

111

BRUCKNER BOULEVARD "INDUSTRY BUILDING" MOTT HAVEN, BRONX

Corner of Bruckner Boulevard & Brown Place

RETAIL/OFFICE FOR LEASE

APPROXIMATE SIZE

5,000 SF Per Floor
Total: 30,000 SF

ASKING RENT

1,000 SF: \$35 PSF
1,001 SF - 5,000 SF: \$30 PSF
5,001 SF - 30,000 SF: \$25 PSF

TERM

Negotiable

POSSESSION

Immediate

CEILING HEIGHTS

14 FT

FRONTAGE

300 FT Wraparound

COMMENTS

- Full 6-story corner building opportunity
- Elevator in place that connects to each floor
- Minimal column intrusions
- Wraparound windows provide natural light/air
- Divisions possible
- All uses considered - ideal for community facilities, studio/fitness, medical, and storage uses
- Prime Mott Haven location with nearby transportation and exposure to highways

NEIGHBORS

Amass Auto Sales • Shell • Dunkin' • Storage Post
• Doreen Car Wash • Mobil • Advantage True
Value • V-Dogg Tattoos • Alabama Auto Center

TRANSPORTATION

4 5 6

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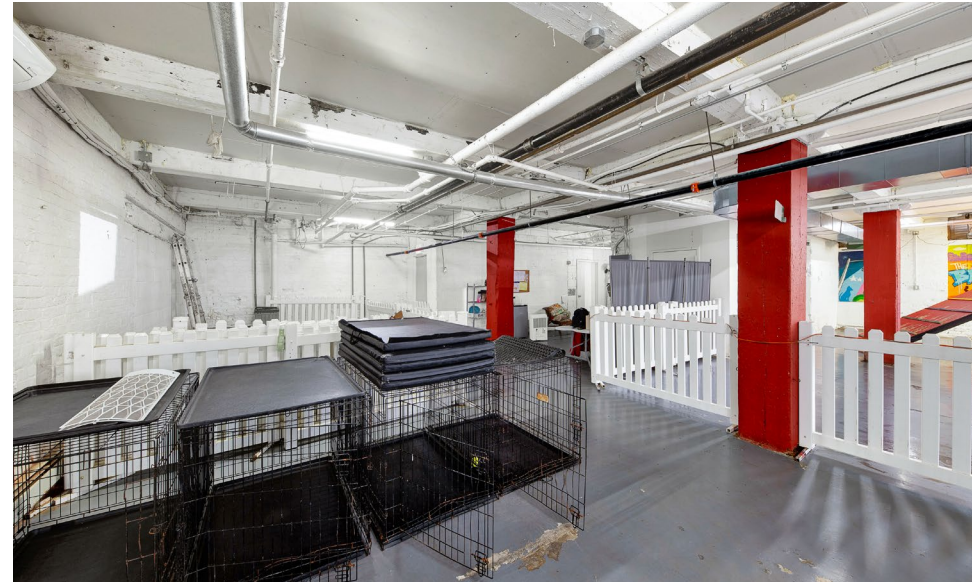
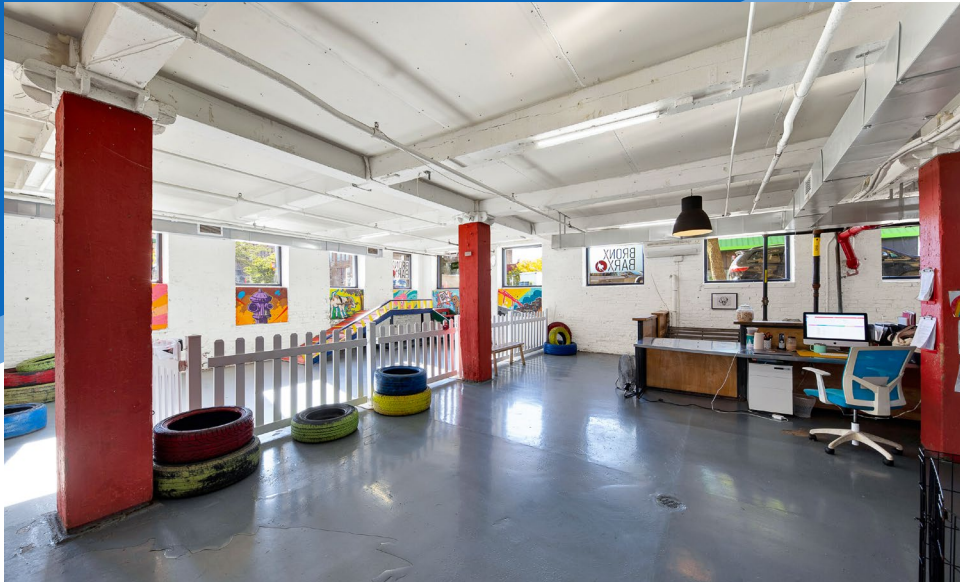


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MOTT HAVEN, BRONX | Corner of Bruckner Boulevard & Brown Place

RETAIL/OFFICE FOR LEASE



INTERIOR | 1ST FLOOR

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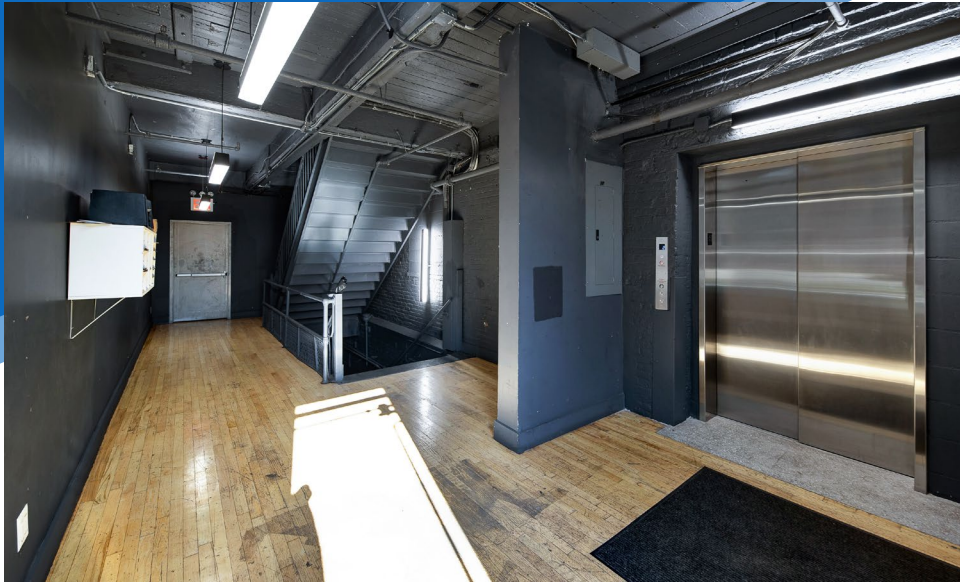


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MOTT HAVEN, BRONX | Corner of Bruckner Boulevard & Brown Place

RETAIL/OFFICE FOR LEASE



INTERIOR | 2ND FLOOR

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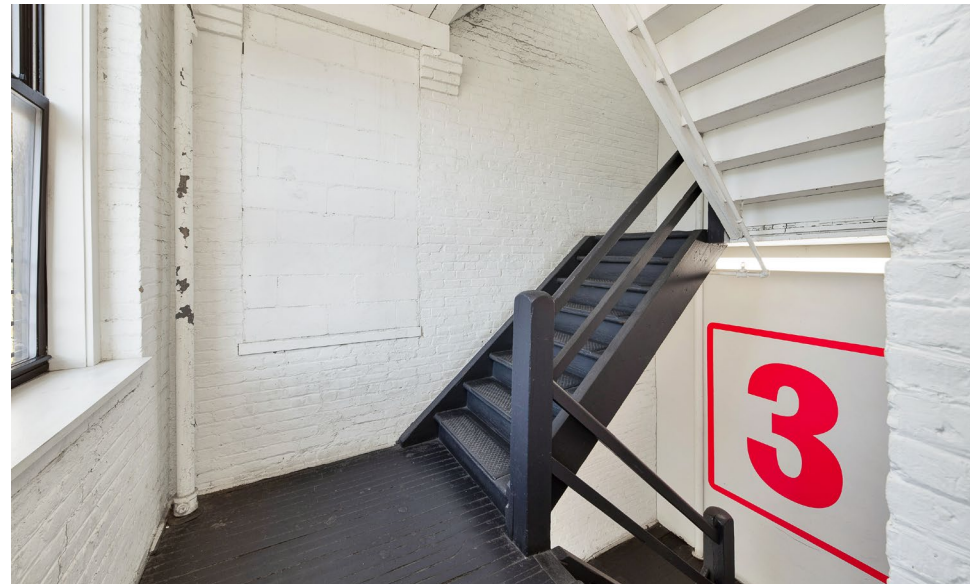


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MOTT HAVEN, BRONX | Corner of Bruckner Boulevard & Brown Place

RETAIL/OFFICE FOR LEASE



INTERIOR | 3RD FLOOR

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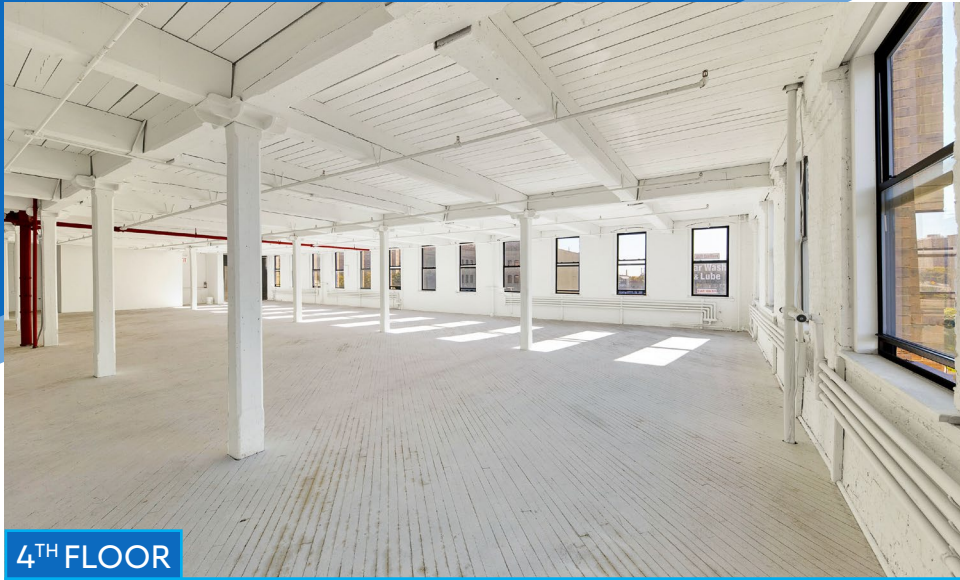


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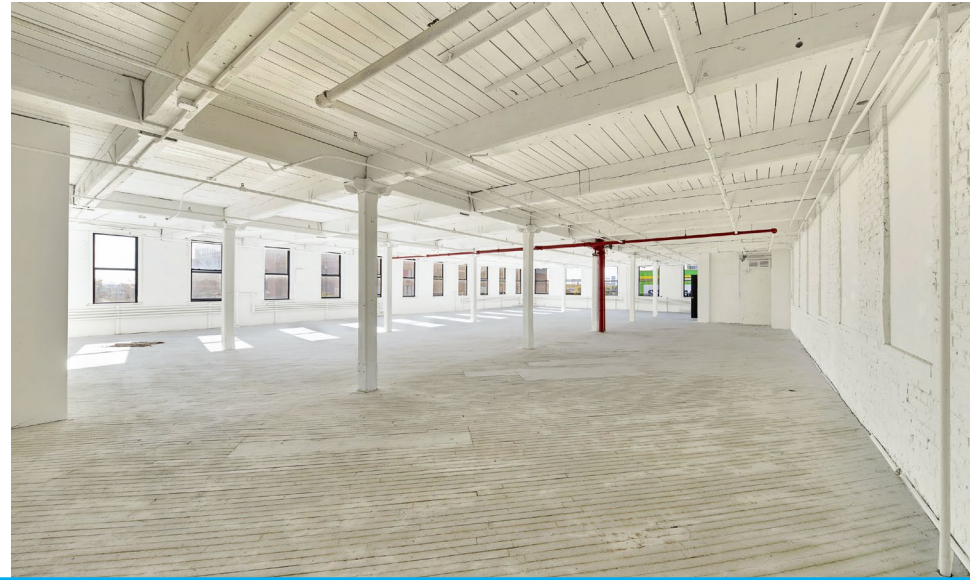
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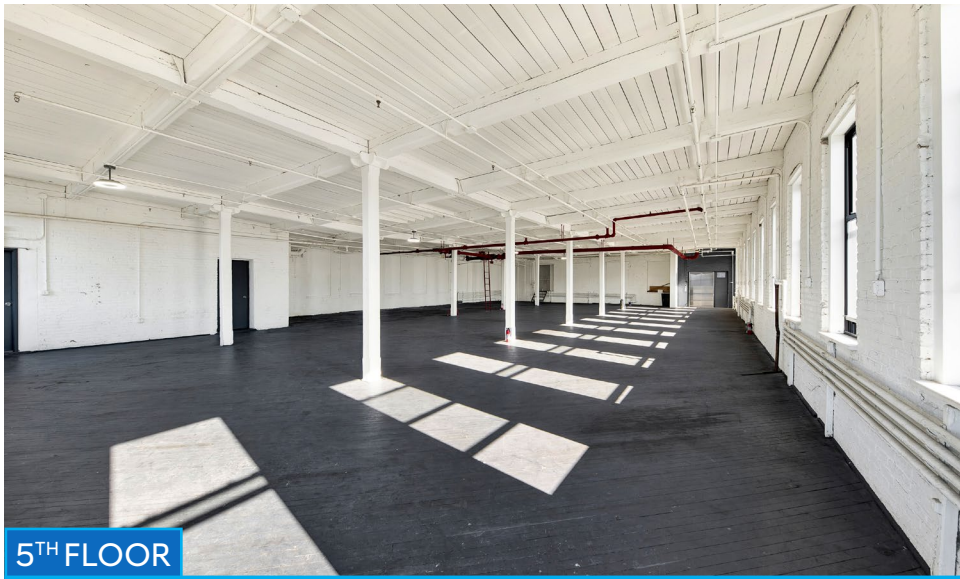
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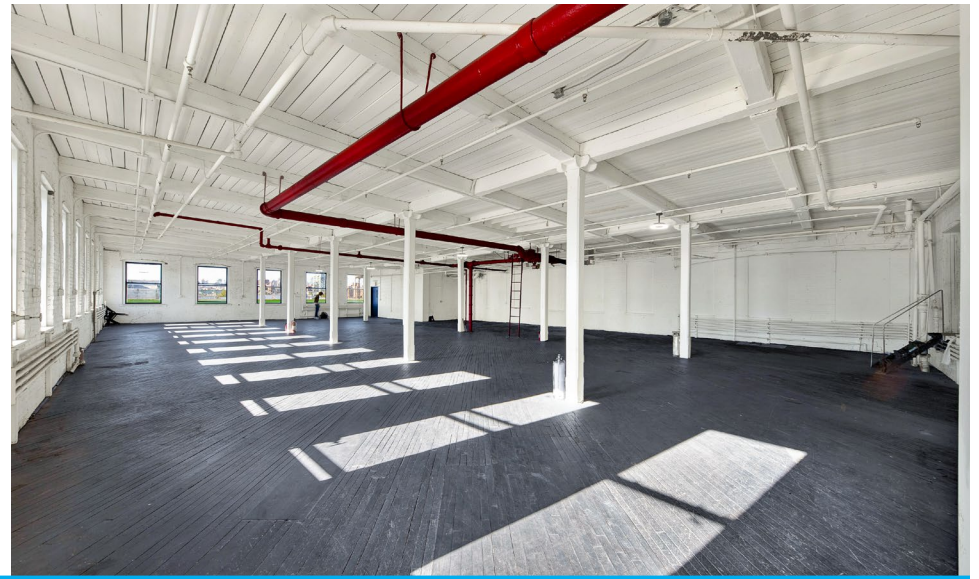
4TH FLOOR



INTERIOR | 4TH & 5TH FLOOR



5TH FLOOR



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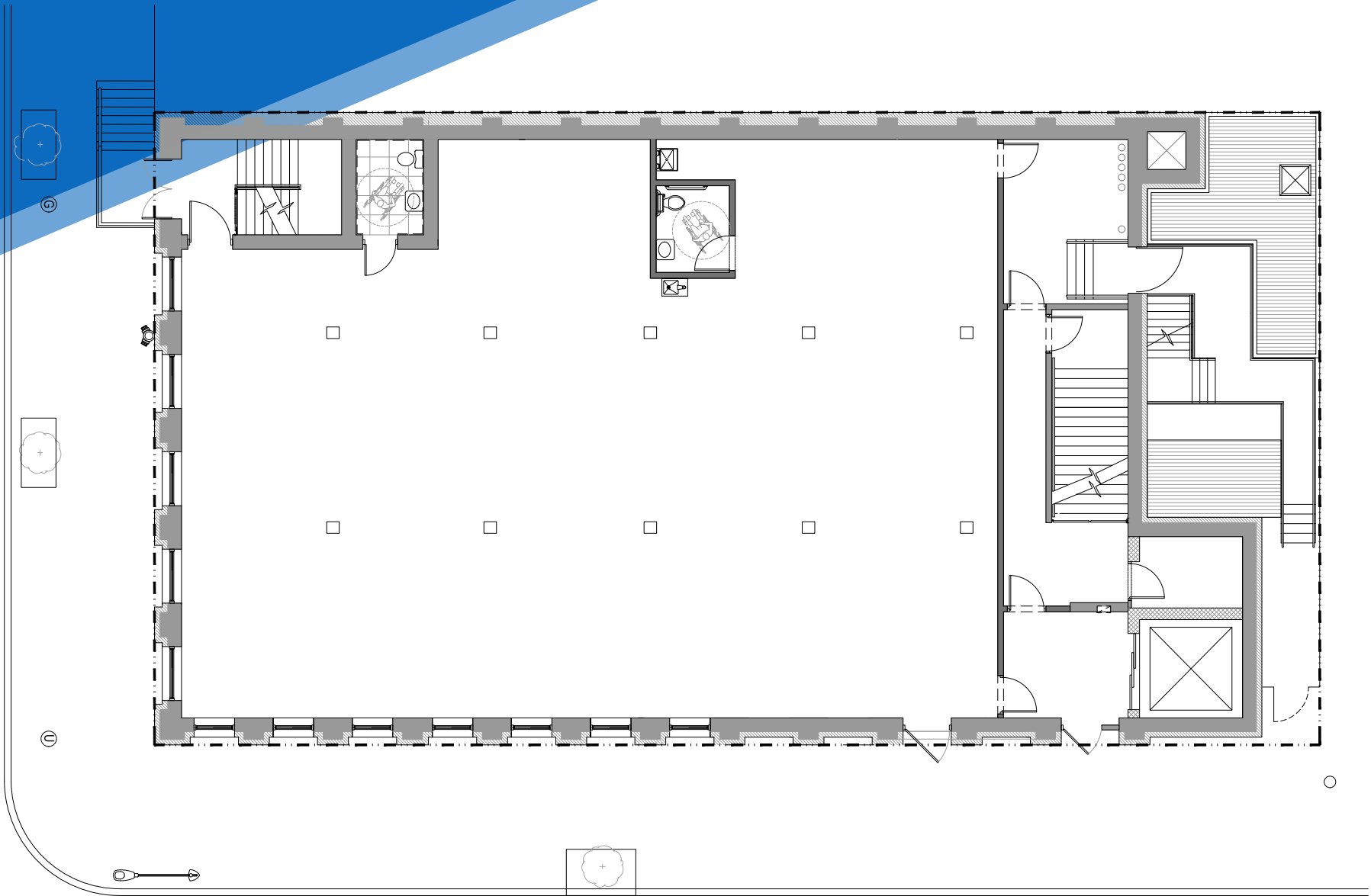
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RETAIL/OFFICE FOR LEASE

FLOOR PLAN | 1ST FLOOR



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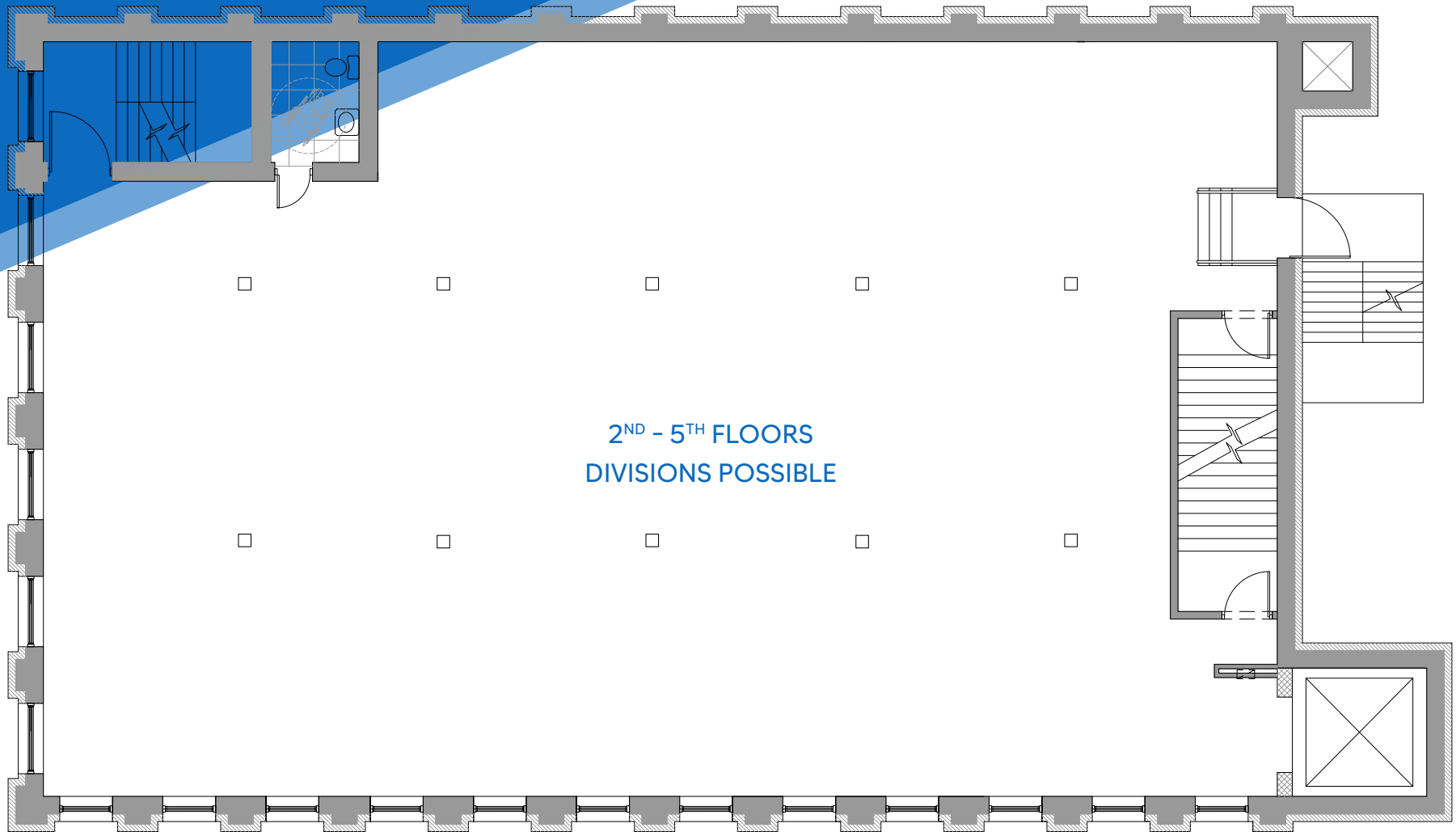
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RETAIL/OFFICE FOR LEASE

FLOOR PLAN | 2ND - 5TH FLOORS



2ND - 5TH FLOORS
DIVISIONS POSSIBLE

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