

FOR LEASE

13,400 SF BUILDING | 23,000 SF LOT
524 WAVERLY AVENUE, MAMARONECK, NY

LOCATED IMMEDIATELY ON/OFF I-95 EXIT 18 -- EASY ACCESS TO WESTCHESTER/FAIRFIELD COUNTIES AND THE BRONX

ADDITIONAL 13,000 – 38,000 SF OF LAND AVAILABLE



Zoning: M1 (light manufacturing)

Asking Rent: \$21/sf modified gross

Potential Uses: Light manufacturing, distribution, service companies, flex, medical office, showroom

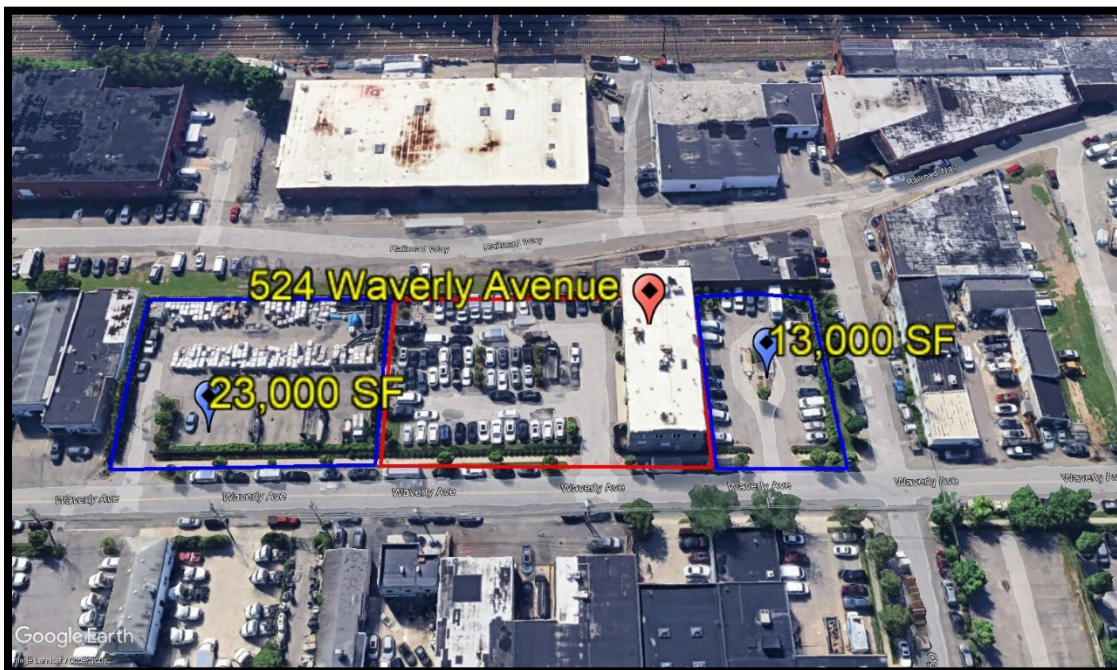
Parking: 54 cars

1 st Floor	Warehouse space, 134' x 50', with 14' clear ceiling height, and three (3) drive-in doors. One (1) ADA bathroom and new electrical panel. Wet sprinkler system.	6,700 sf
2 nd Floor	Loft/showroom/office space, 134' x 50', with 35 windows and exposed brick. There is an existing elevator shaft with a service lift. Ceiling heights 9' – 12'. Two (2) means of ingress/egress. Dry sprinkler system.	6,700 sf
Parking Lot	134' x 171', one (1) curb cut with good vehicle circulation. Landscaped, well-lit, and secure with fencing and a rolling gate.	23,000 sf



Located on a busy through-street connecting Larchmont and the Village of Mamaroneck. Close to Mamaroneck Avenue retail, major highways, and walking distance to the Mamaroneck Metro-North Train Station

Travel Distances			
I-95 N exit 18A	1/3 mile	Hutchinson N/S exit 23	2.84 miles
I-95 exit 18B	1 mile	Boston Post Road – Rt 1	2/3 miles



Additional 13,000 sf and 23,000 sf of land available