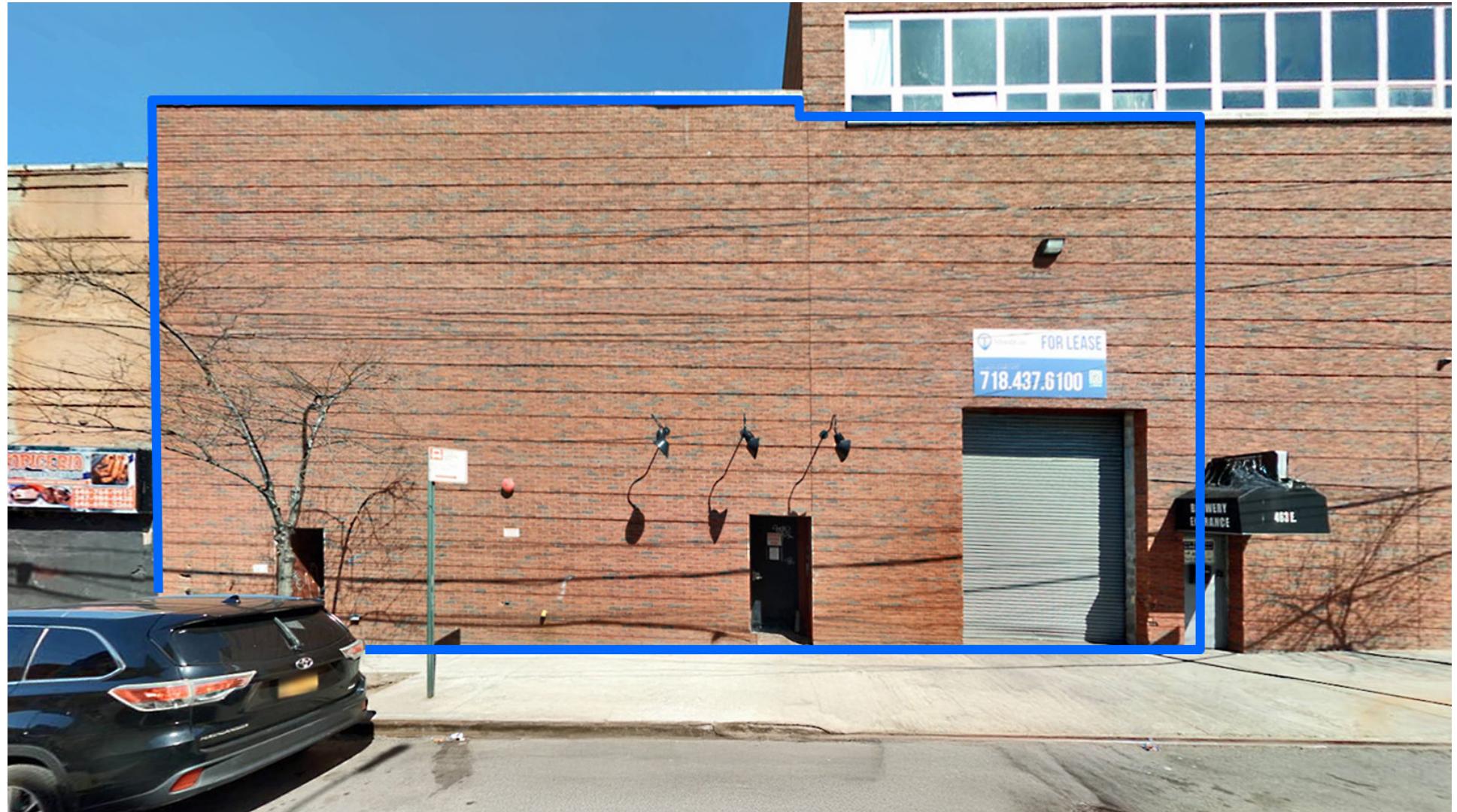


463 EAST 173RD STREET, BRONX, NY 10457

FOR LEASE

20,000 SF PRIME INDUSTRIAL SPACE IDEAL FOR STORAGE OR MANUFACTURING

Between Park Avenue & Washington Avenue



SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Morrisania neighborhood of the Bronx.

SPACE DETAILS

- 20 FT Ceilings
- 2 Walk-In Industrial Fridges
- 2 Drive-In Docks
- 2,000 SF Office Space With HVAC
- 800 SF Walk-In Fridge
- Perfect for Storage or Manufacturing
- Can Be Divided Into 10,000 SF Units

TRANSPORTATION

B **D** Trains at 174th Street – 175th Street

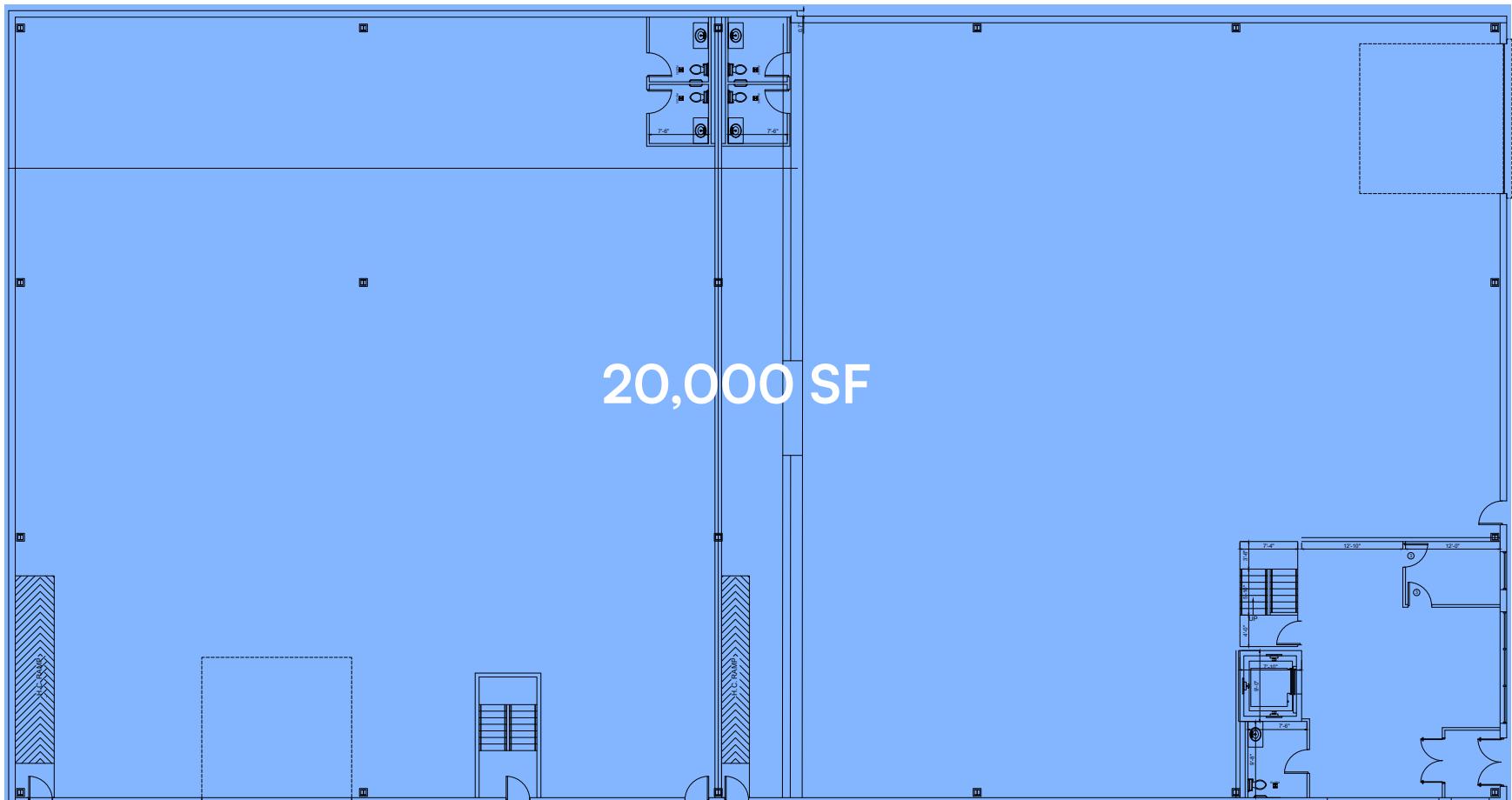
Bx41 Bx11 Bx41-SBS Bx15 Bus Lines

NEIGHBORS

Perrigo New York Inc, Golden Krust, 505 Dental Associates, Edwin Tire Shop & Flat Fix, NYC Fire Department, Dunkin', Wendy's, McDonald's, 7-Eleven, White Castle, Taco Bell/KFC, Golden Krust, Prime Automotive, Crotona Park, Claremont Park, Papa Johns Pizza, FOOD BAZAAR, Dollar Rite, Metro by T-Mobile, and more!



FLOOR PLANS



190 FT - EAST 173RD STREET

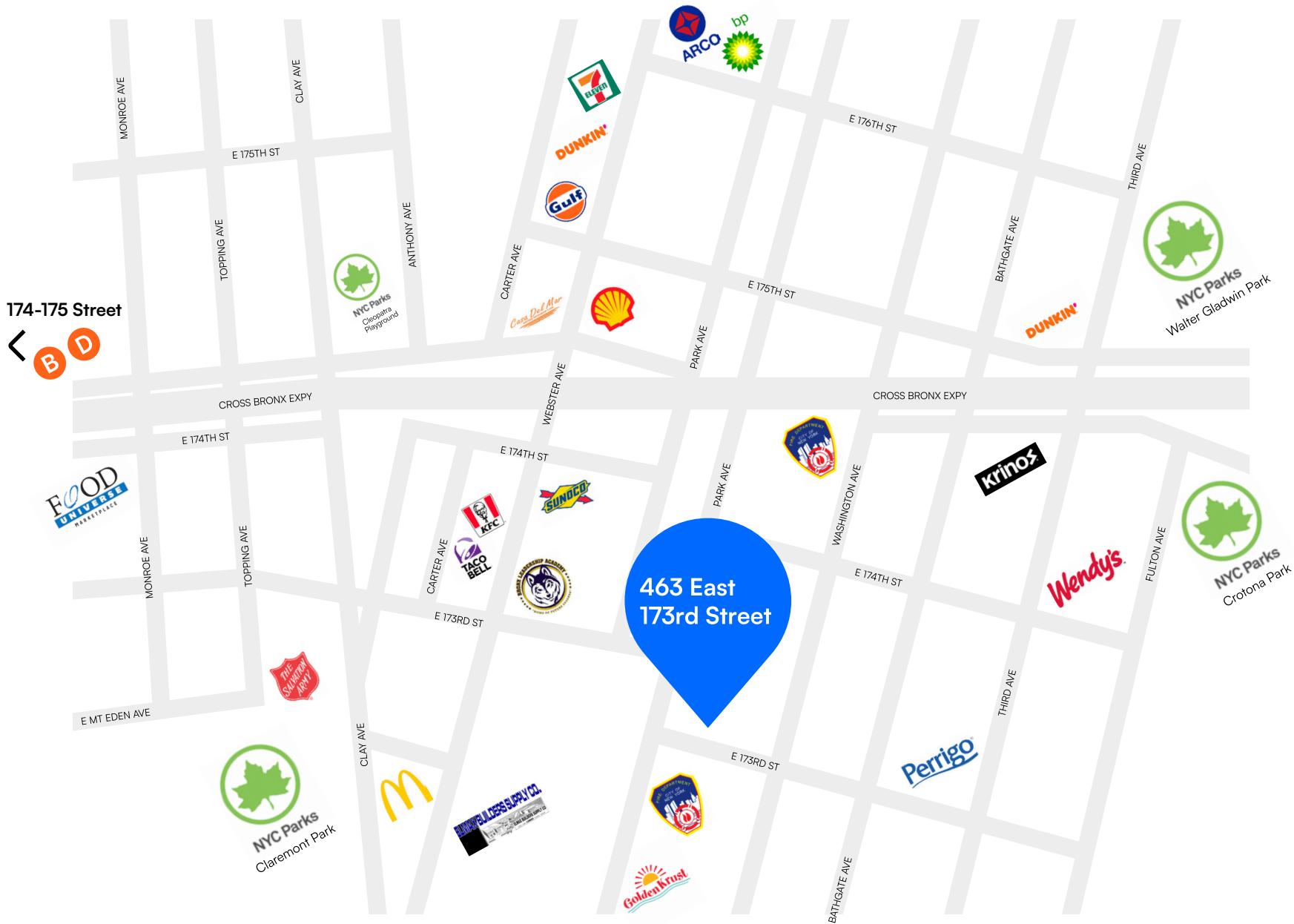
100 FT - WASHINGTON AVENUE

All square footages are approximate

PROPERTY PHOTOS



RETAIL MAP



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