

# 1601 BRONXDALE

WAREHOUSE AND RETAIL OPPORTUNITY



# ABOUT 1601

1601 Bronxdale is where opportunity and flexibility converge. The building's prime neighborhood and accessible location allow for any logistics, warehouse or retail business to scale and succeed.

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# FEATURES

## THE PROPERTY

- Lofty ceilings and wide column spacing
- Multiple loading docks
- 255-space private, on-site parking deck

## THE LOCATION

- Prime highway access to I-95, I-278, 1-695, and I-295
- Close proximity to public transit
- Excellent street presence
- Future Metro-North rail station adjacent to the building

## THE OPPORTUNITY

- 92,500 USF of warehouse/retail space
- 37,200 RSF of office space
- 61' of street frontage and signage for branding
- Potential to divide
- Dual-story availability
- Potential for private entrance

# SPECIFICATIONS

**TOTAL SF**  
356,000 SF

**FLOORS**  
2

**LOADING DOCKS**  
9 available  
40 total

**COLUMN SPACING**  
25' x 25'

**CEILING HEIGHTS**  
14'

**BUILDING CLASS**  
E9 - Warehouse

**ZONING**  
M1 - Manufacturing District

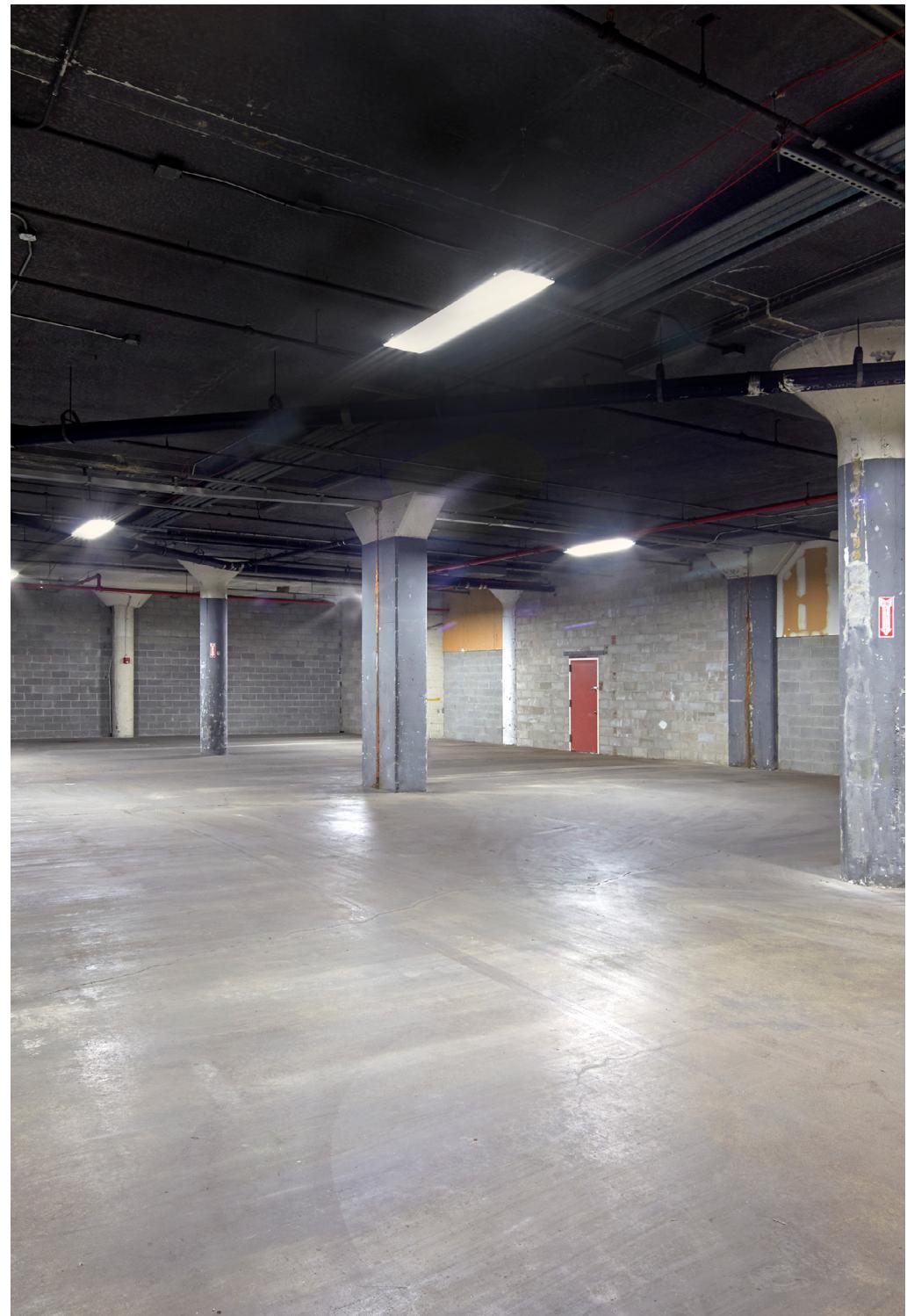
**ACCESS**  
24/7

**ELECTRIC CAPACITY**  
Ground floor - 4575 AMPS  
Second floor - 400 AMPS

**FLOOR LOADS**  
Ground floor - 100 lbs per SF  
Second floor - 280 lbs per SF

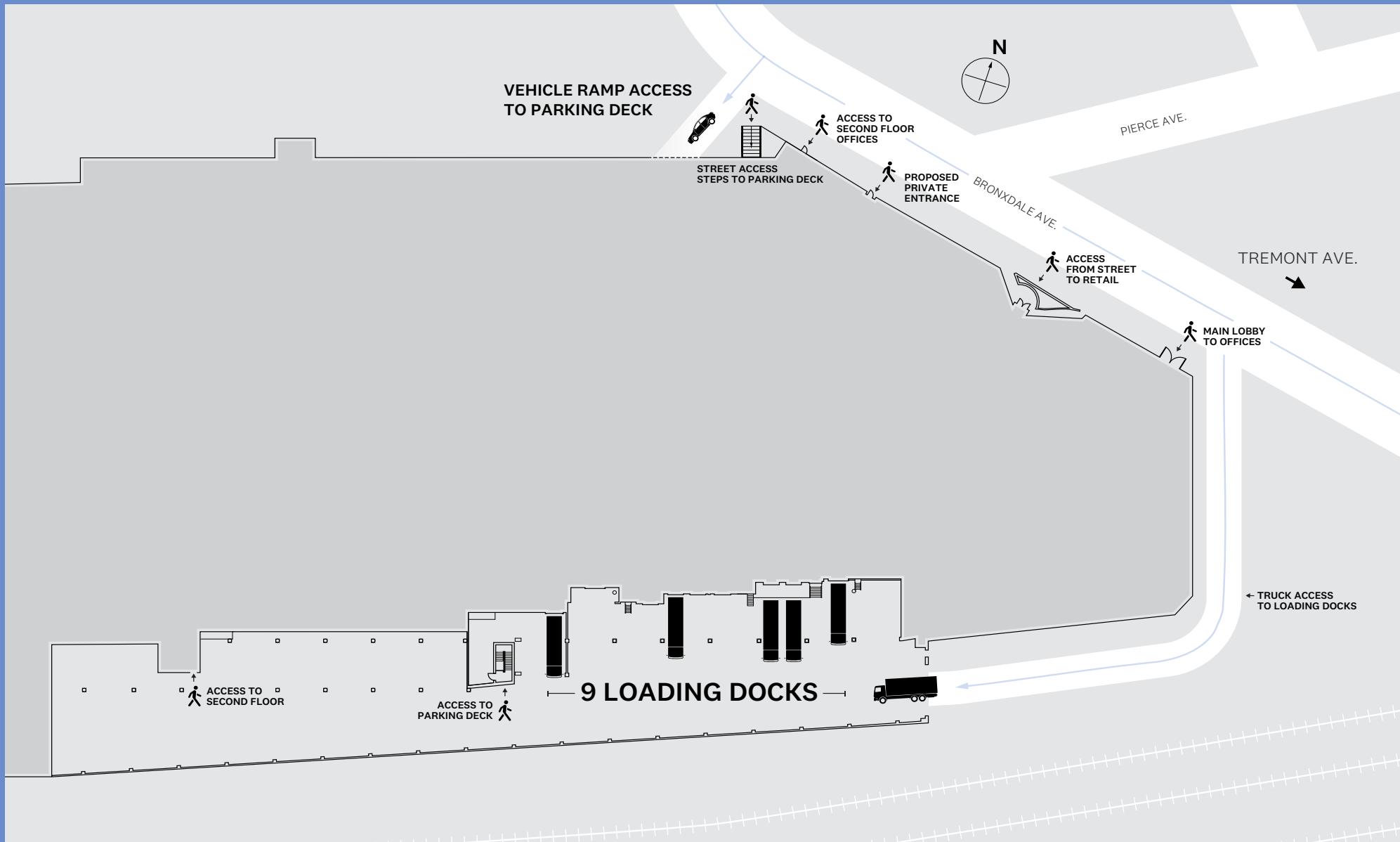
**TELECOMMUNICATIONS**  
Optimum and Verizon

**PARKING DECK**  
255 spaces



# ACCESS

9 Available loading docks  
4 Pedestrian entrances  
Tenant only, on-site parking deck  
Opportunity for private entrances



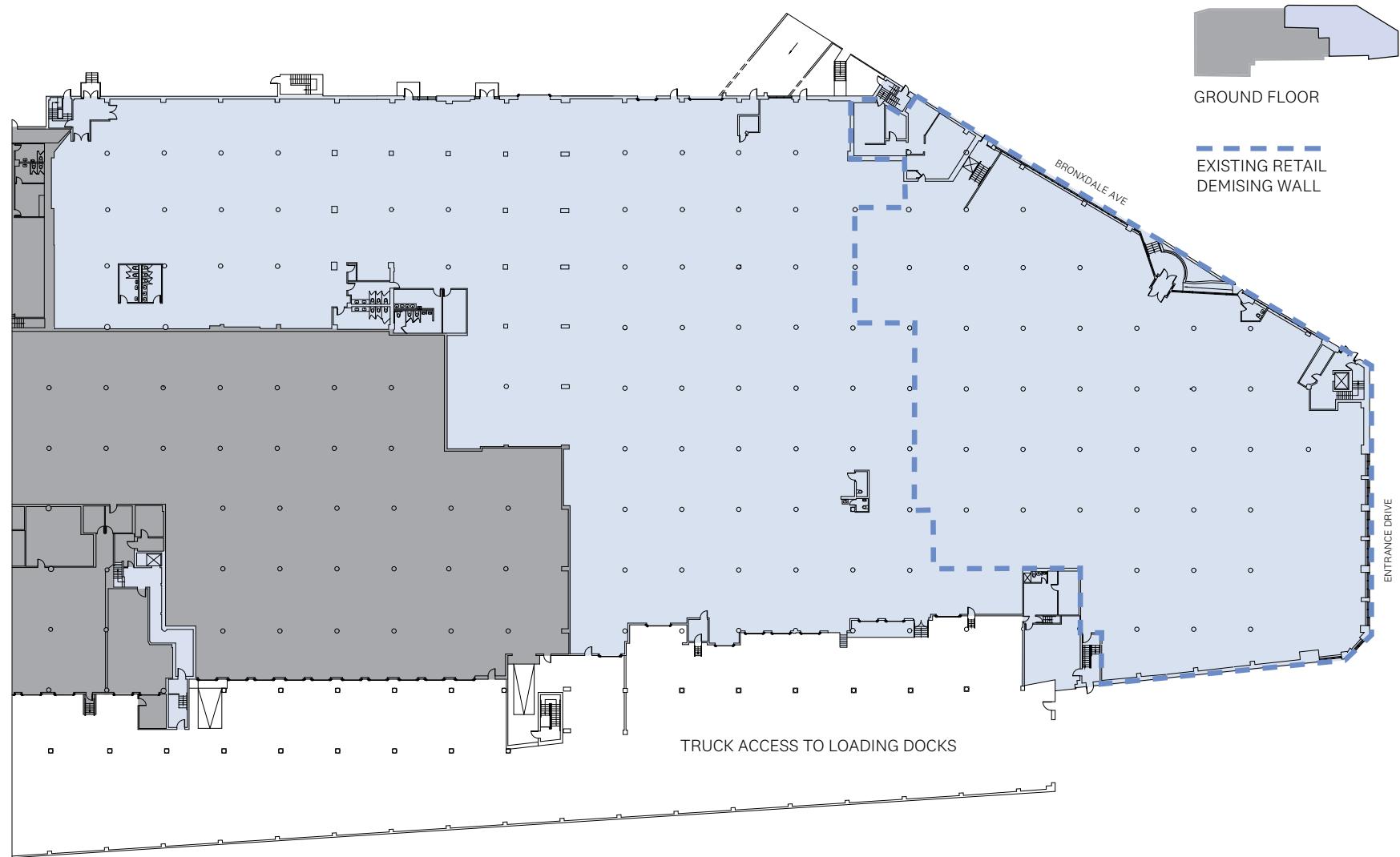
# FLOOR 1 - 92,500 USF

Warehouse and retail opportunity

Potential to divide

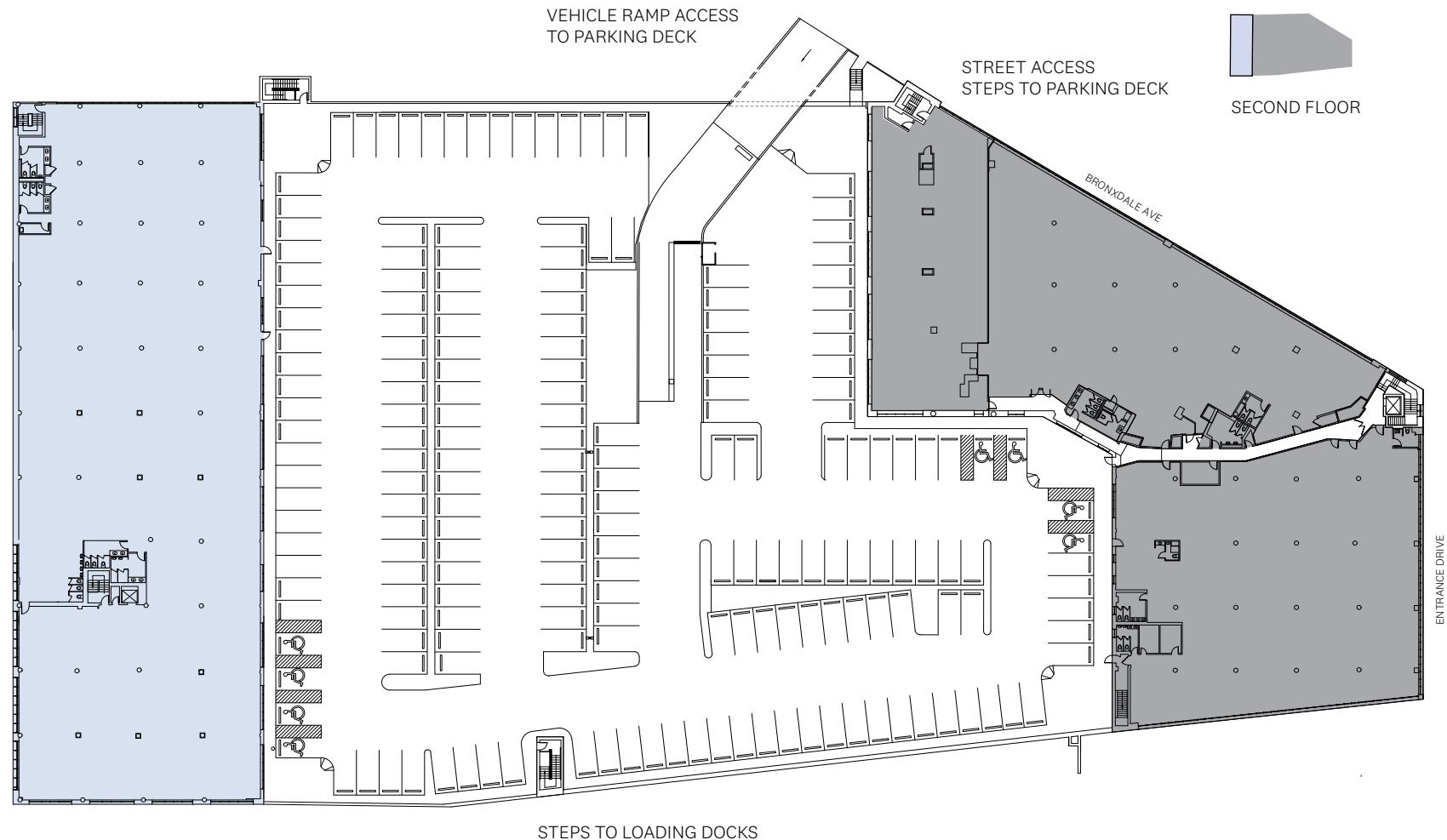
Dual-story availability

Access to 9 loading docks



# FLOOR 2 - 37,200 RSF

Potential to divide  
Private, on-site parking  
255 Spaces



# BUILT FOR LOGISTICS



Loading docks



Loading dock access



Tenant-only roofdeck parking



Proposed warehouse interior

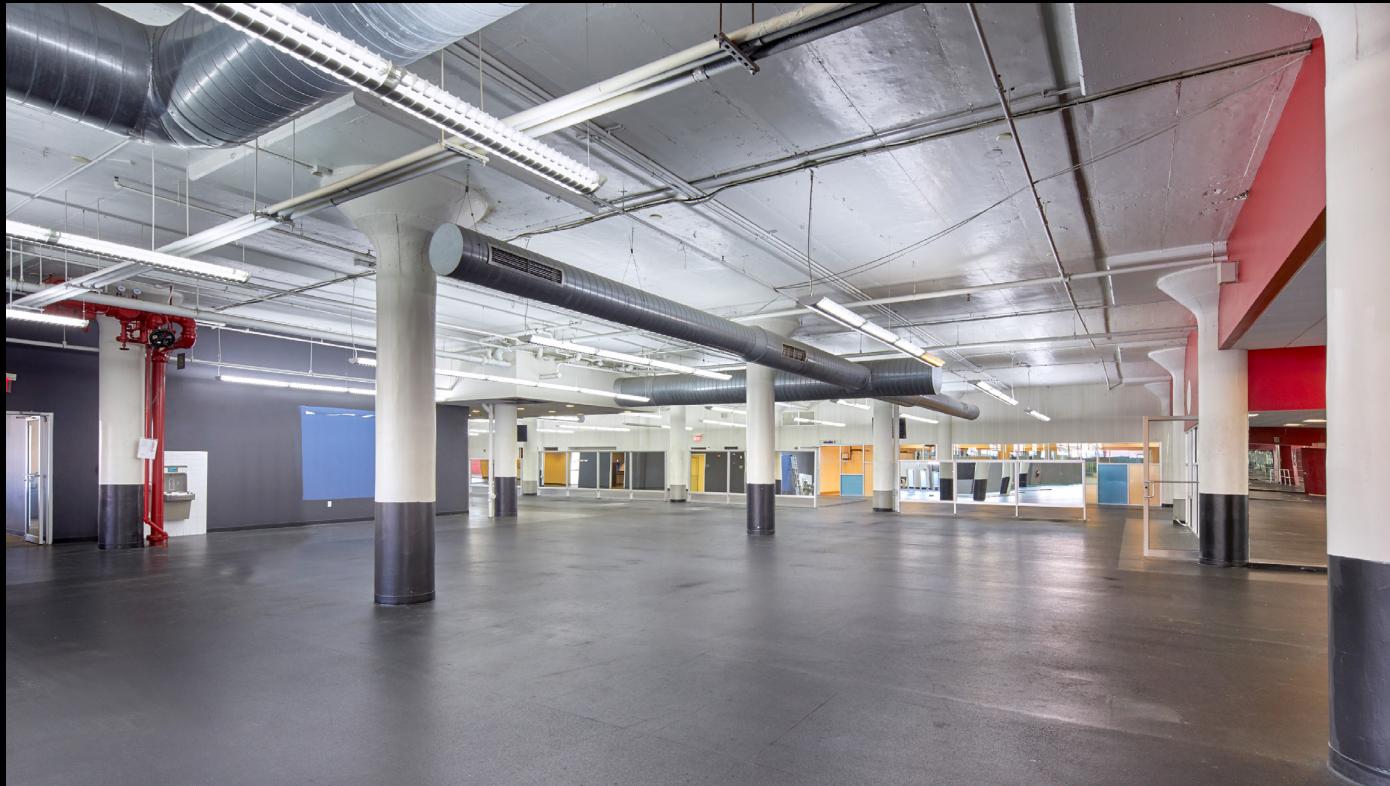
# FIT FOR RETAIL



Main entrance



Pedestrian entrance



Wide column spacing



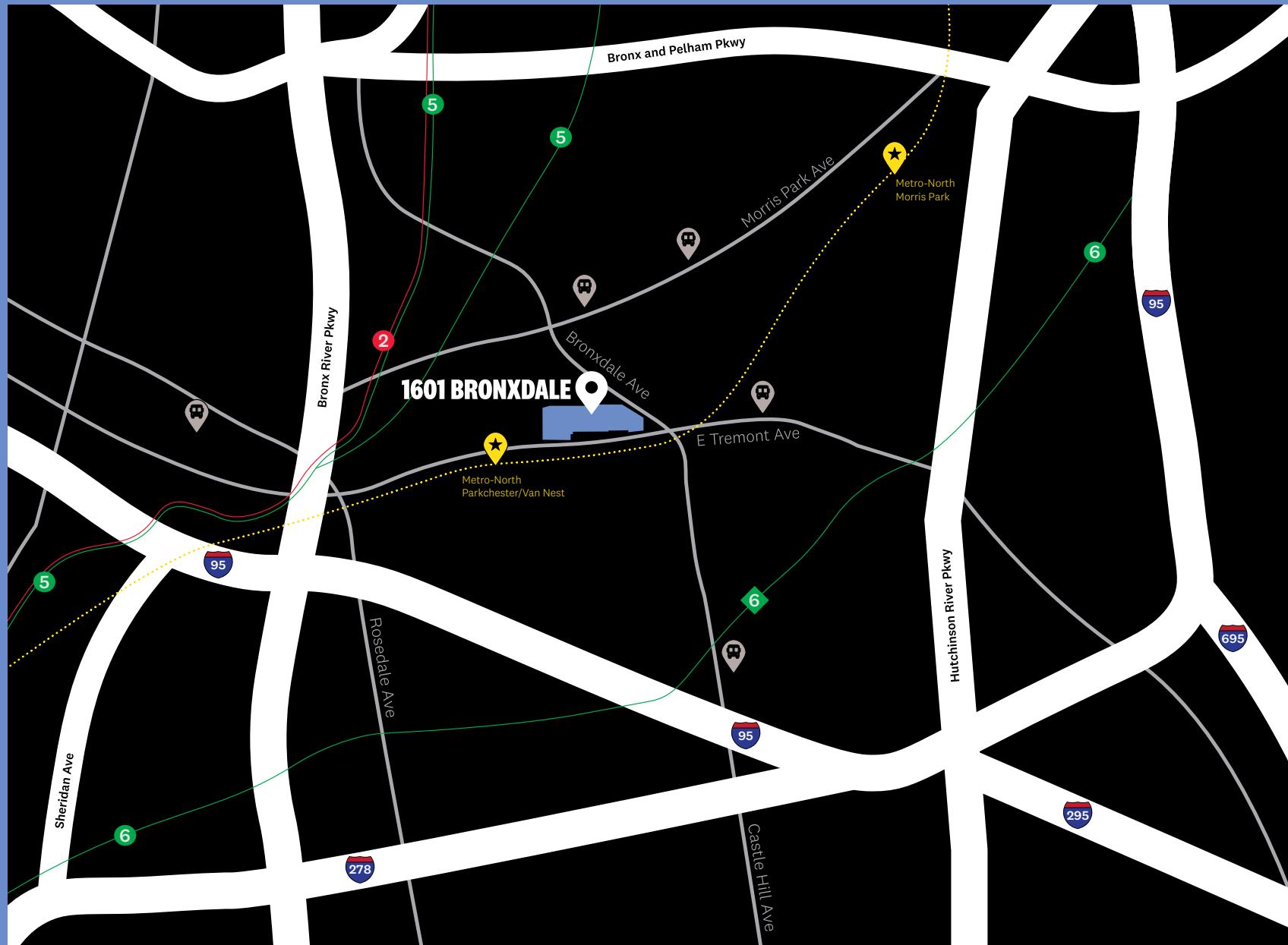
Built-in locker rooms



Swimming pool

# TRANSPORTATION

1601 Bronxdale is surrounded by 4 major interstates and accessible by subway, bus, train, or foot. By 2026, the property will be home to the upcoming Metro-North rail station.



## INTERSTATE ACCESSIBILITY

**30 MINS**  
to Westchester and Connecticut

**15 MINS**  
to Queens and I-495

**25 MINS**  
to Queens and Long Island

**15 MINS**  
to Manhattan and New Jersey

**20 MINS**  
to LIC and Brooklyn

**40 MINS**  
to The Port

**15 MINS**  
to Flushing and JFK Airport

# 1601 BRONXDALE

# CONTACTS

Adam D. Weissleder  
Senior VP / Director of Leasing  
[aeweissleder@merprop.com](mailto:aweissleder@merprop.com)  
212-337-7763

Amy Fabian  
Vice President / Leasing  
[afabian@merprop.com](mailto:afabian@merprop.com)  
212-337-7775