

# 2 Birch Street, New Rochelle 10801

Warehouse or User Opportunity in the Heart of New Rochelle, a block from Main St. and Weyman Ave. & Home Depot



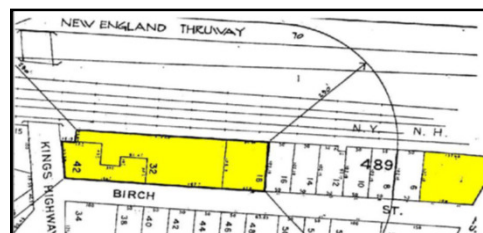
Corner View (Birch & King's Highway)



Birch St. view



Cliff St. & Birch St. lot



## Prime Warehouse for Sale – Delivered Vacant

The 2 Birch Street property is located a block from Main Street and Weyman Avenue (Home Depot, CVS stores on Weyman). It was built in 1970 and was used previously as a USDA approved pasta factory and more recently as a warehouse. The property is on 3 contiguous lots (489-42, 32 and 18) and also includes another corner lot (489-1) of approx. 11,800 SF on Birch St. and Cliff Street. The zoning is Light Industrial (LI) and allows for 1 FAR and 60% lot coverage. The building's height varies from approximately 28.5 feet to 12 feet. Please see a Summary of property benefits below:

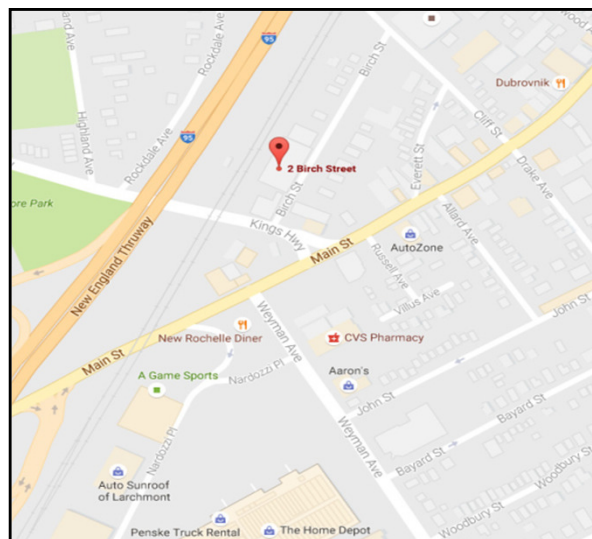
- Approx. 31,200 SF- Delivered Vacant (Includes Approx. 4,000 SF of Office Space)
- ZONED LI; F.A.R - 1
- Lot Sizes Total: Approx. 1.19 Acres (Approx. 52,000 SF)
- 12'- 28.5' CEILING HEIGHTS
- 6" GAS LINE
- 3 Covered Loading Docks
- Great Visibility – from Weyman Traffic Stop
- REAL ESTATE TAXES – Approx. \$105,000
- Freezer Space
- 1,500 SF Cooler Space
- USDA Approved Facility
- Sprinkled
- 2,000+ AMPS
- 6 Covered parking spots
- 50 Fenced Parking Spots
- OFF ROUTE 1 AND EXIT 15 OF I-95

**ASKING PRICE: \$3,595,000**

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.