

3353

NOELL AVENUE

BRONX | NEW YORK

FOR LEASE - PRIME EASTCHESTER
LOCATION IN THE BRONX, NY

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PROPERTY HIGHLIGHTS

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- 8,750 SF building with 10,000 SF of parking/loading
- Direct access to I-95 and Hutchinson River Parkway
- Street facing drive-in door leading to interior loading dock
- 10 additional loading docks in rear lot
- Column free space with 16 ft ceilings
- Interior office space with 2 bathrooms
- Gas blowers provide building heat
- Steel deck/fire proof construction building with heavy power
- Dead end street provides easy loading and circulation





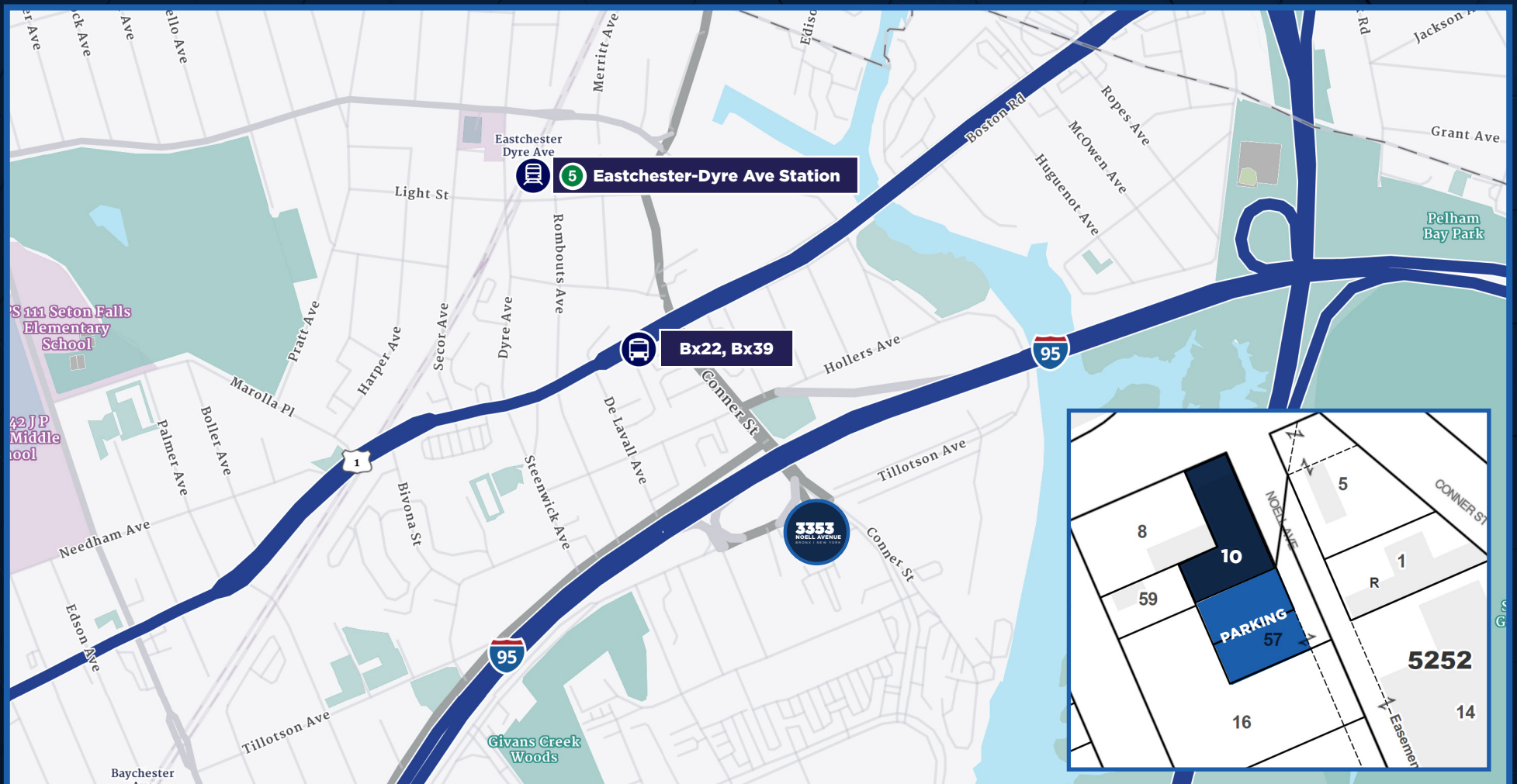


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PROPERTY LOCATION OVERVIEW



Transportation: Conveniently served by the #5 subway line at the nearby Eastchester-Dyre Avenue station, along with the Bx22, Bx39 busses, and BxM11 express bus, offering seamless connectivity to Manhattan and the greater Bronx area.



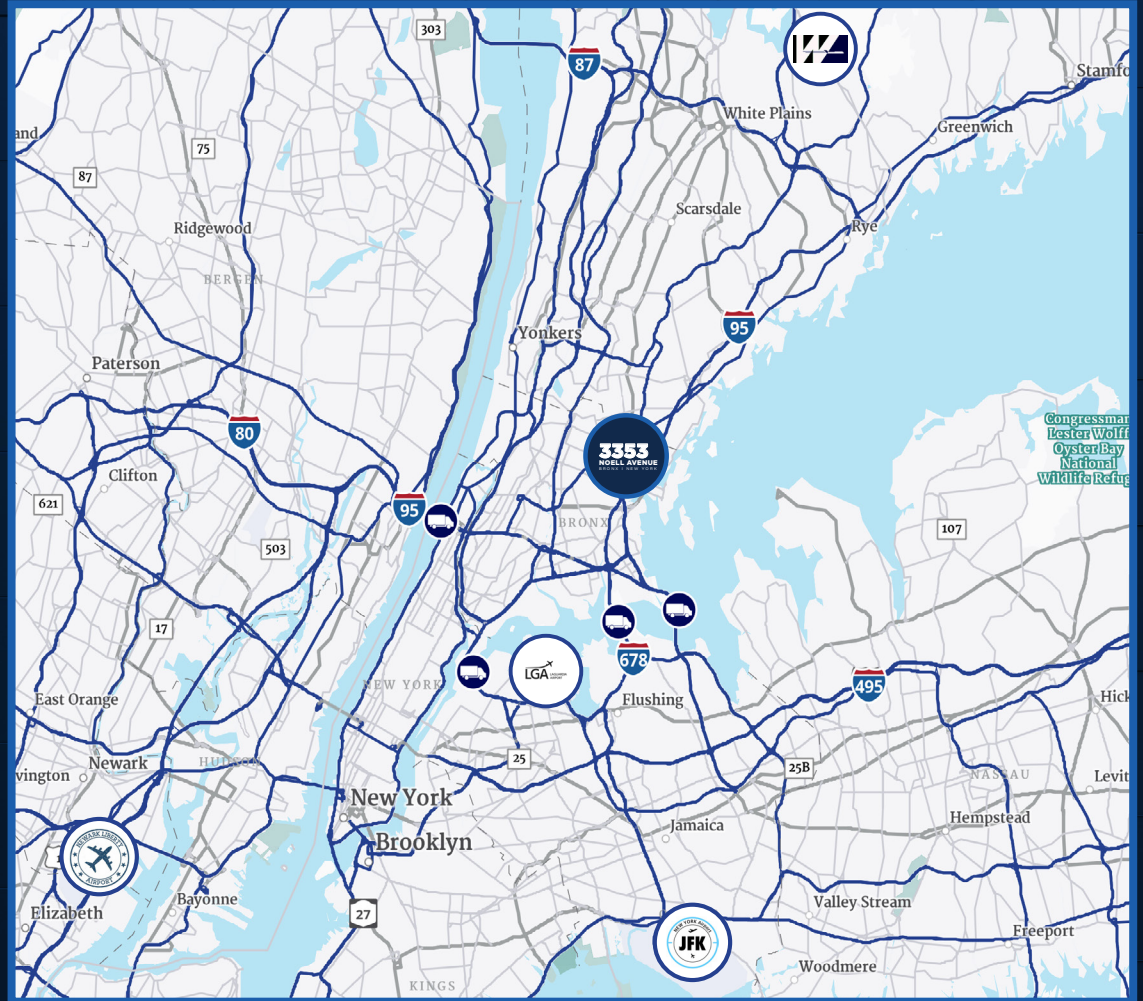
AREA MAP

DRIVE TIMES & DISTANCES



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- Stamford—21.3 miles (26 min)
- White Plains Airport—18.5 miles (24 min)
- White Plains—13.8 miles (18 min)
- Yonkers—8.9 miles (14 min)
- Manhattan—15.8 miles (26 min)
- LaGuardia Airport—12.9 miles (16 min)
- Newark Airport—31.7 miles (35 min)
- Queens—13.1 miles (16 min)
- Whitestone Bridge—9.0 miles (12 min)
- Throgs Neck Bridge—10.7 miles (14 min)
- Robert F. Kennedy Bridge—13.1 miles (21 min)
- George Washington Bridge—9.7 miles (14 min)
- Gov. Mario Cuomo Bridge—17 miles (22 min)



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