance of closets, cabinets, and drawers throughout.
- Well balance lighting
- 4-foot extended waterproof overhang is attached to the loading dock opening….great to keep things dry when loading/unloading.
- Sprinklered – wet system
- Gas heat…separate thermostats for each floor
- Separate warehouse and office entrances
- Warehouse - **Clear Span with 14’8” to ceiling, 13’6” under beam with 4 Blowers**
- Server/ IT Room
- Fully monitored Security system
- Separate gated dumpster area
- Nearby on/off I-95
- 1 block to buses… #45 and # 61 Beeline
- 3-minute drive to Larchmont Train Station or New Rochelle Train Station
- Wide enough road and driveway for easy tractor trailer entrance
- 3 Phase Heavy Power
- Zoning – Light Industrial (Storage, Distribution, Warehousing Facility) & Office
- Misc. Many more surprising extras.

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Main Level Office

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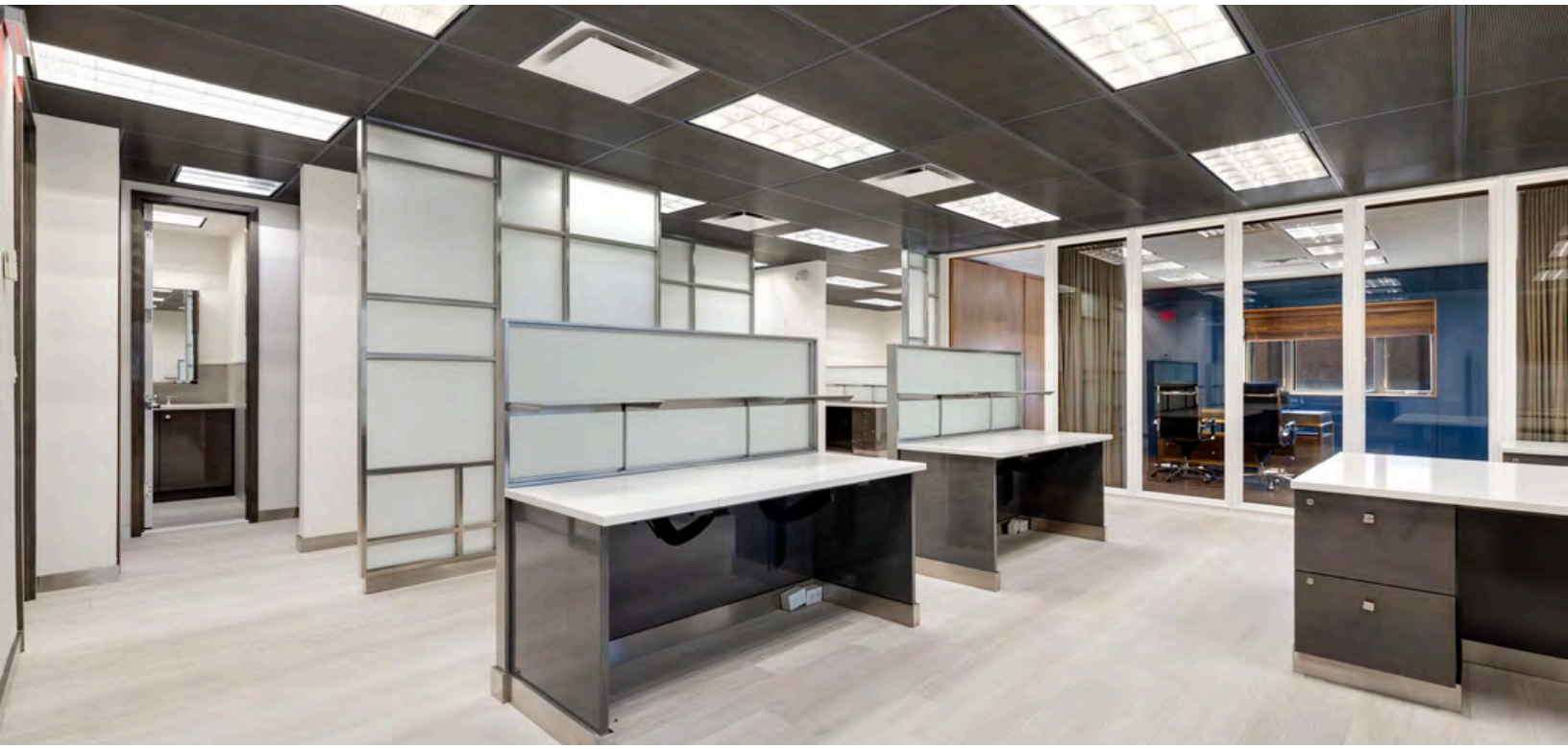

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Main Level Office

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Main Level | Kitchen & Added Storage

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Lower Level Office

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Conference Room

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Warehouse

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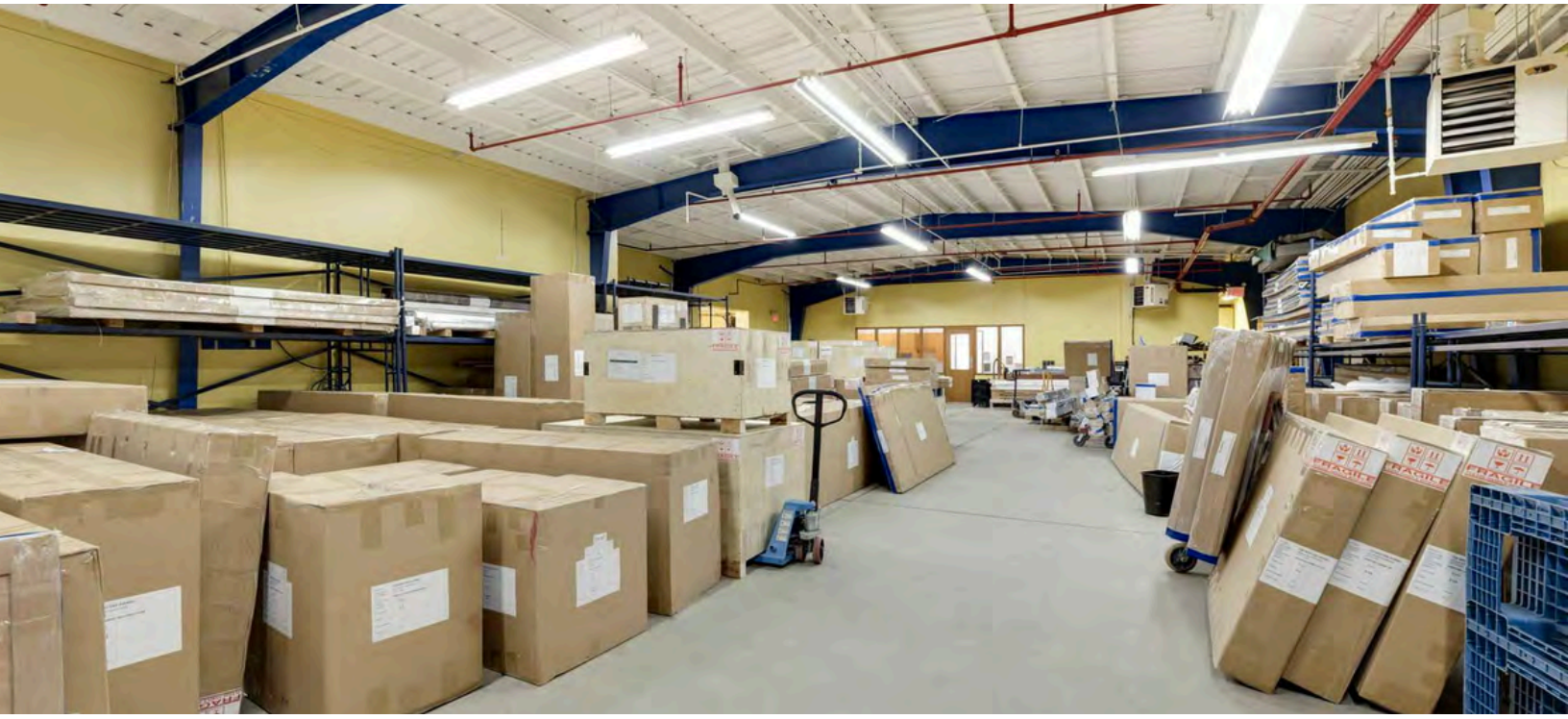

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Loading Dock with Overhang Cover & Warehouse Bathroom

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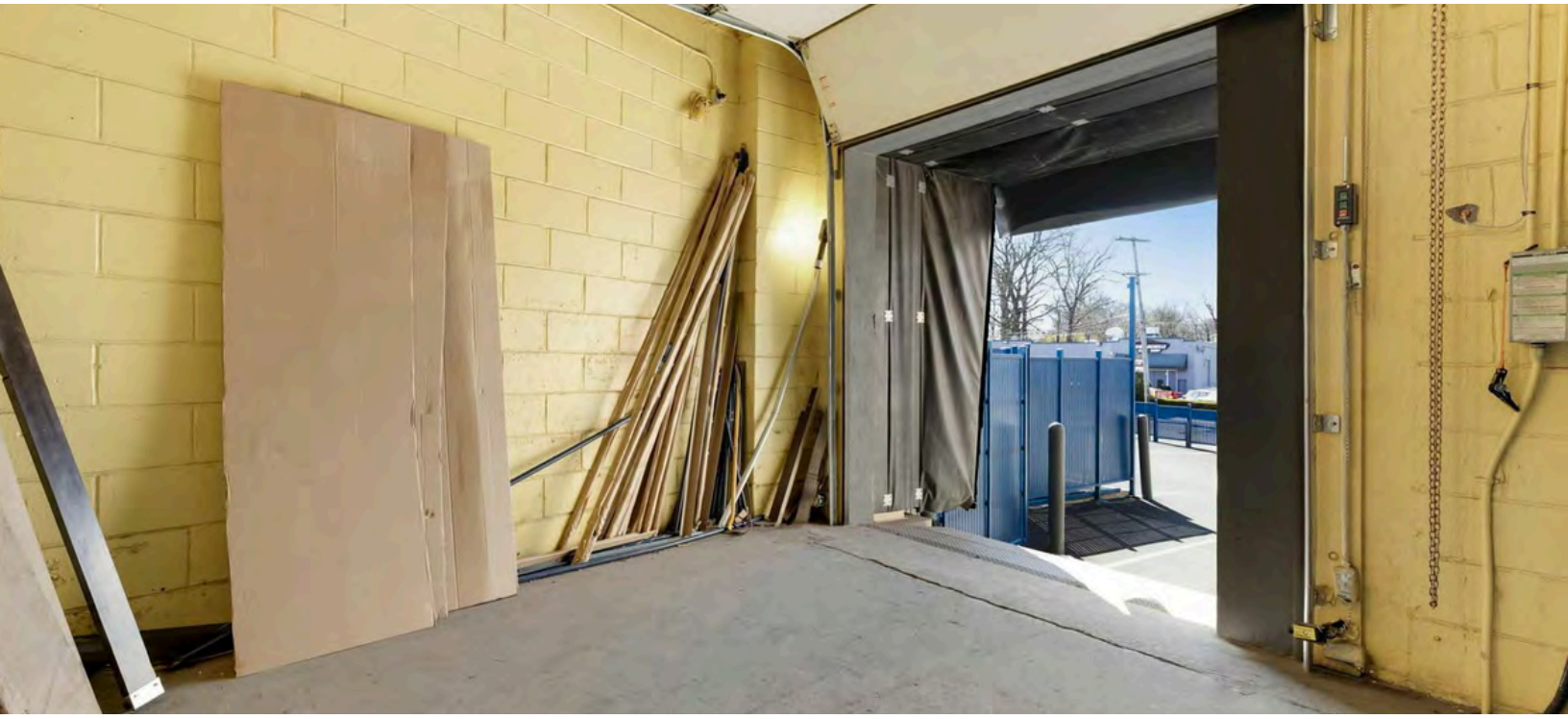

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Parking

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Lower-Level Floor Plan

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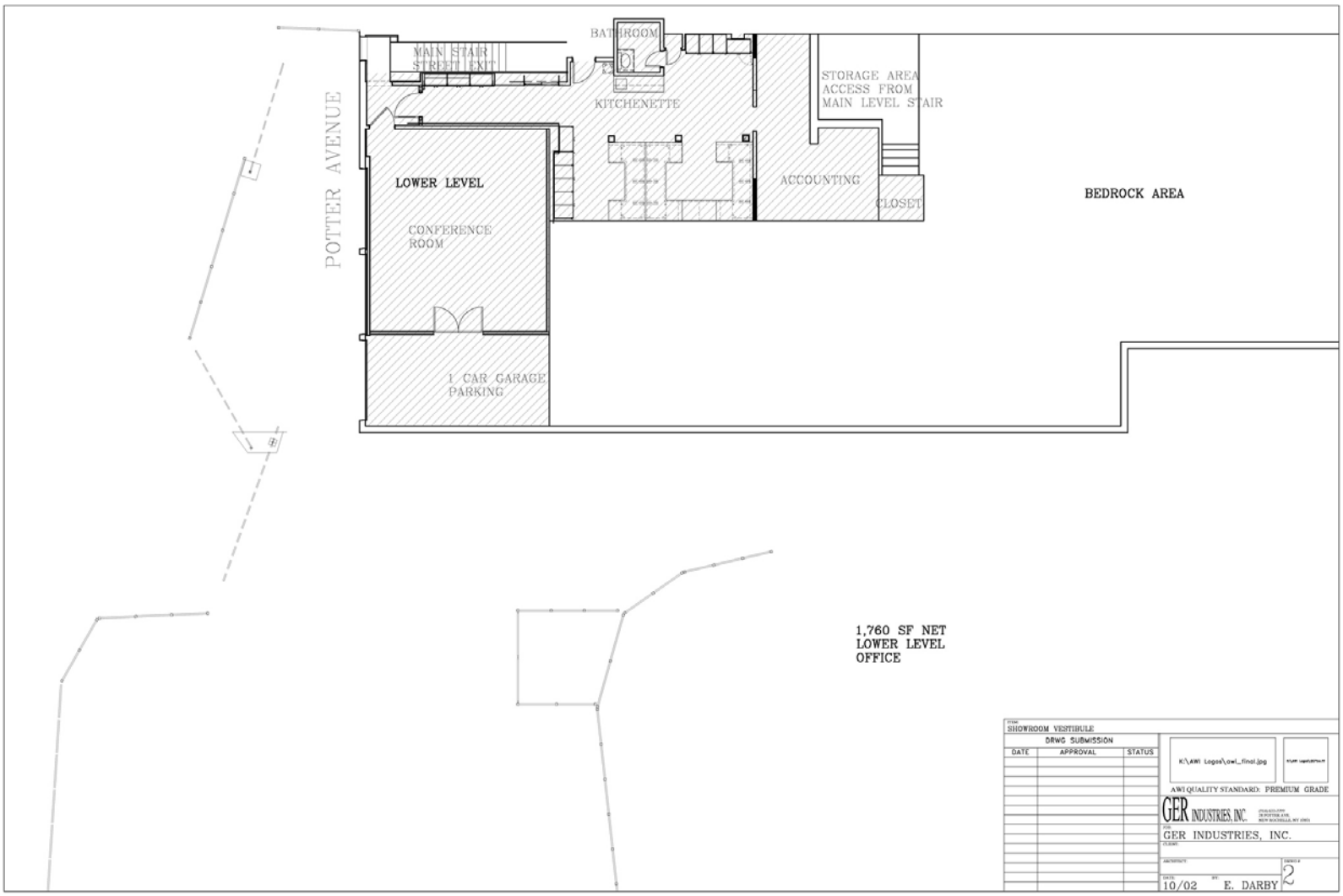

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Main Floor Plan

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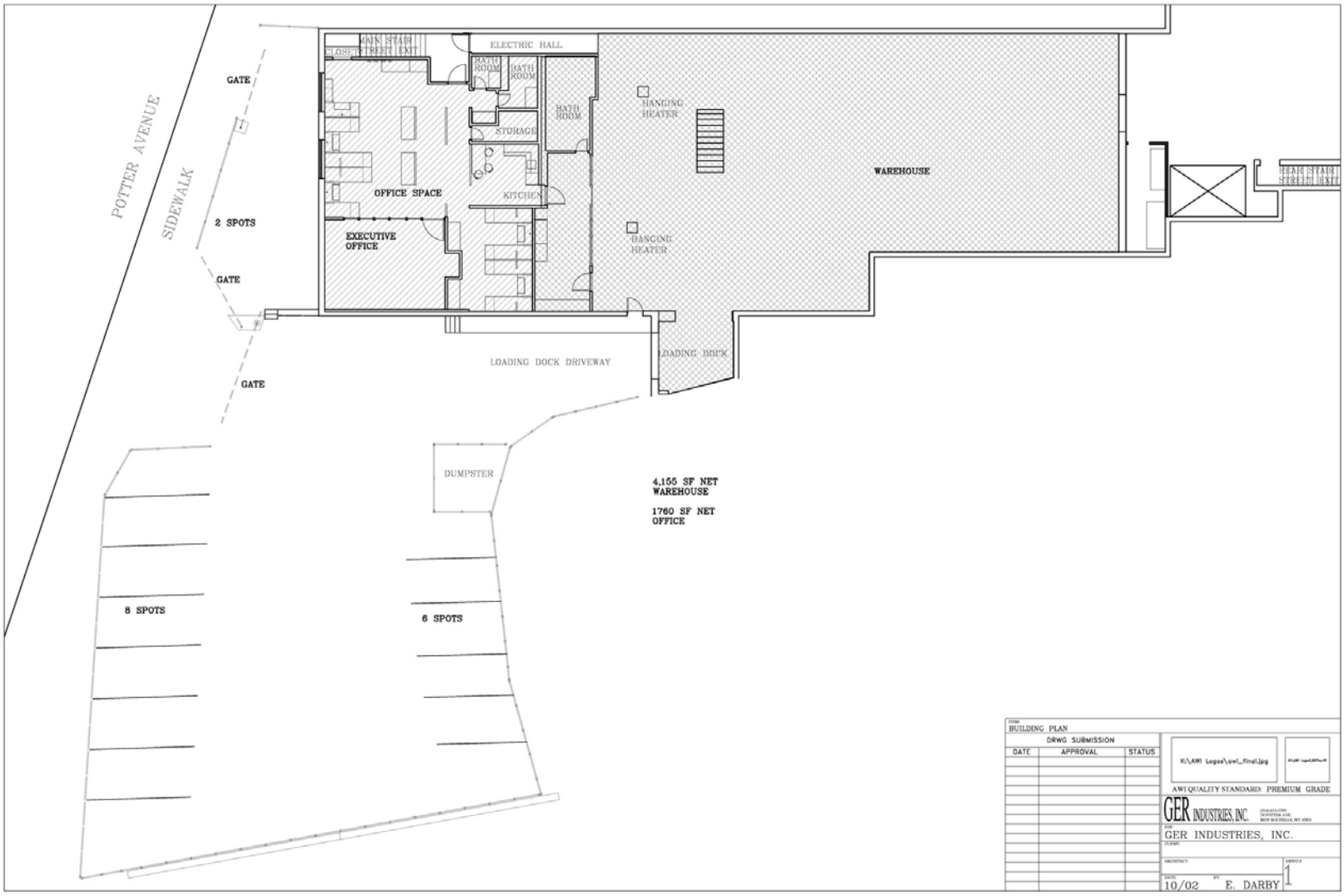

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Large-Scale Map

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Regional Map

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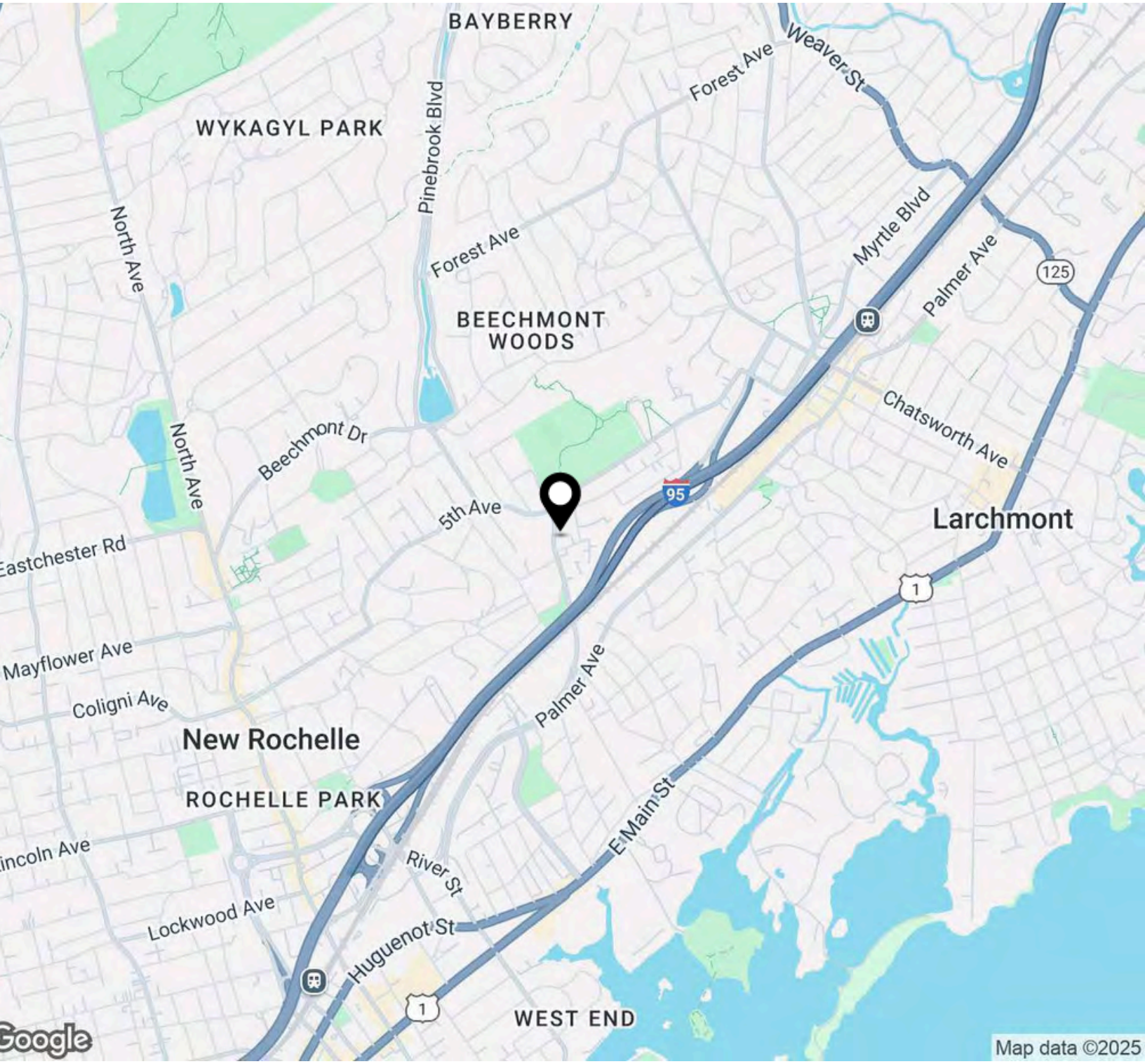

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Location Map

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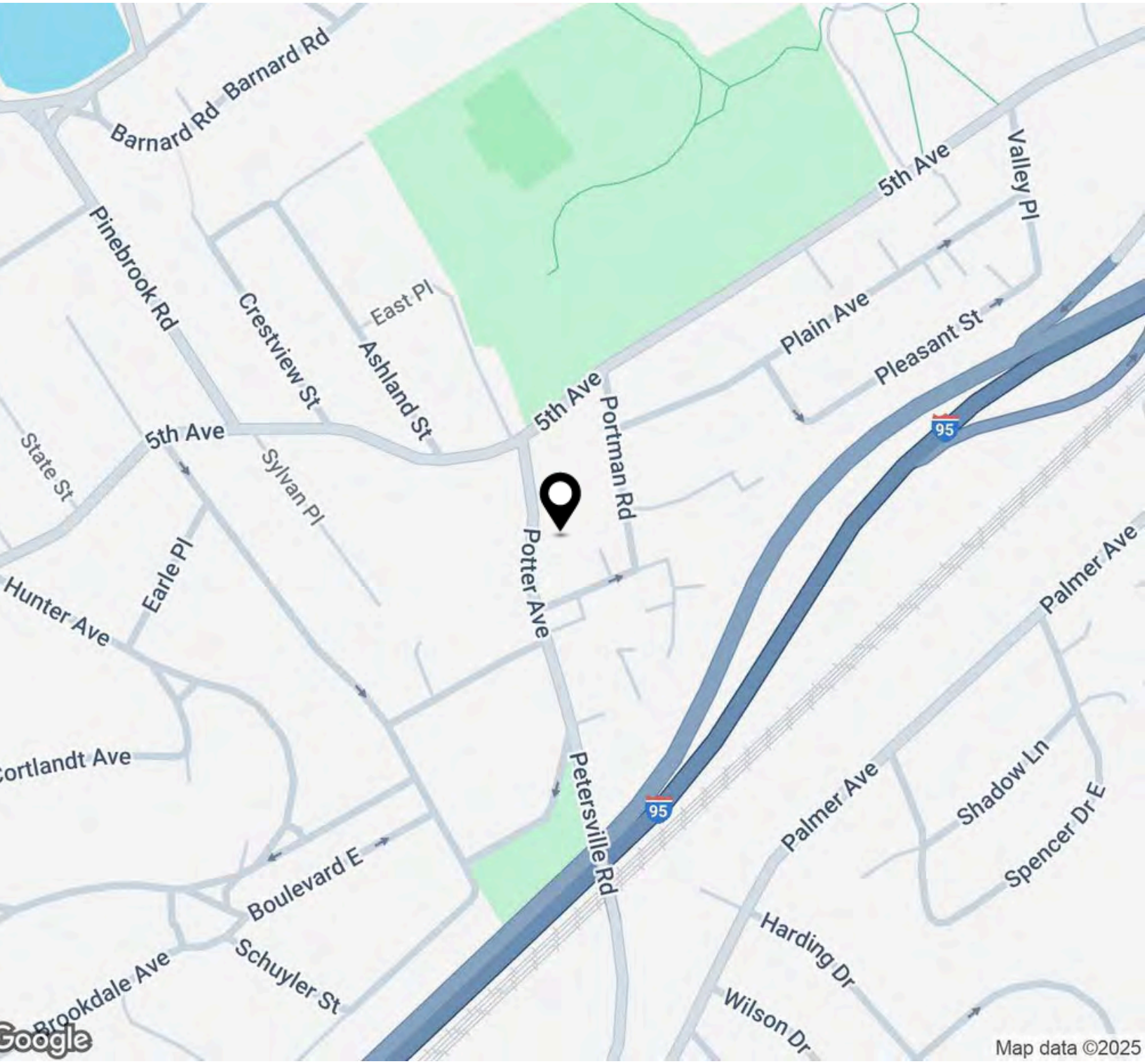

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Aerial Map

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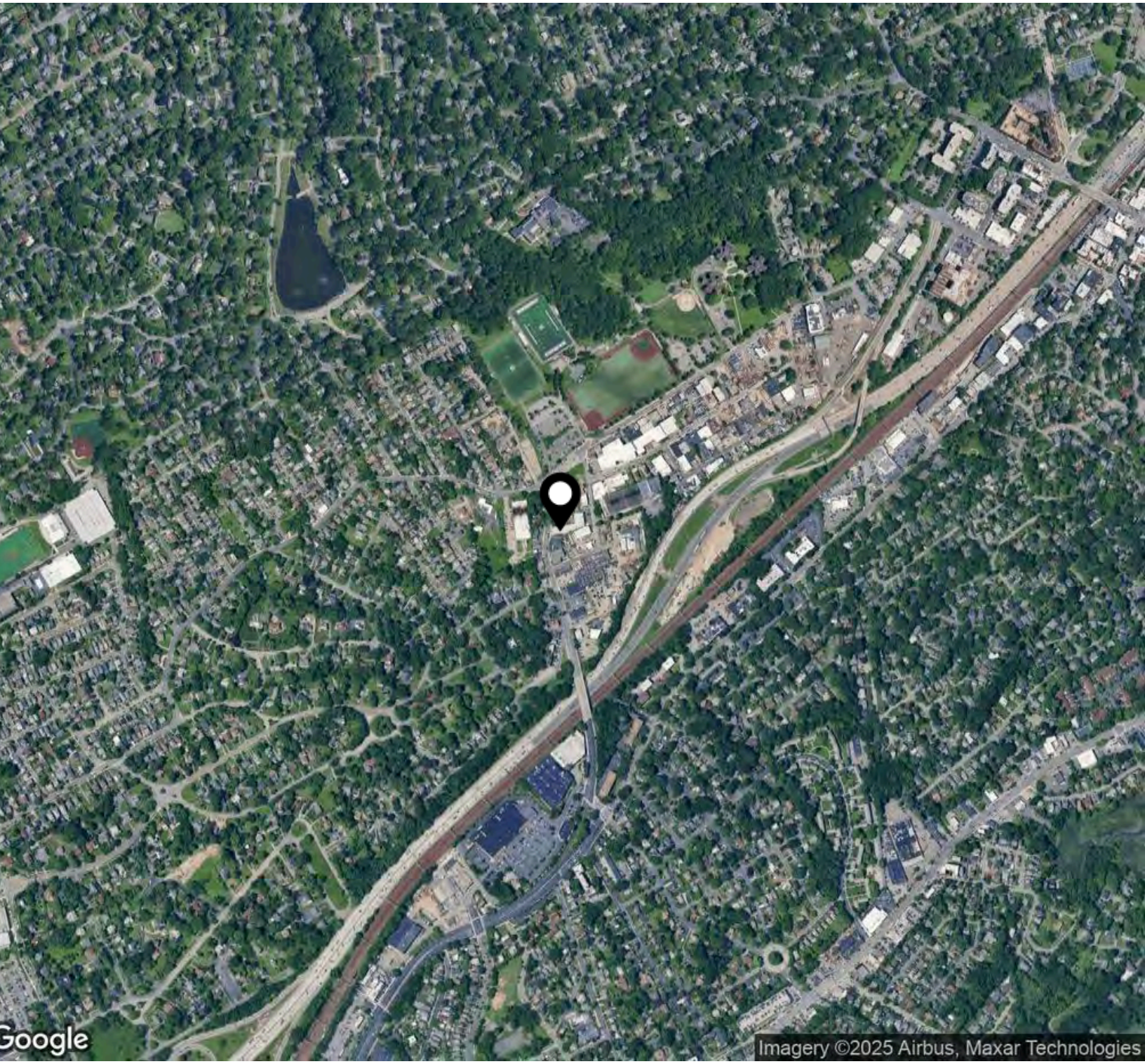

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Discover New Rochelle

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8 4,08 6	18	10.4
POPULATION	MILES TO NYC	SQUARE MILES

CITY OF NEW ROCHELLE

"Queen City of the Sound" New Rochelle was founded in 1688 by the French Huguenots who named their settlements after La Rochelle...their last stronghold in France. Since the founding of New Rochelle, its waterfront has played a key role in the City's development, and today its growing downtown is only six blocks from the City's nine miles of shoreline. Its innovative school system, together with top private schools, colleges and an important medical center, make this sound shore community a stimulating, as well as beautiful, place in which to live.

PARKS & RECREATION

New Rochelle boasts almost 230 acres of parkland, more than 40 parks and playgrounds and 9.3 miles of shoreline along the Long Island Sound. Its variety of parks feature walking and riding paths in the woods, open fields and water views. There are pools, tennis courts and community centers located throughout the City, and the City Marina has space for 450 boats and mooring for boats 18' and over.

EDUCATION

New Rochelle's award-winning school district offers a comprehensive educational program. Each school provides an environment sensitive to the students' needs. A challenging Kindergarten through 12th grade curriculum, favorable class sizes and a knowledgeable faculty with high expectations enable students to gain the knowledge, confidence and experience necessary for success. Continuing education year-round for adults, special services and programs for students and an active Parent-Teacher Association in each public school continue to improve the quality of life in the community. New Rochelle is home to Iona College. Private and Parochial Schools are also within its borders.

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Demographics Map & Report

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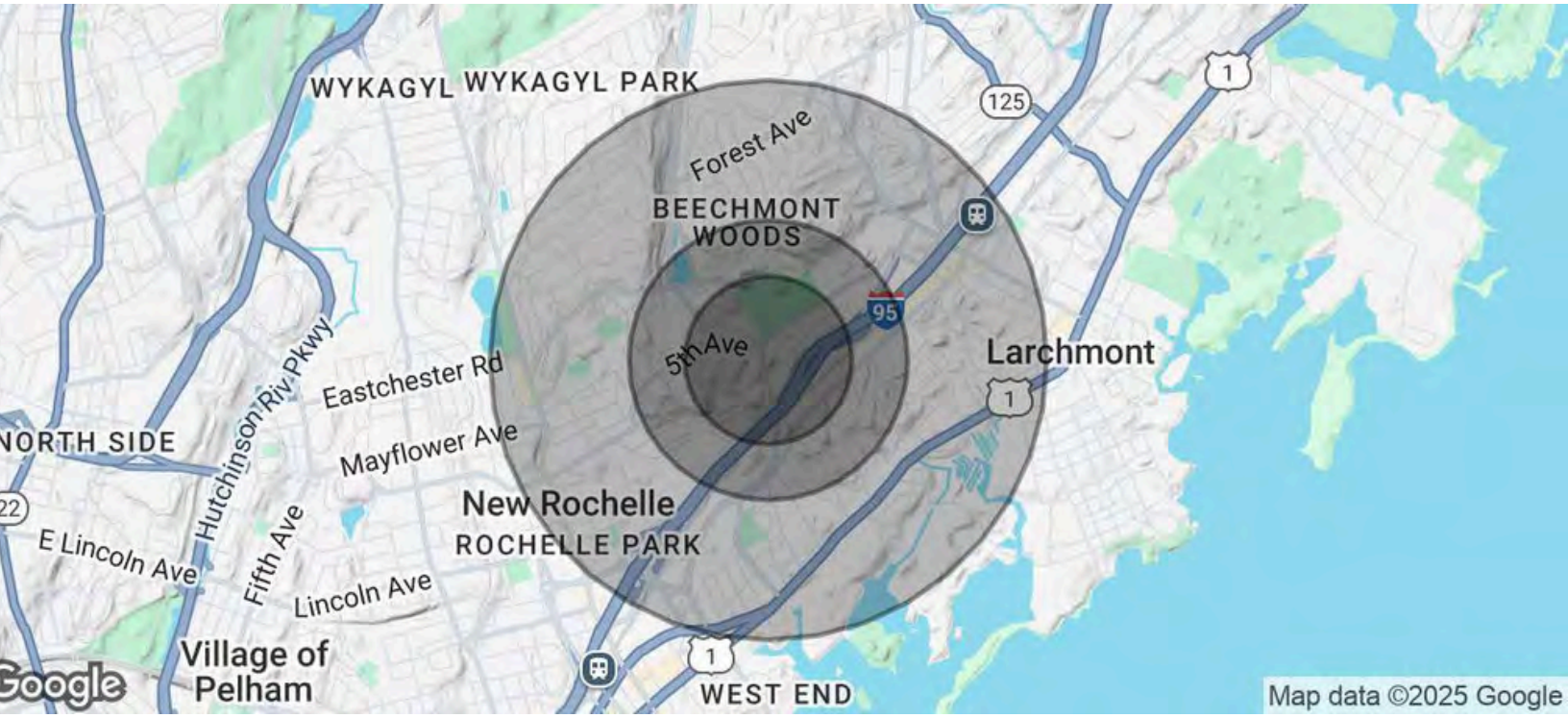

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,848	4,975	22,831
Average Age	40	41	39
Average Age (Male)	39	40	38
Average Age (Female)	42	43	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	672	1,868	7,748
# of Persons per HH	2.8	2.7	2.9
Average HH	$125,017	$148,136	$188,560
Income Average House Value	$784,863	$829,860	$915,276

Demographics data derived from AlphaMap

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