

INDUSTRIAL OR RETAIL BUILDING FOR LEASE



**GOLDSCHMIDT
& ASSOCIATES**

Commercial Real Estate Group



65 River Street
New Rochelle, New York

Property Features

- » 28,132 SF
 24,667 SF Ground Floor, 3,465 SF Second Floor Offices
- » 1.47 Acres - Free Standing
- » 18' Ceiling Heights to the Deck
- » 800 AMPS; 21,000 SF - Central HVAC
- » 1 Dock; 2 Overhead Garage Doors
- » 50+ Parking Spaces
- » Just Off Exit 15 of I-95
- » LSR Zoning - Retail, Sports Education, Industrial, Food, Banks
- » Real Estate Taxes - \$74,000 Annually

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
» Population	43,027	148,734	457,742
» Avg HH Income	\$108,923	\$141,858	\$120,312

Contact:

Exclusive Agent:

Eric S. Goldschmidt

Phone: 914-723-1616

ASKING RENT:

\$800,000 ANNUALLY

IMMEDIATE OCCUPANCY

65 River Street New Rochelle, NY

GOLDSCHMIDT & ASSOCIATES

TWO OVERHILL ROAD SUITE 400 • SCARSDALE, NEW YORK 10683 • TEL (914) 723-1616
www.ga-re.com

Nov 14, 2025

65 River Street
New Rochelle, New York
PROPERTY DESCRIPTION

Zoning: LSR - Retail, Industrial, Recreation/Sports, Offices, House of Worship, Food, Banks

Property Size: 1.47 acres

Square Footage: Ground Floor 24,667
Second Floor 3,465 (offices)

Ceiling Heights: 18' to the deck

Utilities: Con Ed gas and electric

Power: 800 AMPS, HVAC- 1/20, 1/5, 2/10's, 1/5 ton units

Environmental: Phase 1 and 2 done. No environmental issues.

HVAC: 21,000 +/- SF AC and Heat

Alarm: Fully alarmed including cameras

Parking: 50+/- Cars

Loading: 1 Dock; 2 OH doors

Sprinklers: Wet

Roof: Under Warranties

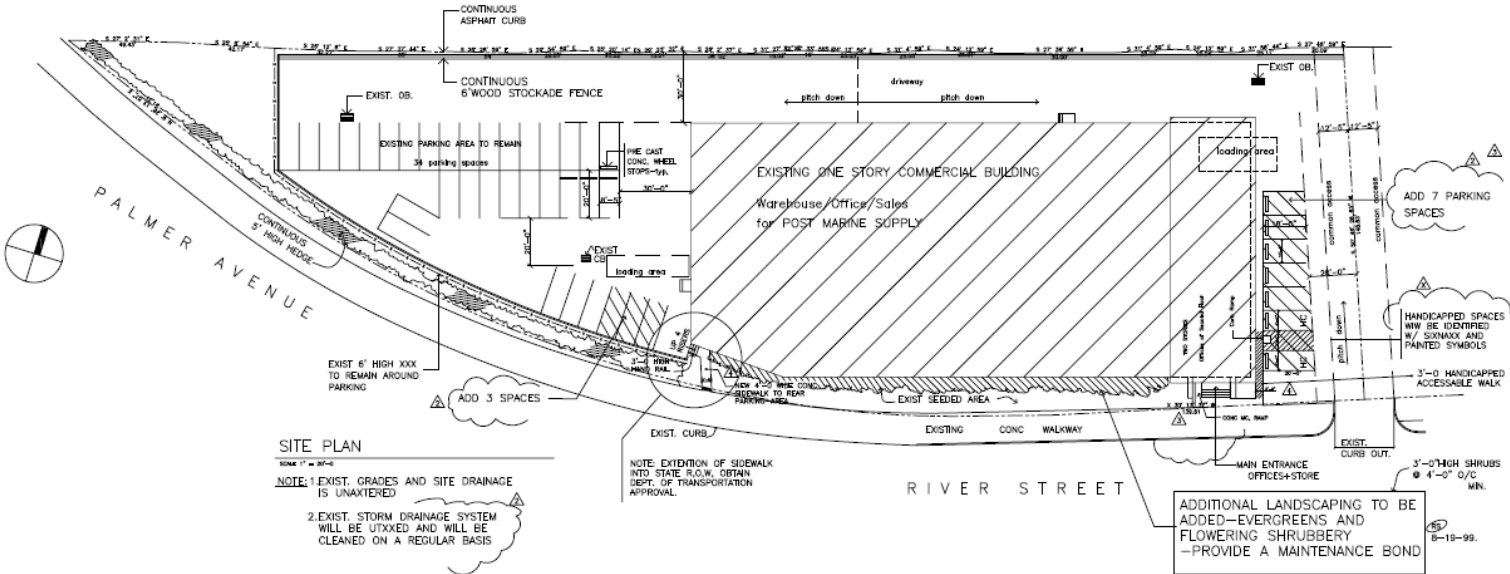
Real Estate Taxes: \$ 74,000

Trucks: 53' Access

All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy there of and same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sales, sales, or withdrawal without notice.

65 River Street New Rochelle, NY

3 FEB. 98
12 FEB. 98
24 JUNE 99
14 JULY 99



SITE PLAN
SCALE 1" = 30'-0"

NOTE: 1. EXIST. GRADES AND SITE DRAINAGE IS UNAXTERED

2. EXIST. STORM DRAINAGE SYSTEM WILL BE UTXXED AND WILL BE CLEANED ON A REGULAR BASIS

NOTE: EXTENSION OF SIDEWALK INTO STATE R.O.W. OBTAIN DEPT. OF TRANSPORTATION APPROVAL.

ADDITIONAL LANDSCAPING TO BE ADDED—EVERGREENS AND FLOWERING SHRUBBERY—PROVIDE A MAINTENANCE BOND

RESOLUTION NO. 13-98
BLOCK 252, LOT 21

GENERAL NOTES

- Conditions of approval
- The Applicant shall provide additional landscaping in the front of the property as approved by the Building Official.
 - The lighting in the rear of the property shall be shielded from the adjacent residential properties.
 - The Applicant shall not utilize a Public Assembly system.
 - The property shall be used solely for the Applicant's operation and shall not be leased to any other commercial businesses.
 - The Applicant shall provide walkway from the parking lot to the front sidewalk subject to any approvals required from the New York State Department of Transportation for State roadways.
 - The applicant shall post a maintenance bond in an amount to be determined by the Building Official.

- All work to comply with the New York State Building Code and with all agencies having jurisdiction.
- Plumbing, Electrical and HVAC to be fixed separately.
- Concrete blocks shall be load bearing type conforming to A.S.T.M. specification C-90 for hollow load bearing blocks.
- Strapfast shall be 4-36, spaced 600ppf.
- Concrete to be 3000# in 28 days.
- Five step 4" concealed spigots.
- Provide exit lights on separate circuits. Provide emergency lighting as per code requirements.
- Provide a concrete 4" floor and 8" high sanitary base in toilet room.
- Floor and wall systems to be Class "C".
- Minimum 4'-0" clear egress to egress.
- All occupied spaces to be mechanically ventilated and comply with the requirements of Section 703.19 of the NYC Building Code.
- All electrical light and mechanical ventilation shall comply with the requirements of Section 703.19 of the NYC Building Code.
- Sign Contractor to file separate application and will comply with the New Rochelle Sign Ordinance.
- Architect is not engaged for supervision. The contractor shall note any discrepancies and report them to the architect.

BLOCK: 252
LOT: 21
ZONE: M-1
LOT AREA: 63,602 sf

TOTAL FLOOR AREA: 28,132 SF

First Floor	24,667 sf
• Retail Area	13,185 sf
• Storage /Warehouse	11,482 sf
Second Floor	
Office Area	

Parking Requirements

Retail/Office:

- 16,850 sf @ 1 space/600sf=28 spaces

Warehouse/Storage

- 11,482 sf @ 1 space/2000sf=6 spaces

34 spaces required /41 spaces provided (includes 2 handicapped spaces)

PROPOSED FACILITY FOR
POST MARINE SUPPLY
River Street New Rochelle, NY

ROBERT STANZALEAN
ARCHITECTURE
PLANNING

97055
DATE OF REVISION
NOV. 17/97

1

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