



**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!

Type

Warehouse / Industrial / Office



SQUARE FOOT

10,000_{RSF}



CLEAR HEIGHT

15'



LOADING

2 DRIVE-INS



ZONING

R7-1



PARCEL ID

2577

BLOCK



27

LOT

PRICE

Upon Request

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.

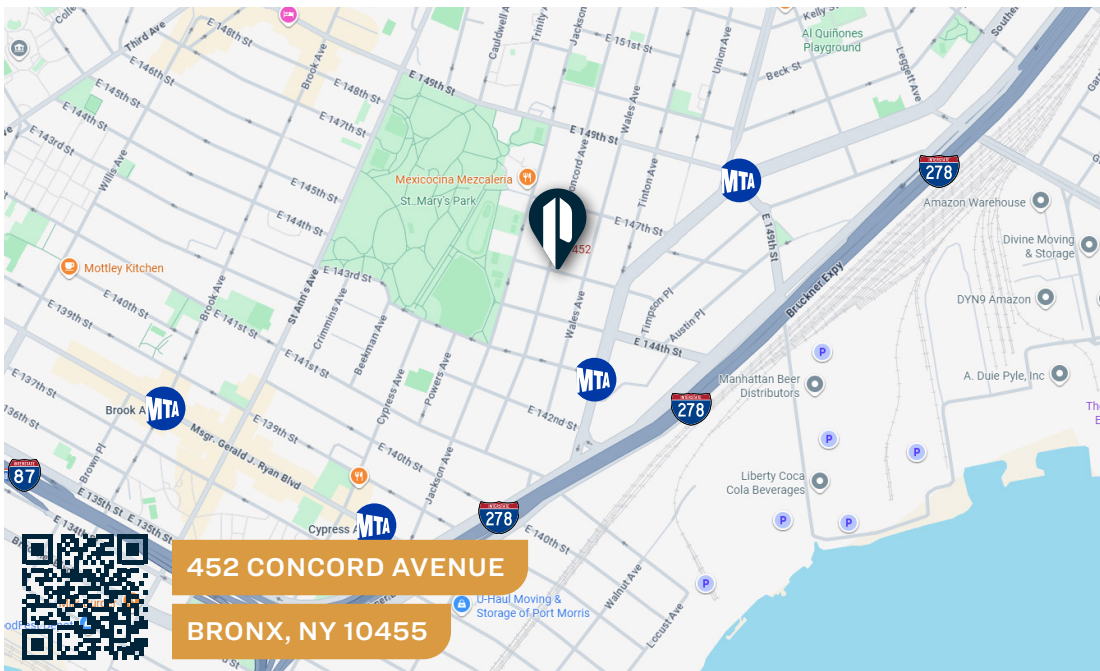
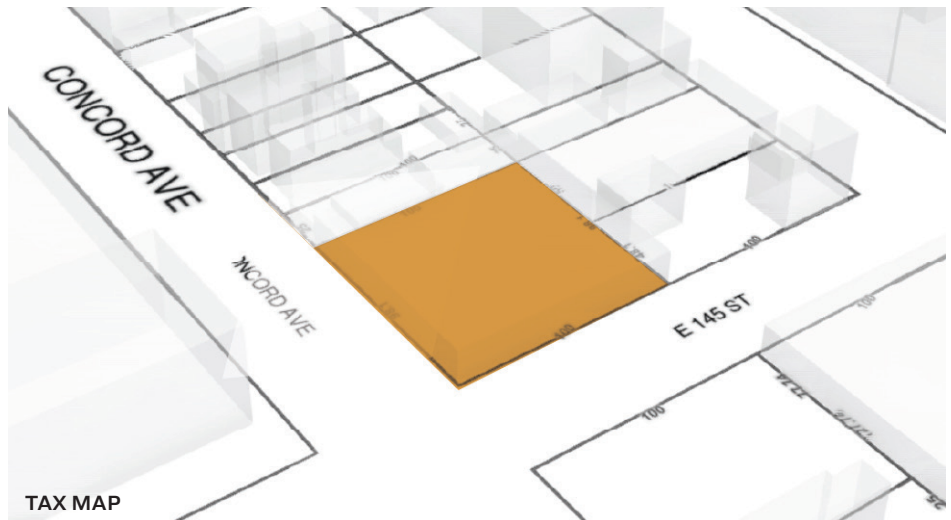
Property Overview

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!

Ideal For:

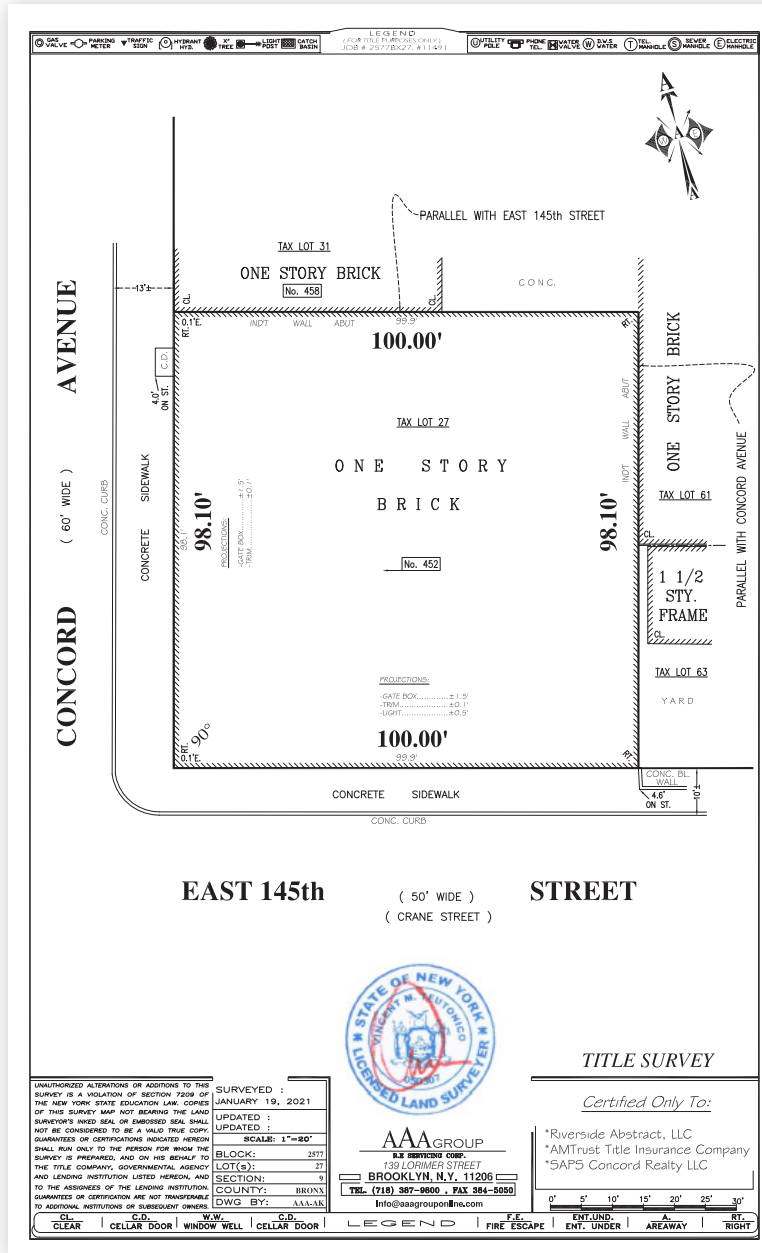
- Warehouse & Distribution
- Contractors
- Showroom
- Non-Profits & More!



TRANSPORTATION

- 6** E 143RD ST - ST. MARY'S ST
E 149TH ST
- BRUCKNER EXPY**
MAJOR DEEGAN EXPY
ROBERT F. KENNEDY BRIDGE
- MTA Bus** BX17, BX19:
E 149TH ST / CONCORD AVE

SURVEY



34-07 Steinway Street, Suite 202
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718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS
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