



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



452 CONCORD AVENUE
BRONX, NY 10455

Renovated 10,000 Sq. Ft. Warehouse

Minutes to the Subway & Manhattan!

PRICE

Upon Request

Type
Warehouse / **Industrial** / **Office**

 **SQUARE FOOT**
10,000 RSF

 **ZONING**
R7-1

 **CLEAR HEIGHT**
15'

 **PARCEL ID**
2577

 **LOADING**
2 DRIVE-INS

 **BLOCK**
27
LOT

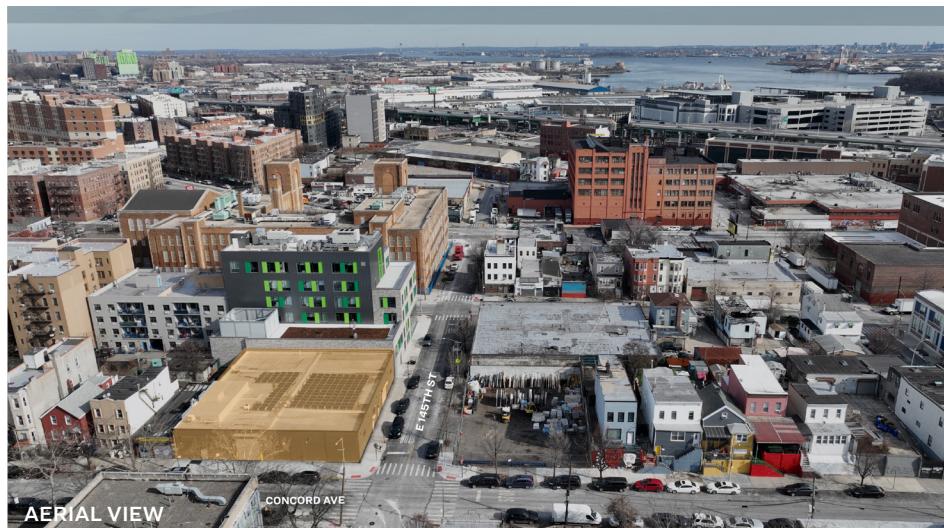
718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

Features

- **Lot Size:** 100' x 100'
- **Warehouse Size:** 10,000 Sq. Ft.
- **Mezzanine Size:** 1,000 Sq. Ft.
- Completely Renovated in 2024
- 200 Amps 3 Phase Electric
- Solar Panels Provide Considerable Savings
- Gas Heat Blowers
- Renovated Mezzanine Offices & Restrooms
- L.E.D. Lighting Throughout
- Minutes to Manhattan!



An aerial photograph showing a construction site on Concord Avenue. The site features a large, light-colored concrete foundation or slab. Several white pipes are visible, some above ground and some buried. In the background, a building with a red roof is visible, and the text "CONCORD AVE" is printed in the bottom right corner of the image.

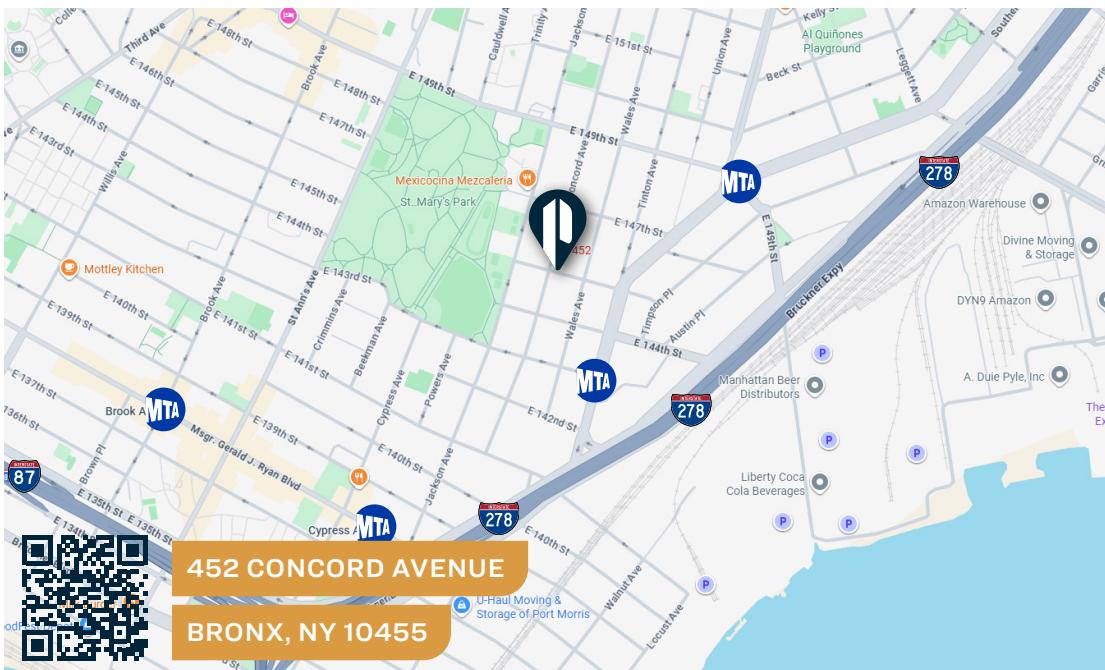
CONCORD AVE

Ideal For:

- Warehouse & Distribution
- Contractors
- Showroom
- Non-Profits & More!



TAX MAP



TRANSPORTATION



E 143RD ST -
ST. MARY'S ST

E 149TH ST



BRUCKNER EXPY

MAJOR DEEGAN
EXPY



**BX17, BX19:
E 149TH ST /
CONCORD AVE**

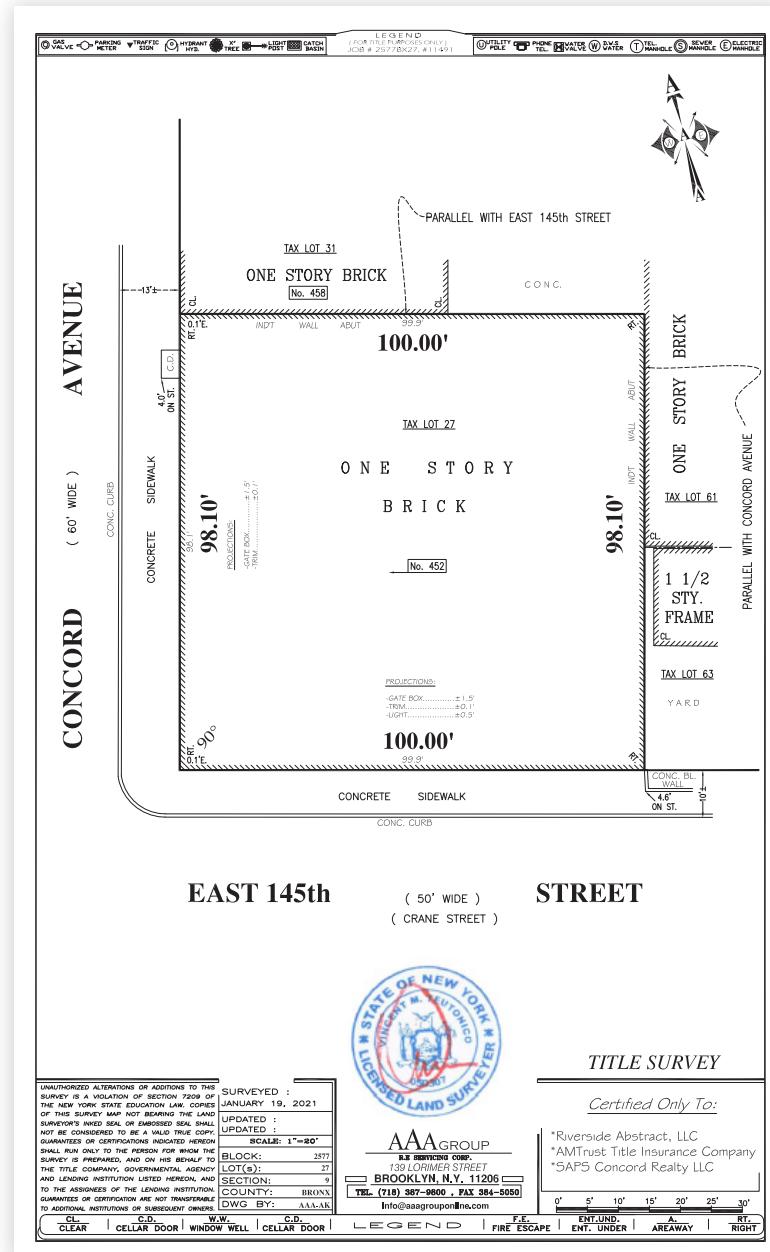


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SURVEY



PINNACLE REALTY

OF NEW YORK, LLC

34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



ARIEL CASTELLANOS
Associate Broker
acastellanos@pinnaclereny.com
718-371-6412



FEDERICO MAZZEO
Salesperson
fmazzeo@pinnaclereny.com
718-371-6424