

Flex/Industrial Space Available for Lease Located Right off NE Thruway/I-95

13-15 River St, New Rochelle, NY



Property Highlights:

- **Up to +/- 4000 SF Flex/Industrial Space Available Immediately**
 - Ground Floor Warehouse:
+/- 2000 SF
 - Second Floor Retail/Office:
+/- 2000 SF
- M-1 zone, concrete and steel construction, on slab, 14' clear ceilings, one (1) drive-in door around rear. Three phase power, 200amps. Warehouse and retail/office are separately metered.
- Warehouse access via drive-in door around the rear of the property, no columns, two (2) bathrooms in the warehouse. Gas Available.
- Second floor office is ideal for all retail, all trades, general contractors, project managers, and other supporting office uses with its own bathrooms!
- Building on left is the available building and would have access to majority of the parking in the dedicated lot.
- Easily accessible to New England Thruway/I-95, Hutchinson River Pkwy.
- Short walk (half-mile) to MTA/Amtrak trains and across the street from the Bee-Line 45 & 60 buses.
- IMMEDIATE OCCUPANCY WITH FLEXIBLE TERMS!

For more information or to view this property, contact 914.422.0100

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