

2170-2178 JEROME AVENUE

INDUSTRIAL AND DEVELOPMENT SITE DELIVERED VACANT
WITH +48,000 SF BUILDABLE SF



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The Brochure was prepared by Meridian Capital Group, LLC ("MCG") and has been reviewed by representatives of the owner or owners of the Property (the "Owner"). The Brochure contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser, mortgagee, investor, lender or lessee may desire. Additional information and an opportunity to inspect the Property and other information relevant thereto will be made available to interested and qualified purchasers, mortgagees, investor, lender or lessee. Neither Owner, MCG nor any of their respective officers, agents, brokers or employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of the Brochure or any of its contents, and no legal commitments or obligations shall arise by reason of the Brochure or any of its contents. In particular, but without limitation, no representation or warranty, express or implied, is given as to the achievement or reasonableness of, and no reliance should be placed on, any projections, targets, estimates, or forecasts ("projections") contained in the Brochure. Any such projections are for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond the control of Owner, and therefore, subject to material variation. All information, opinions and estimates are given as of the date hereof and are subject to change without notice. Neither MCG nor the Owner undertakes any obligation to provide any additional information or to update any of the information or the conclusions contained herein or to correct any inaccuracies. The information in the Brochure is not intended to predict actual results and no assurances are given with respect thereto. The value of the Property, or any other property described herein may fluctuate as a result of market changes. All square footage measurements must be independently verified by you.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with you or any prospective purchaser, mortgagee, investor, lender or lessee at any time with or without notice. Owner shall have no legal commitment or obligation to you or any prospective purchaser, mortgagee, investor, lender or lessee reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner has been fully executed, delivered to all parties, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or expressly waived.

By receipt of the Brochure, you agree that the Brochure and its contents and information are of a confidential nature, that you will hold and treat it and all information therein in the strictest confidence, and that you will not disclose the Brochure or any of its contents or information to any other entity without the prior written authorization of Owner, nor will you use the Brochure or any of its contents or information in any manner detrimental to the interest of Owner or MCG. You acknowledge and agree that any breach of this confidentiality clause will cause injury to Owner and/or MCG for which money damages may not be an adequate remedy and that, in addition to remedies at law, Owner and/or MCG is entitled to equitable relief as a remedy for any such breach. It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. MCG does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental

professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws, statutes, and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

While the Brochure contains physical description information of the Property, there are no references to its condition. Neither Owner nor MCG make any representation as to the physical condition of the Property. Prospective purchasers, mortgagees, investors, lenders or lessees should conduct their own independent engineering report and any other reports or inspections they deem necessary to verify property condition.

In the Brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full terms or agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to independently review all relevant documents which may or may not be referenced in this Brochure. The terms and conditions stated in this section will relate to all of the sections of the Brochure as if stated independently therein. If, after reviewing the Brochure, you have no further interest in purchasing the Property, kindly return the Brochure and all other documents accompanying the Brochure to MCG at your earliest possible convenience.

Photocopying or any other reproduction or duplication of the Brochure is not authorized. The Brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner or the Property since the date of preparation of the Brochure. Once you have expressed an offer to acquire the property and have demonstrated certain bona fides satisfactory to Owner, certain further and additional information may be provided in order for you to complete your due diligence investigation, such as complete and detailed rent roll information, expense pass-throughs, and expenses.

Zoning is a critical factor in the value of the Property. All zoning information must be independently verified as the Owner or MCG does not make any representation with respect thereto.

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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Executive Summary

Meridian Investment Sales is pleased to present the exclusive offering of 2170-2178 Jerome Avenue, a two-story industrial property, ripe for redevelopment, located in the Fordham Heights neighborhood of the Bronx. The property can be delivered vacant, offering value-add through lease-up or immediate development. Situated along Jerome Avenue between East 182nd Street and Anthony Baez Place, the asset benefits from excellent connectivity to major Bronx thoroughfares and regional transportation infrastructure. There is significant redevelopment occurring in the immediate vicinity including 1940 Jerome Ave (115 Units), 244 Tiebout Ave (83 UNits), and 2250 Aqueduct Ave (56 Units), making this corner development site prime for reuse.

Property Summary

- Address: 2170-2178 Jerome Avenue, Bronx, NY
- Submarket: Bronx / Fordham Heights
- Product Type: Industrial / Covered Land
- Gross Building Area: ~24,400 SF
- Lot Area: 12,202 SF (122' x 100')
- Zoning: R7A / C2-4 (Overlay)
- Unused Air Rights: ~24,400 SF

Rent Roll Summary

- Tenancy: Delivered Vacant
- Estimated Rent PSF: ~\$18.50/SF NNN
- Real Estate Taxes: \$84,502 (Class 4)

Market Advantages - Bronx Industrial Submarket

- The Bronx continues to benefit from strong industrial tenant demand, driven by last-mile logistics, service users, and limited competing supply.
- New industrial development remains constrained by zoning, site availability, and rising construction costs, supporting long-term rent stability.
- Jerome Avenue offers direct access to the Cross Bronx Expressway and Major Deegan, positioning the property favorably for regional distribution and service-oriented users.

ASKING PRICE: SUBMIT OFFERS

PROPERTY OVERVIEW

PROPERTY OVERVIEW	2170-2178 JEROME AVENUE
Address	2170-2178 Jerome Avenue
Borough	Bronx
Submarket	Fordham Heights
Cross Streets	E 182 nd & Anthony Baez Pl
Block / Lot	3186 / 1
Lot Area	12,202 SF
Lot Dimensions	122' x 100'
Product Type	Industrial
Gross SF	24,400 SF
Year Built / Altered	1920 / -
Drive-Ins	3 Drive Ins
Ceiling Heights	16ft & 12ft
Number of Floors	2 Floors
Zoning	R7A / C2-4 (Overlay)
Special Purpose District	J
As-Built FAR	2.00
Maximum FAR	4.00
AIR RIGHTS	24,408 SF



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FINANCIALS		PROFORMA
Revenue		
Gross Rent		\$451,400
Effective Gross Income		\$451,400
Expenses		
Real Estate Taxes (25/26)		\$84,502
Insurance (Est.)		\$15,860
Repairs & Maintenance (Est.)		\$14,640
Total Operating Expenses		\$115,002
NOI		\$336,398

REAL ESTATE TAXES	
Exemptions & Abatements	None
Tax Class	4
Tax Rate	10.762%
2025/2026 AV	\$785,190
2025/2026 Taxes	\$84,502

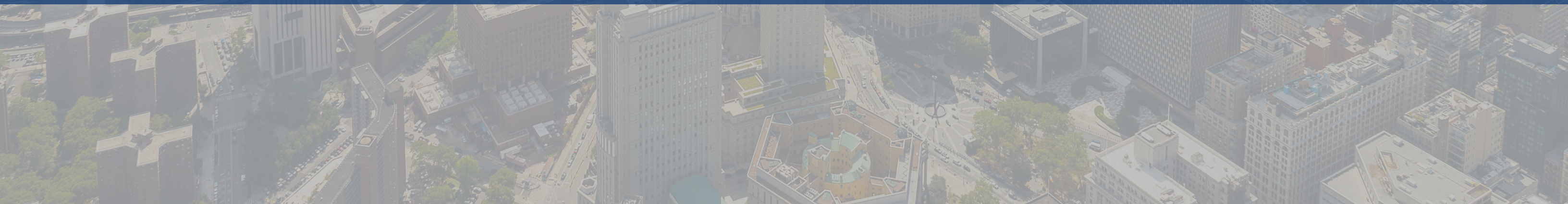
Prospective Rent Roll				
Unit	Tenant	SF	Annual Rent	\$/SF
Building	Speculative	24,400 SF	\$451,400	\$18.50

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LOCATION OVERVIEW



MARKET ADVANTAGES - BRONX INDUSTRIAL SUBMARKET

The Bronx remains one of the most strategically important and supply-constrained real estate markets in New York City, underpinned by dense population, limited developable land, and durable long-term demand drivers across both industrial and residential uses. As an infill borough with proximity to approximately 15 million residents, the Bronx continues to benefit from its essential role in last-mile logistics, service-oriented businesses, and mixed-use redevelopment.

Industrial demand in the Bronx is fundamentally driven by location rather than scale, favoring well-positioned, functional buildings that serve local distribution and service users seeking immediate access to surrounding neighborhoods. The submarket's development pipeline remains structurally limited by zoning constraints, site scarcity, and high replacement costs, reinforcing the value of existing assets with stable in-place income and flexible future use potential.

The borough is supported by best-in-class infrastructure, including direct access to the Cross Bronx Expressway and Major Deegan, proximity to the Port of New York and New Jersey, and connectivity to JFK, LaGuardia, and Newark airports. These transportation advantages, combined with dense residential surroundings, support sustained demand across industrial, residential, and mixed-use formats.

From an investment standpoint, current market conditions present an attractive entry point for acquiring well-located assets at a reset basis relative to prior cycle peaks. Transaction activity remains active among both private and institutional investors, with capital increasingly focused on properties offering long-term optionality. For investors, the Bronx offers a compelling combination of meaningful upside through future redevelopment or repositioning as market conditions evolve.



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