

C.J. PAGANO & SONS, INC

Licensed Residential & Commercial Realtors Since 1930

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President

FACT SHEET

Location:	Roosevelt Building 114 Pearl Street Suite 2A Port Chester, New York 10573
Description:	The Roosevelt Building is located at 114 Pearl Street in Port Chester, NY with easy access to I-95 and I-287. Restored and maintained meticulously, this property houses a broad range of tenants including contractors, furniture warehousing and restoration, a dance studio and office space.
Availability:	Available now.
Lease Term:	Minimum term is three (3) years.
Size	4,600 sf +/-
Base Rent:	\$21.30/SF – Monthly rent is \$8,165.00/Month.
2024 Pro-Rata Share of Taxes:	\$3.90/SF – Monthly is equal to \$1,496.00 in addition to the base rent.
Utilities:	Tenant is responsible for their own utilities. The space has its own dedicated gas and electric meters.
Electrical Amps:	800 AMPS
Ceiling Height:	12'
Space Features:	Hardwoods floors, suspended ceiling with fluorescent lighting, forced air, Private two stall lavatory located inside of leased area, security cameras on site with 24/7 access to the property. Loading dock and freight elevator on site.
Zoning:	CD-4MU
Current Use:	Previously occupied by an Antique furniture company. The 4,600-sf space is used as a showroom, storage of furniture and office space.
Parking:	On site reserved parking – three (3) parking spaces.