

FOR LEASE



21 Nursery Lane

RYE, NEW YORK · INDUSTRIAL / WAREHOUSE BUILDING

Available as a single **9,300 SF** building, or divided into three individual units to suit your business.

9,300 SF
TOTAL BUILDING

13,068 SF
LOT SIZE

1 or 3
TENANT CONFIGURATION

Brand New
CONSTRUCTION

Gena DiDonato

Licensed Associate Real Estate Broker

c: 914.879.3235

o: (914) 967-4600

49 Purchase St, Suite 104, Rye, NY 10580 · Each Office Is Independently Owned And Operated. gena.didonato@juliabfee.com

21 NURSERY LANE, RYE, NY

Leasing Options

WHOLE BUILDING

Entire 9,300 SF

Lease the full building as a single tenant — three connected units under one roof, three separate meters plus a solar meter, a 100 kW generator, and 10-car parking.

\$27 / SF

~\$20,000 / month

Or Divided Into Three Units

Unit A	Unit B	Middle Unit
1,600 SF · 12' Ceilings	2,700 SF · 12' Ceilings	5,000 SF · 14' Ceilings
Power 200A, 3-Phase	Power 200A, 3-Phase	Power 400A, 3-Phase
Loading 1 Drive-In, 9'	Loading 2 Drive-In, 9'	Loading 2 Drive-In, 12'
Heat Electric	Heat Electric	Heat Electric + A/C (3 offices)
Min. Term 5-10 Years	Min. Term 5-10 Years	Min. Term 5-10 Years
\$26 / SF \$3,500 / month	\$25 / SF \$5,626 / month	\$27 / SF \$11,250 / month

Property Highlights

- Brand-new construction with solar power
- Alarm system, cameras, and card-reader access in every unit
- Private restroom in each unit
- Three separate meters, plus one dedicated solar meter
- Set up for 3 tenants, or one tenant if all spaces are connected
- 100 kW generator — ideal for frozen food or refrigeration storage
- LED Hi-Bay lighting throughout
- Each unit offers a private office, with its own A/C & heat
- Three-phase power throughout, 200A-400A per unit
- 5-10 year lease terms available

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Property Photos



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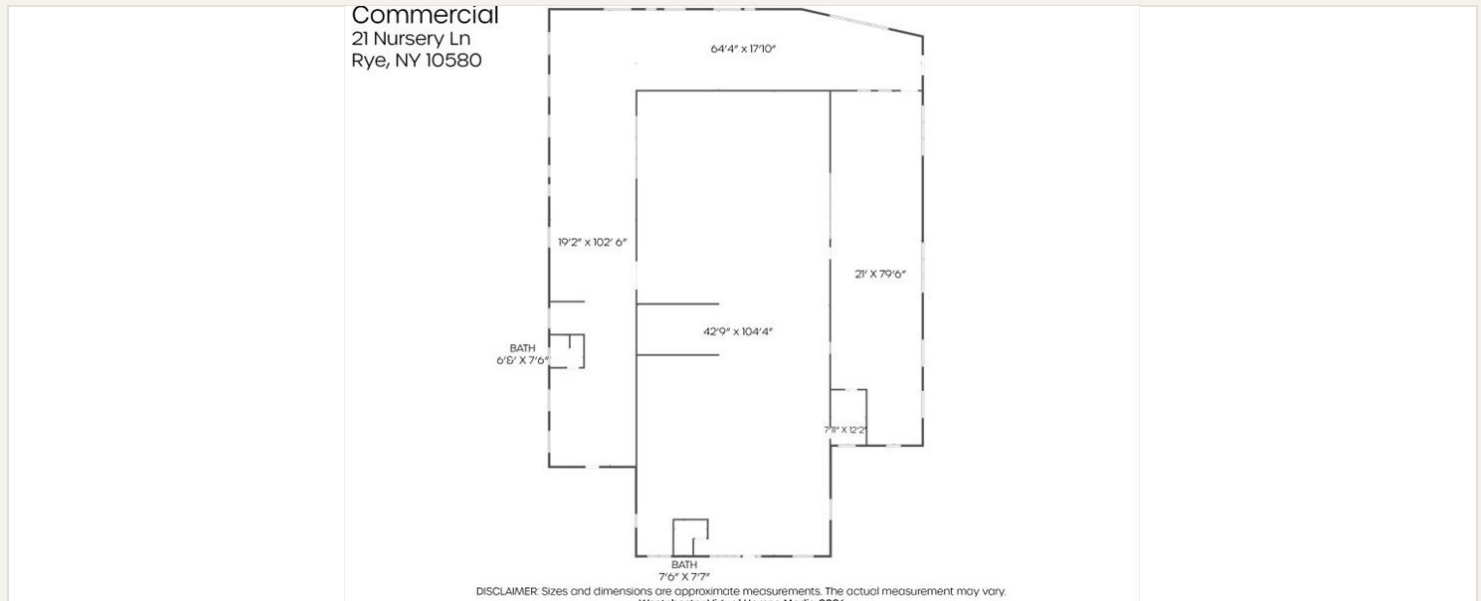
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Floor Plan & Specifications



Sizes and dimensions are approximate. The actual measurements may vary.

SPECIFICATION	UNIT A	UNIT B	MIDDLE
Square Footage	1,600 SF	2,700 SF	5,000 SF
Ceiling Height	12'	12'	14'
Heat	Electric	Electric	Electric + A/C (3 offices)
Metering	Separate, 200A	Separate, 200A	Separate, 400A
Phase	3-Phase	3-Phase	3-Phase
Generator	—	—	100 kW
Water / Sewer	Yes	Yes	Yes
Drive-In Doors	1 (9')	2 (9')	2 (12')
Door Clearance	18"	18"	2'
Sprinklers	No	No	No
Alarm / Cameras	Yes	Yes	Yes
Lighting	LED Hi-Bay	LED Hi-Bay	LED Hi-Bay
Asking Rate	\$26/SF	\$25/SF	\$27/SF
Taxes (Est.)	\$0.25 / SF / month		
Year Built	2026		
Minimum Lease	5-10 Yrs	5-10 Yrs	5-10 Yrs

Whole-building lease available at \$27/SF (~\$20,000/month) with 10-car parking. Taxes billed separately at \$0.25/SF/month. Additional details — zoning & permitted use and certificate of occupancy — available upon request.

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