

Prestine Flex/Industrial Space Available for Lease Located Right off of NE Thruway/I-95

3471 Steenwick Ave, Bronx, NY



Property Highlights:

- **+/- 2400 SF Beautiful Flex/Industrial Space Available Immediately**
 - Ground Floor Warehouse:
+/- 1200 SF
 - Second Floor Office:
+/- 1200 SF
- Warehouse space is in amazing condition – concrete and steel construction, on slab, 12'-14' ceilings, one (1) drive-in door, separate bathroom, front and rear egress!
- Separately metered gas heat and strong three (3) phase power
- M-1 Zone (Light Manufacturing Industrial Uses)
- Second floor office is ideal for all trades, general contractors, project managers, and other supporting office uses with its own bathroom and kitchenette!
- Two blocks from Boston Post Rd and three blocks from Conner St
- Easily accessible to New England Thruway/I-95, Hutchinson River Pkwy, short walk to MTA buses and MTA # 5 train
- **IMMEDIATE OCCUPANCY & MOVE-IN READY!**

For more information or to view this property, contact 914.422.0100

Nico Rossi at x 17 or Nico@Rakowgroup.com

C: 914-874-6758

10 New King Street, White Plains, NY 10604 | RakowGroup.com

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