

FOR LEASE - \$14.00/sf UNDER MARKET
30,000 sf – Immaculate Condition
Factory/Offices/Showroom
20 Jones Street New Rochelle, NY
Light Industrial Zone



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

Property Photos

30,000sf section and parking lots



15 minute walk to Metro North station



Property Photos

2 Loading Docks with Tractor trailer access



2 Parking Lots for 35 vehicles



Property Photos

Reception



Conference Room



Workspace

Property Photos

1 of 2 Bullpens



Additional Work Stations

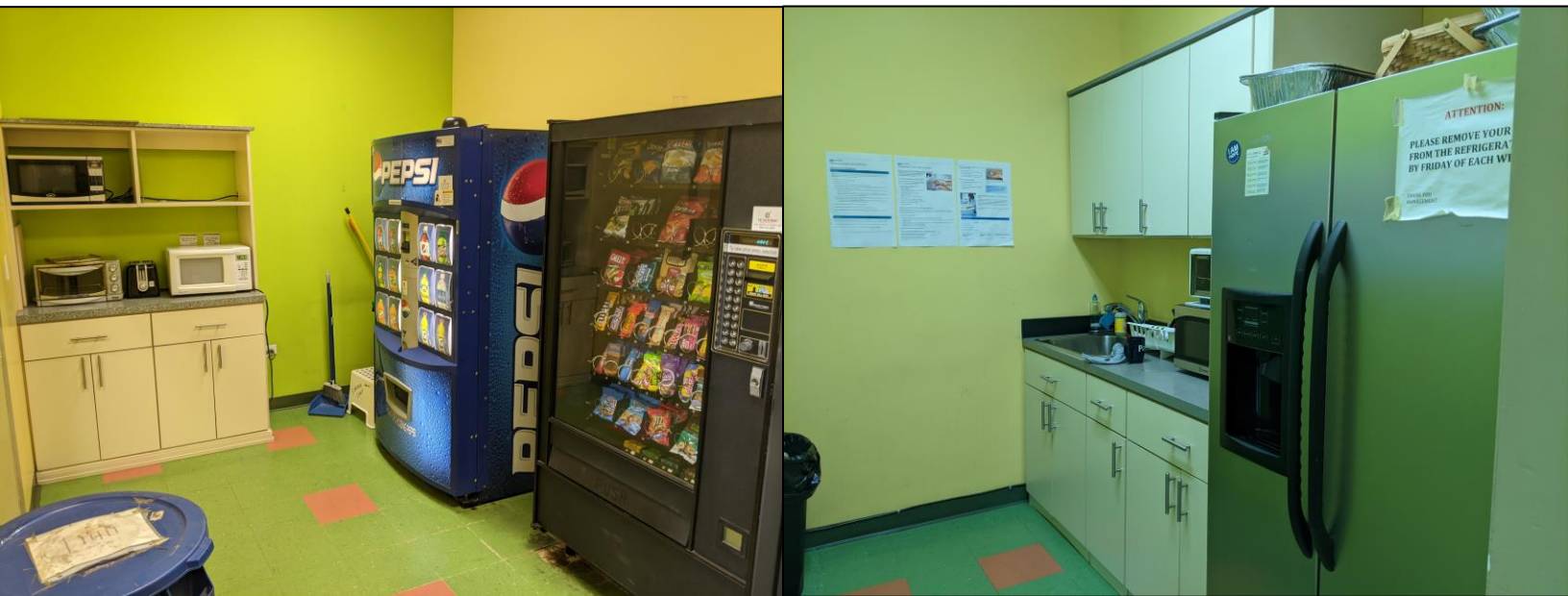


Property Photos

1 of 3 Executive Offices



Kitchen & Snacks



Property Photos

Factory for Manufacturing & Assembly



Property Photos



Factory

Ramp Up Drive-In

800 Amps/206 Volts



Property Photos

Showroom

