

800 Westchester Avenue, Suite N-517 • Rye Brook, NY 10575 • O. 914.798.4900

FOR LEASE - \$14.00/sf UNDER MARKET

30,000 sf – Immaculate Condition

Factory/Offices>Showroom

20 Jones Street New Rochelle, NY

Light Industrial Zone



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HIGHLIGHTS

➤ 22,000sf Factory/Warehouse

- 1 Drive-In (9'h x 10'w) gradual ramp up to factory
- 2 Loading docks...tractor trailer accessible
- Heavy floor load with added metal plates
- 2 – 400-amp sections, 220 & 480 volts
- Exhaust system throughout
- Flat and smooth floors
- Excellent lighting
- Factory office

➤ 4,500sf Offices

- Executive (3) Individual (8) Bullpens (2)
- Storage rooms, IT room, Built in file system
- Spacious reception & waiting areas
- Additional built-in desk spaces
- Multiple Bathrooms (6)
- Conference rooms (2)
- Kitchen & Cafeteria

➤ 3,500sf Unique detailed high-end showroom

- Sophisticated lighting system
- Well appointed bathroom
- Open conference room
- Wood Floors

PLUS MANY MORE ADDED FEATURES

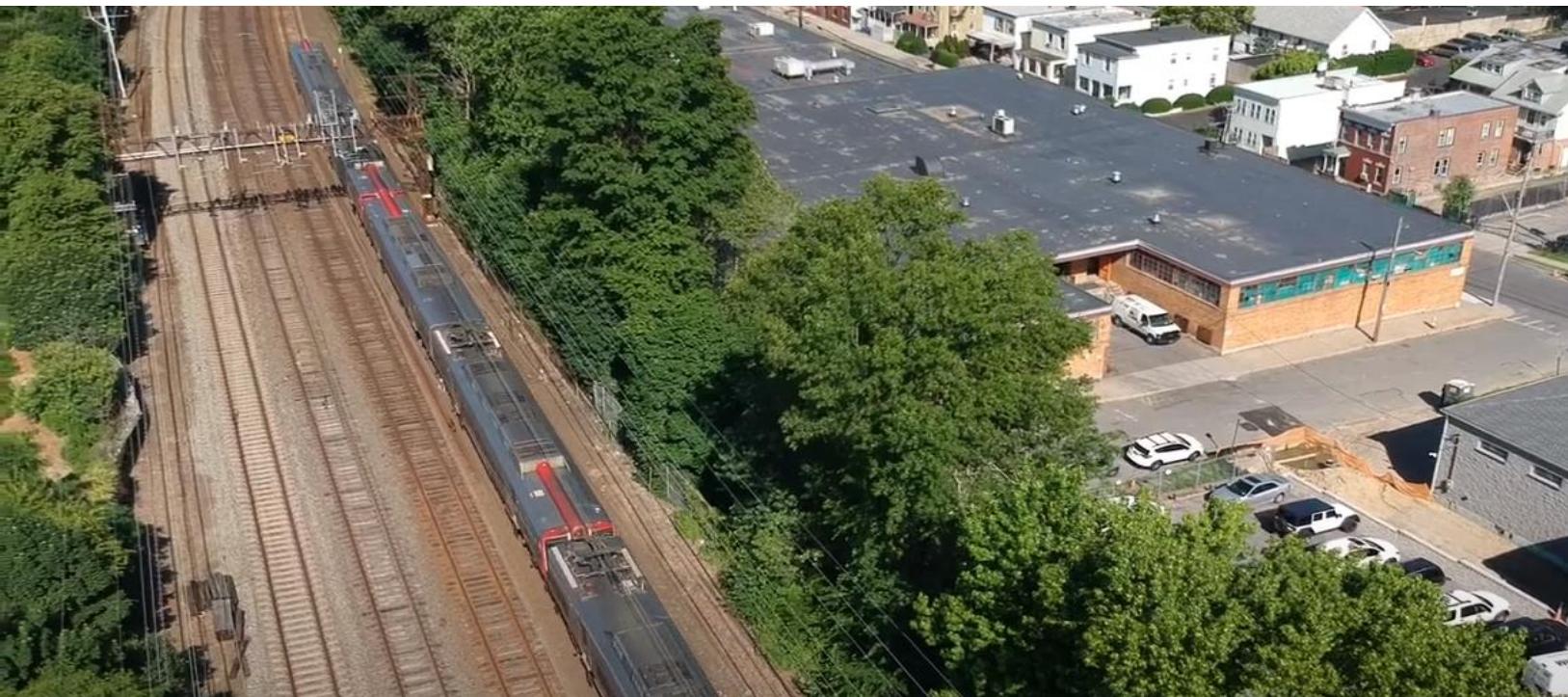
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Property Photos

30,000sf section and parking lots



15 minute walk to Metro North station



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Property Photos

2 Loading Docks with Tractor trailer access



2 Parking Lots for 35 vehicles



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Property Photos

Reception



Conference Room



Workspace



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Property Photos

1 of 2 Bullpens



Additional Work Stations



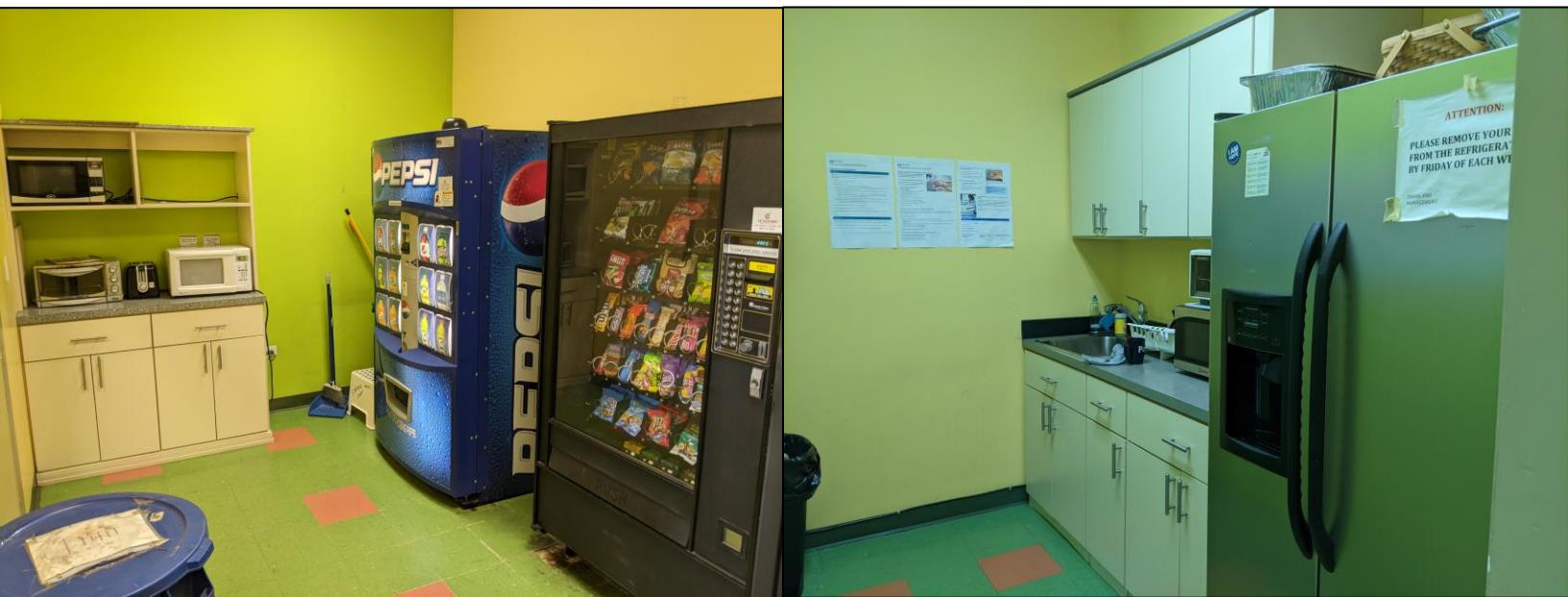
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Property Photos

1 of 3 Executive Offices



Kitchen & Snacks



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Property Photos

Factory for Manufacturing & Assembly



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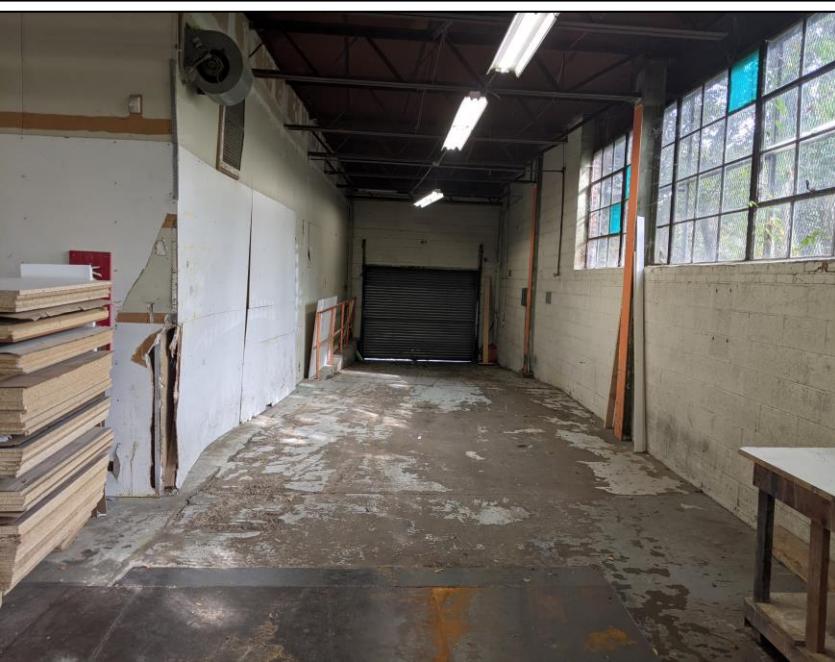
Property Photos



Factory

Ramp Up Drive-In

800 Amps/206 Volts



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Property Photos

Showroom

