

EXCLUSIVE

DOUBLE GROUND FLOOR WAREHOUSE – STRATEGIC BRONX LOCATION

1575 BRONX RIVER AVENUE



LARGE DRIVE-IN DOOR WITH STREET LOADING

DIRECT STREET LOADING TO BOTH FLOORS - IMMEDIATE POSSESSION!

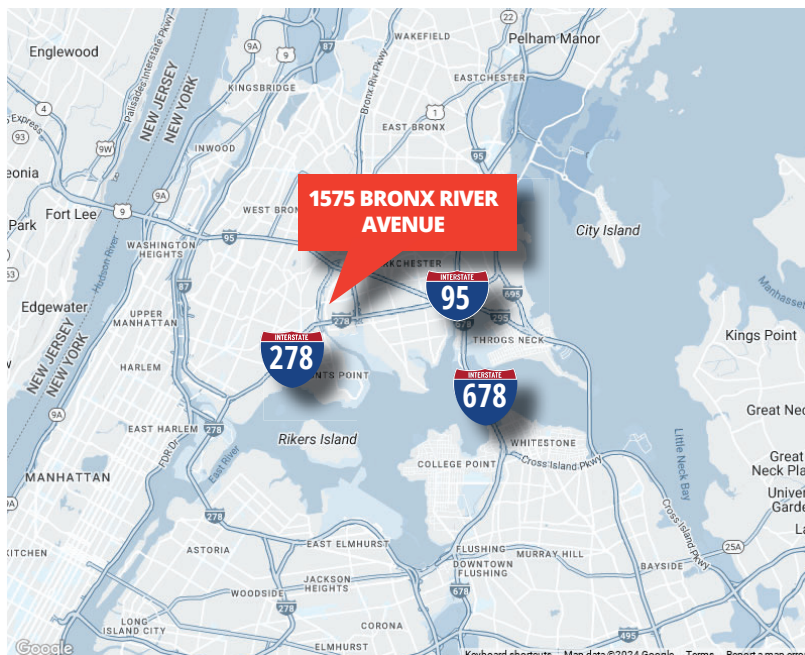
TOTAL AVAILABLE

- 37,600 SF TOTAL WAREHOUSE
- **18,300 SF LOWER GROUND FLOOR**
- **18,300 SF UPPER GROUND FLOOR**

FEATURES

- TWO LOADING DOCKS (INTERIOR & EXTERIOR)
- ONE LARGE DRIVE-IN DOOR
- TWO FREIGHT ELEVATORS
- **2,000 AMPS + OF ELECTRICAL SERVICE**
- **2,500 SF OUTDOOR PARKING / STORAGE**
- WALK TO THE **2** AND **5** SUBWAYS

FULL FLOOR DIVISIONS POSSIBLE



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