



FEINBERG BROS. AGENCY, INC.

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INDUSTRIAL - COMMERCIAL REALTORS

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

AVAILABLE FOR SALE

LOCATION: 825 East 140th Street, Bronx
1/2 block off Bruckner Boulevard

BUILDING AREA: 33,000'

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

CONSTRUCTION: One story, brick & block

LOADING: 14' drive-in on E. 140th
4 interior docks on E. 141st

FLOOR: Concrete slab on grade

CEILING: 30' - 10'

ELECTRIC: 400 amps + 200 from solar, 3 phase

SPRINKLER: Full protection - dry system

HEAT: Gas fired

LIGHTING: Fluorescent

OFFICE: Approx. 1,500' - HVAC

PARKING: 2,500'+/- level, fenced

SALE: \$12.5 million

TAXES: \$54,127 (24/25 estimated)

REMARKS: Excellent Port Morris location, close to Manhattan, many clear-span column-free areas, distributed electric, 1 1/2" water main, 5" gas main, main building goes through from block to block, in all economic benefit zones, 2 blocks to bus, 4 blocks to subway (#6), at full interchange of Bruckner Expressway (E. 138th Street), close to all other major expressways and bridges.

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