

## Industrial Space Available for Lease Located Right off of NE Thruway/I-95

**3630 Rombouts Ave, Bronx, NY**



### Property Highlights:

- **+/- 23,000 SF** One-Story Industrial Building for Lease
- **+/- 6,000 SF** Fenced Lot and Loading Dock Access in the rear of the building
- Warehouse is in amazing condition – concrete and steel construction, on slab, 13'-16' ceilings, one large (1) drive-in door, office space available
- Gas heat, strong three (3) phase power, floor drains, and sprinklers
- M-1 Zone (Light Manufacturing Industrial Uses)
- Landlord is open to most uses allowed under the zoning code
- Easily accessible to New England Thruway/I-95, Hutchinson River Pkwy, short walk to MTA buses and MTA # 5 train
- **AVAILABLE IMMEDIATELY, MOVE-IN READY, THIS WON'T LAST LONG!**

**For more information or to view this property, contact 914.422.0100**

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