

INDUSTRIAL FOR LEASE

450 AUSTIN PLACE BRONX, NY 10455

20,000 SF AVAILABLE



FOR LEASE

**KW COMMERCIAL NEW YORK**

760 White Plains Rd  
Scarsdale, NY 10583



Each Office Independently Owned and Operated

**PRESENTED BY:**

**PAUL MOULINS**  
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**DOMENICK CANALE**  
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



# EXECUTIVE SUMMARY

450 AUSTIN PLACE BRONX NY 10455



## OFFERING SUMMARY

LEASE RATE:	\$22 PSF
LEASE TERM:	Negotiable
AVAILABLE SF:	5,000-20,000 SF
LOWER LEVEL SF	10,000 SF
OFFICE SF:	1,800 SF
CLEAR HEIGHT:	14' (11' to beam)
LOADING DOCKS:	4
POWER:	400 AMPS (3 phase)

## PROPERTY OVERVIEW

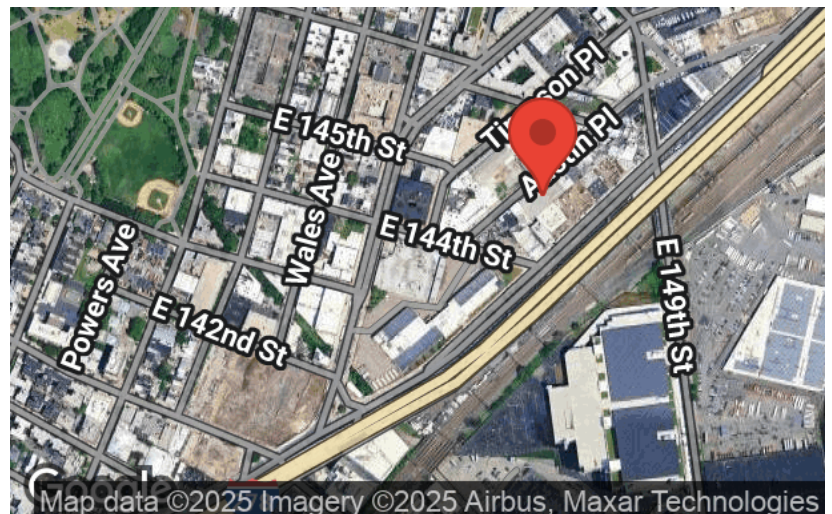
Flexible industrial layout ideal for warehousing, distribution, light manufacturing, or logistics operations

14' ceiling heights and wide column spacing for efficient workflow and storage.

Convenient loading docks and drive-in bays for seamless shipping and receiving

Freight elevator and conveyor to lower level storage

Situated just minutes from the RFK Bridge, I-278, and the Major Deegan Expressway, 450 Austin Place provides rapid connectivity to Midtown and Downtown Manhattan, as well as all major boroughs and tri-state routes. Benefit from proximity to thousands of Manhattan-based businesses while leveraging the affordability and space advantages of the Bronx.



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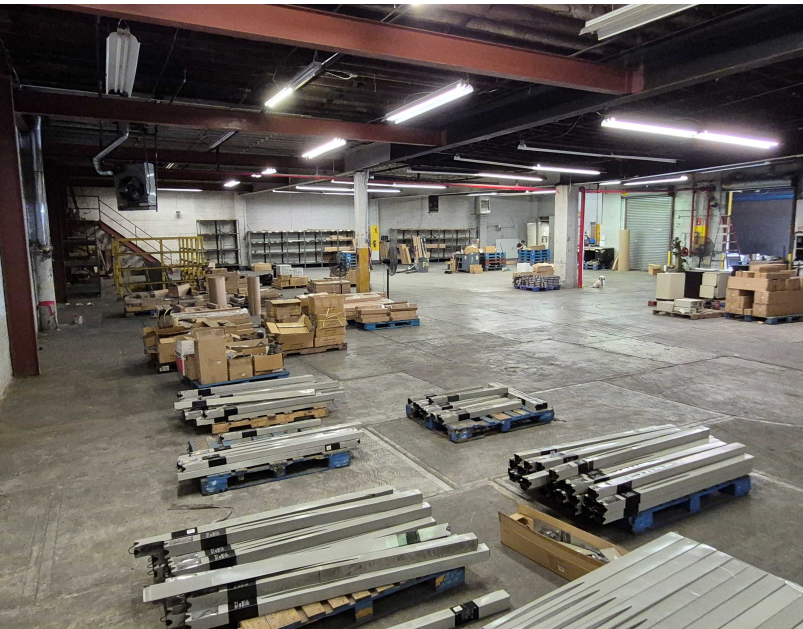
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## PROPERTY PHOTOS

450 AUSTIN PLACE BRONX, NY 10455





# MARKET POTENTIAL WITHIN 30 MINUTE DRIVE

450 AUSTIN PLACE BRONX NY 10455



450 Austin Pl, Bronx, New York, 10455 3

Truck time of 30 minutes



## KEY SPENDING FACTS



**Source:** This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household



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