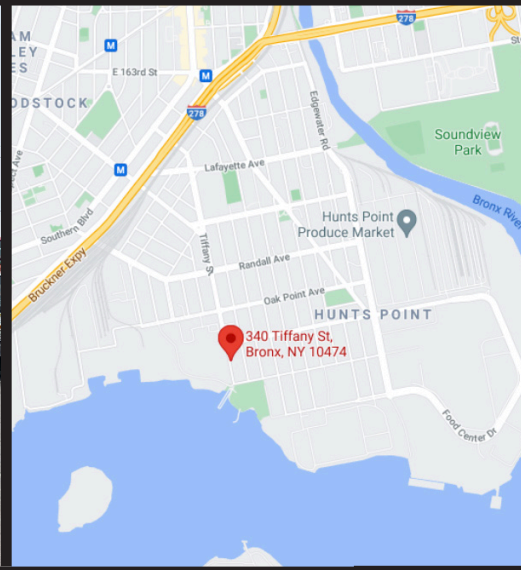


**FOR  
INFORMATION**  
**FEINBERG BROS.**  
**718 933-1800**

# COMMERCIAL & INDUSTRIAL REAL ESTATE



**FULL ACRE IN HUNTS POINT**  
**340 TIFFANY STREET, BRONX**  
**BETWEEN EAST BAY AND VIELE AVENUES, THROUGH TO CASANOVA STREET**  
**12,000' BUILDING + 32,000' PARKING**

**(OVER FOR DETAILS)**

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 thereof and same is submitted subject to errors, omissions, changes of price rental or other conditions prior sales, sales, lease or withdrawal without notice.

**FEINBERG BROS. AGENCY, INC.**  
31 BEDFORD PARK BOULEVARD, BRONX, NEW YORK 10468  
(718) 933-1800 • FAX (718) 933-1803

industrial • real estate  
**FB**



**FEINBERG BROS. AGENCY, INC.**

31 BEDFORD PARK BOULEVARD, BRONX, NEW YORK 10468 • (718) 933-1800 • FAX (718) 933-1803  
INDUSTRIAL - COMMERCIAL REALTORS



S. JEROME FEINBERG  
S. HERBERT FEINBERG  
JOEL D. FEINBERG

**EXCLUSIVE FOR LEASE**

**TOTAL AREA:** 42,000'

**ELECTRIC:** 400 amps, 3 phase

**BUILDING AREA:** 12,000' - two adjacent 5,000' connected buildings + offices

**HEAT:** Oil in one 5,000', gas in the other 5,000'

**ZONING:** M-3-1 Heaviest Industrial Zone in NYC

**LIGHTING:** HID's

**CONSTRUCTION:** One story, brick & block w/ ground floor and mezz. offices

**OFFICE:** Approx 2,000'

**LOADING:** Three 14' drive-ins, drive-through to yard

**PARKING:** 32,000' - fenced and paved

**FLOOR:** Concrete slab on grade - floor drains

**LEASE:** \$60,000/month

**SALE:** \$18,500,000 (Owner financing preferred)

**CEILING:** 16' and 18' - clear span in both - no columns

**TAXES:** \$76,632 (22/23)  
Base taxes included in above rental

**REMARKS:** 200' frontage on Tiffany, wide street, yard goes through from block to block, multiple curb cuts, 1 ton hoist in building, runs 100' - front to back, in all economic benefit zones, available 60-90 days from lease agreement or sooner, long-term lease preferred