

OFFICE | FLEX WAREHOUSE | LOT AVAILABLE FOR LEASE



# 1360 GARRISON AVE

1360 GARRISON AVENUE BRONX NY 10474

## Space Details: LL & 2nd Floor

### Lower Level

- 5,000 SF
- 14' Clear Ceiling Height + Great Light
- Freight Elevator + Corner Office Setup
- Full HVAC - Heating & Cool
- (2) Bathrooms + (1) Slop Sink
- Led Lighting + Fully Sprinklered
- Private Entrance + Parking

### 2nd Floor

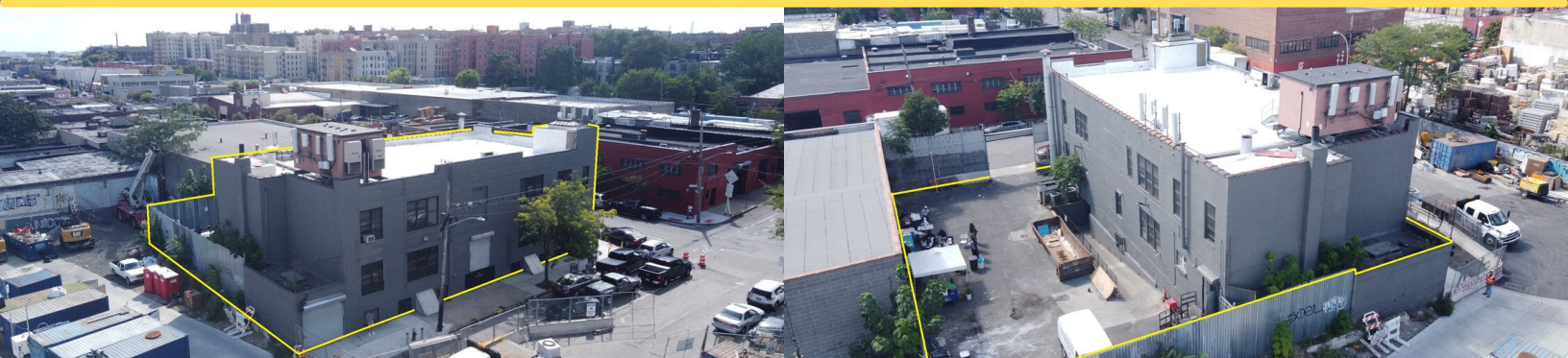
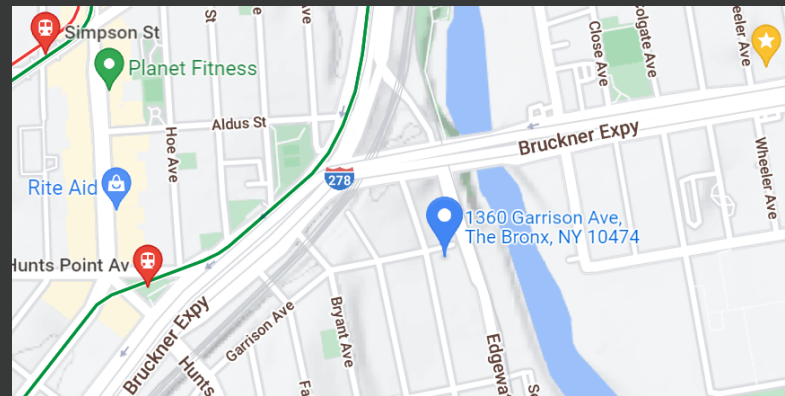
- 5,000 SF
- High Ceilings
- Freight Elevator
- Full HVAC - Heating & Cool
- (2) Bathrooms + Glass Office
- Led Lighting + Fully Sprinklered
- Private Entrance + Ground Floor Loading
- Private Parking / Outdoor Warehouse

**COMBINABLE**  
FOR 10,000 SF TOTAL



## Property Details:

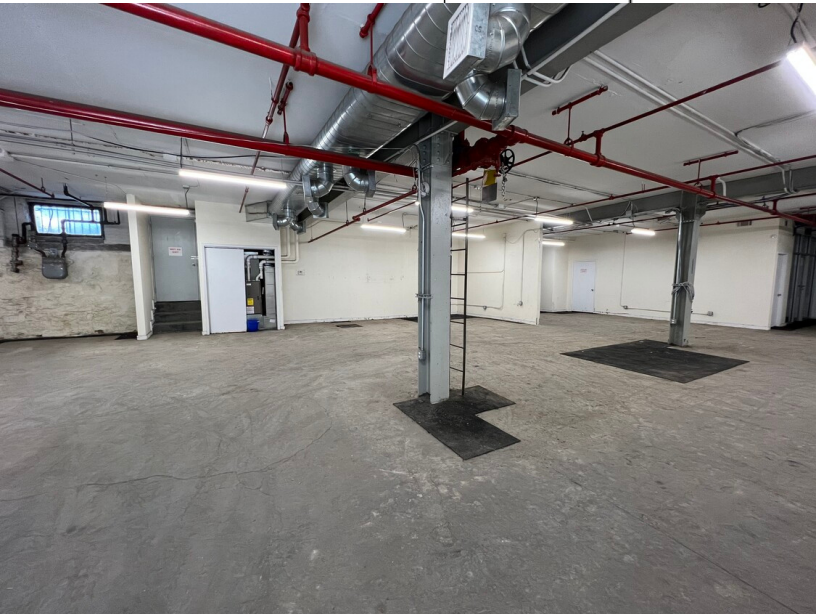
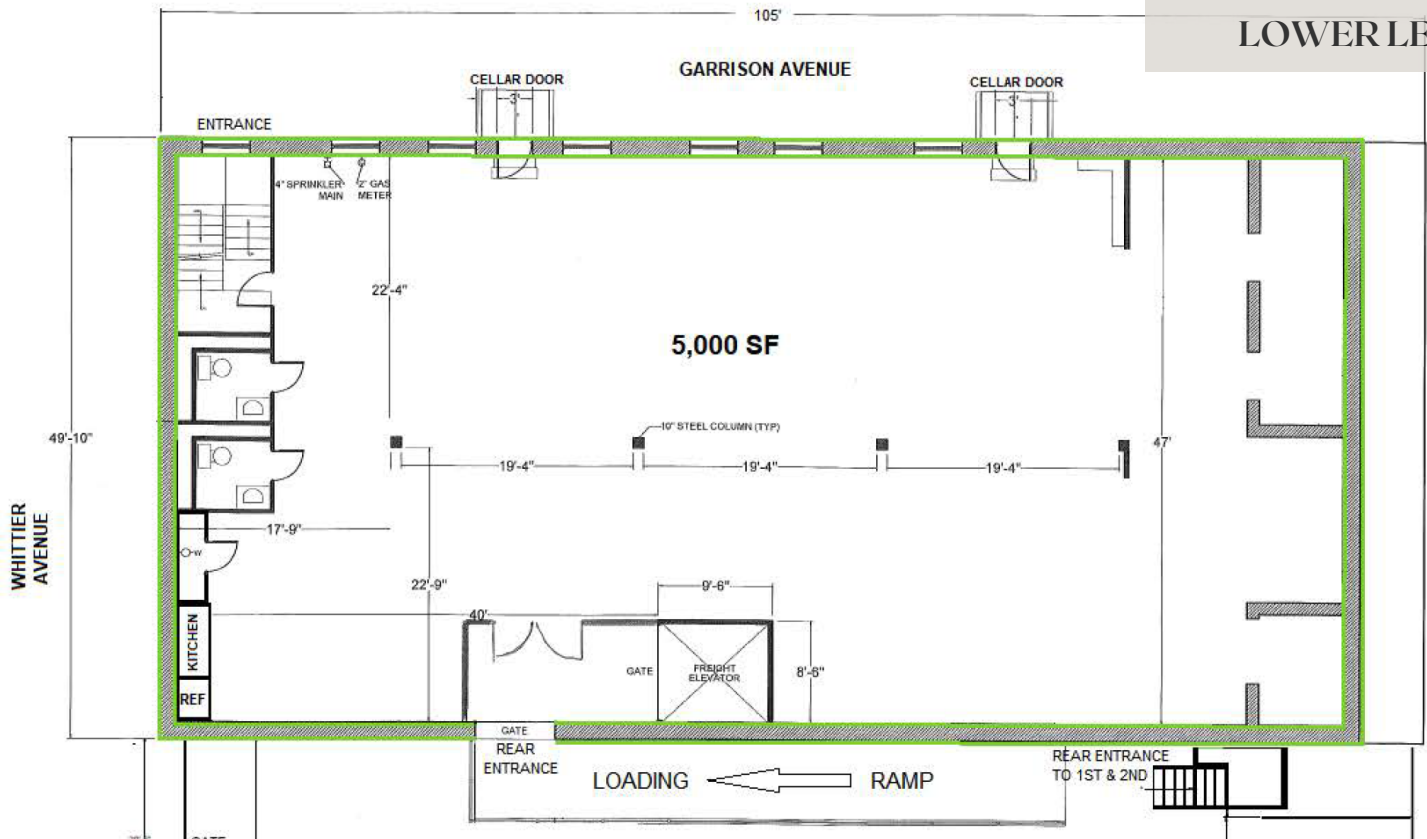
- Hunts Point - South Bronx
- 8 Min Walk from Hunts Point Ave - 6 Subway Line
- New Edgewater Rd. Bruckner Expressway Exit Allows for Great Truck Access & Access to Westchester & Tristate Markets



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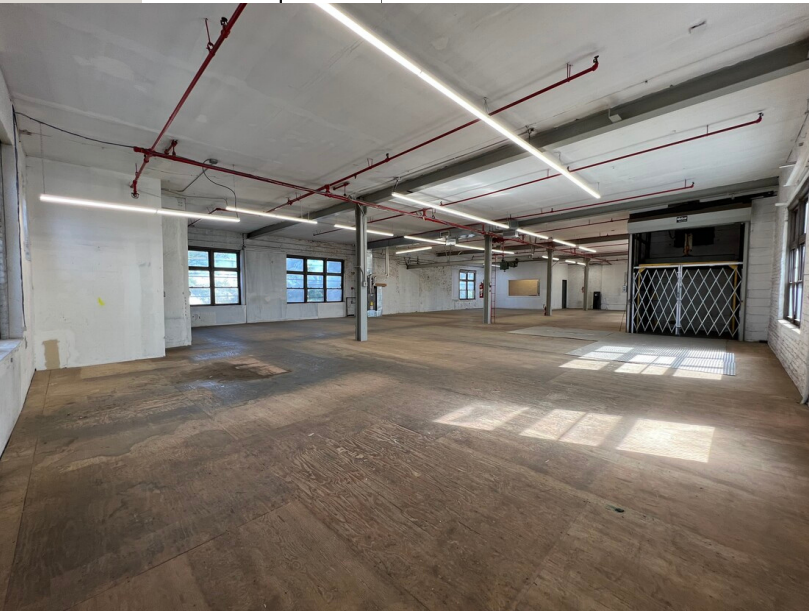
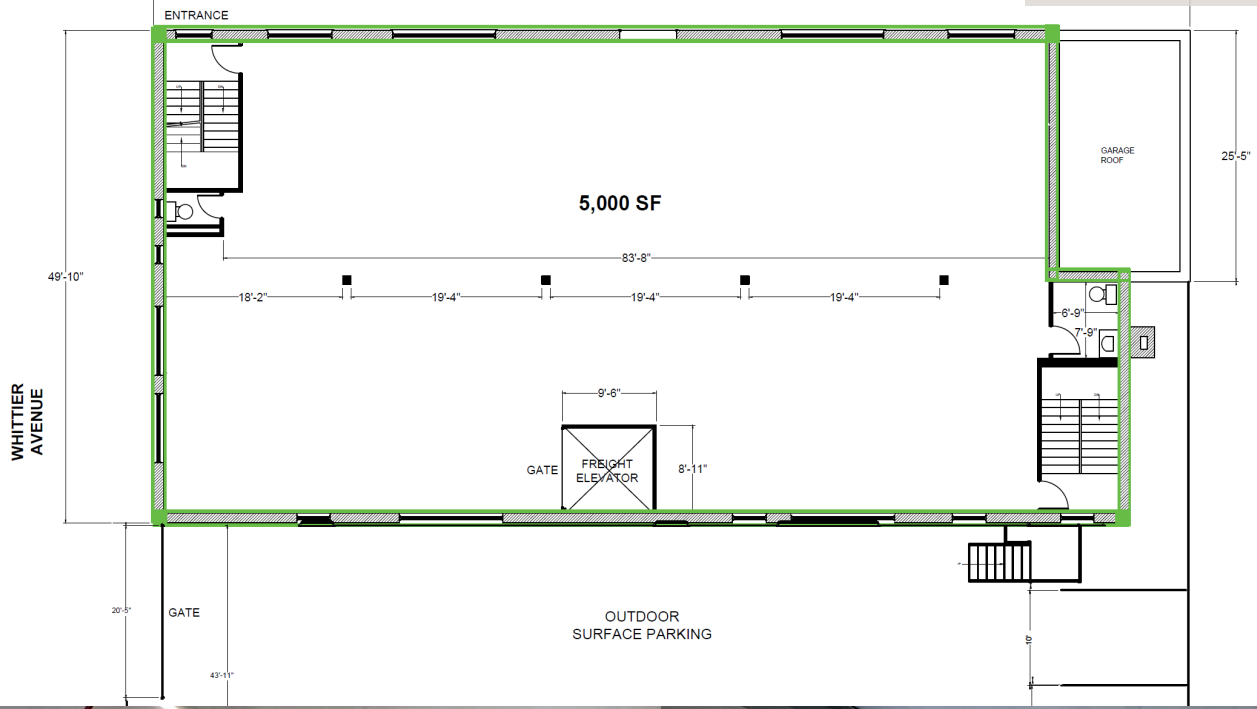
LOWER LEVEL





GARRISON AVENUE

2ND FLOOR



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