

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, I-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

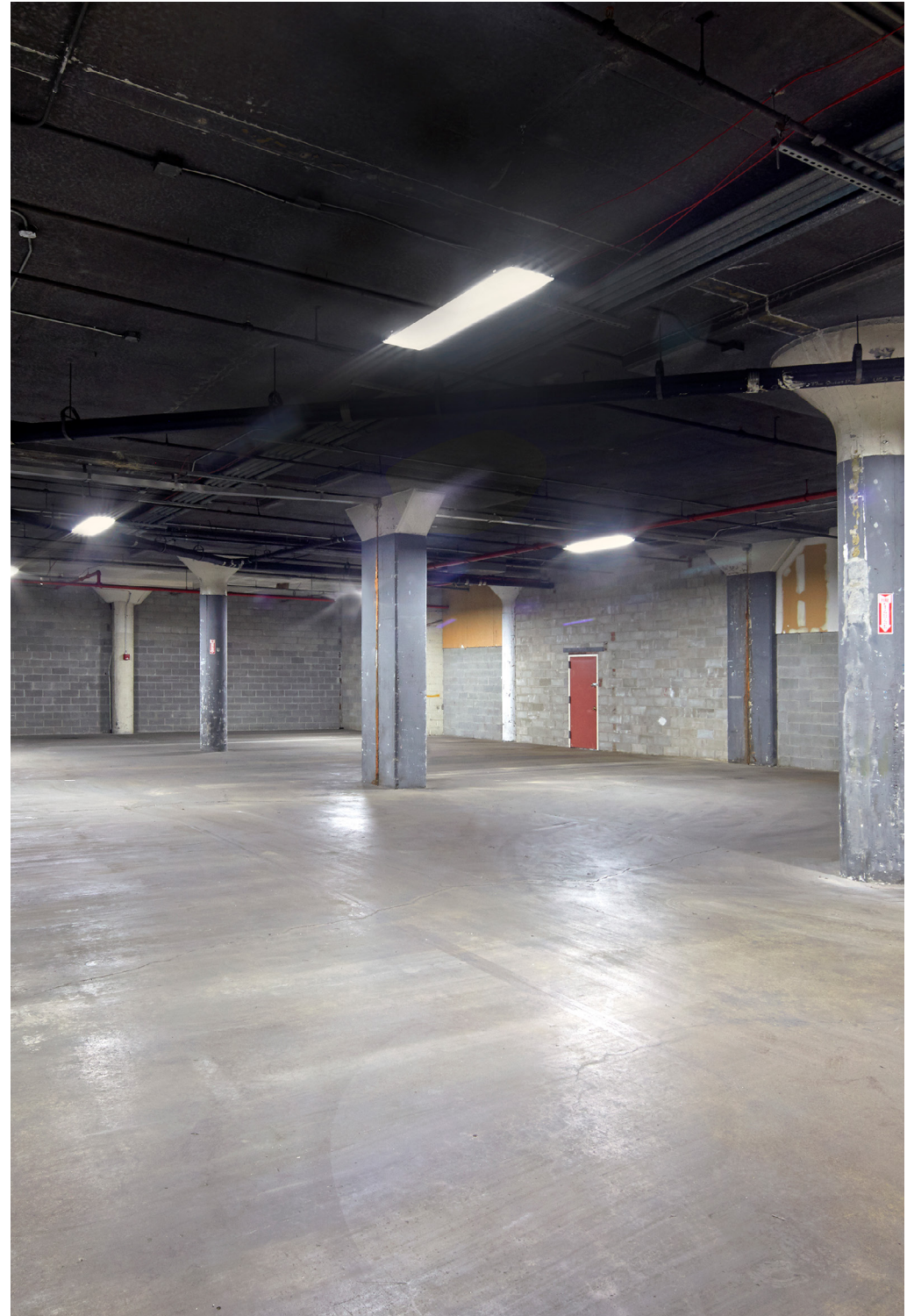
Ground floor - 100 lbs per SF
Second floor - 280 lbs per SF

TELECOMMUNICATIONS

Optimum and Verizon

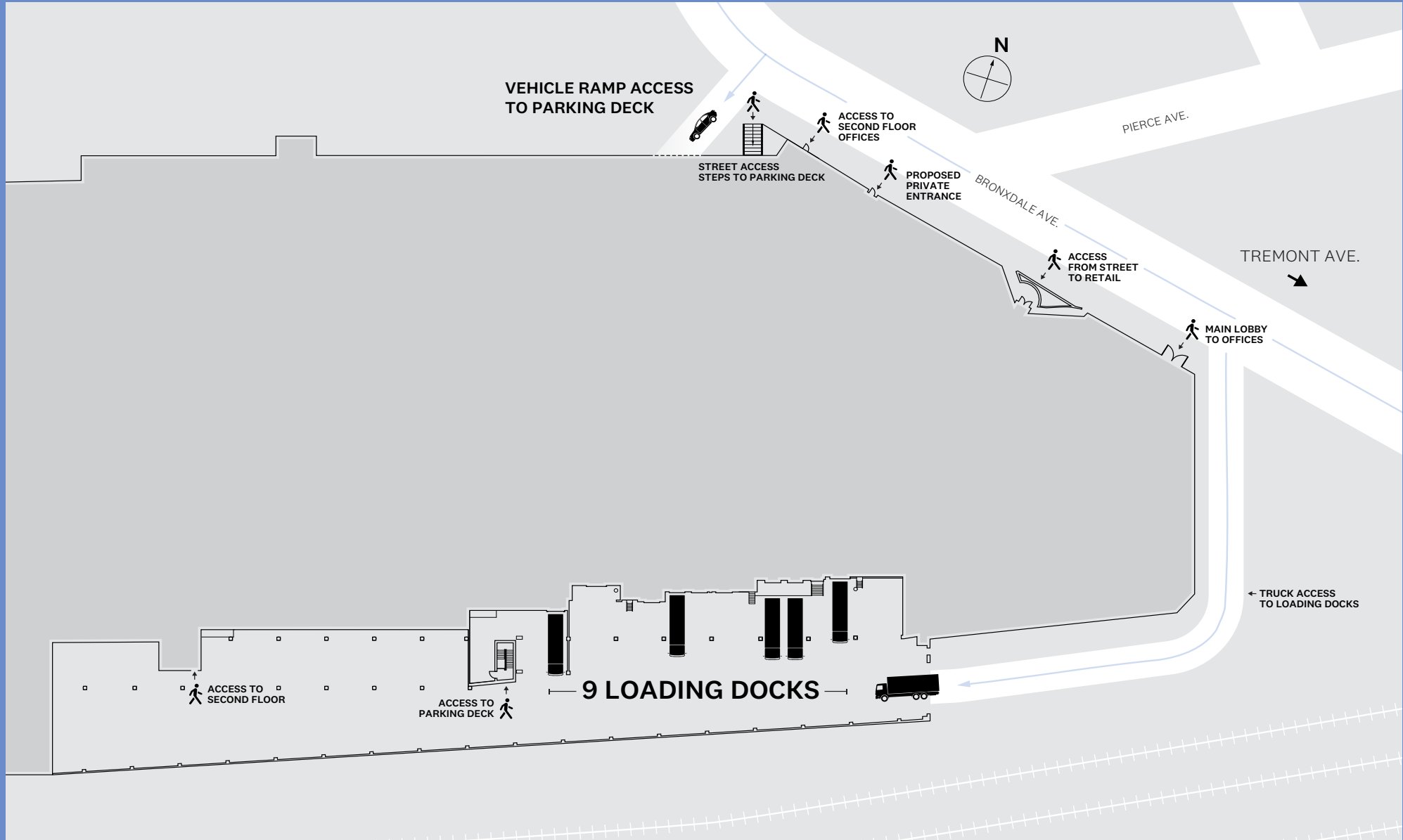
PARKING DECK

255 spaces



ACCESS

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



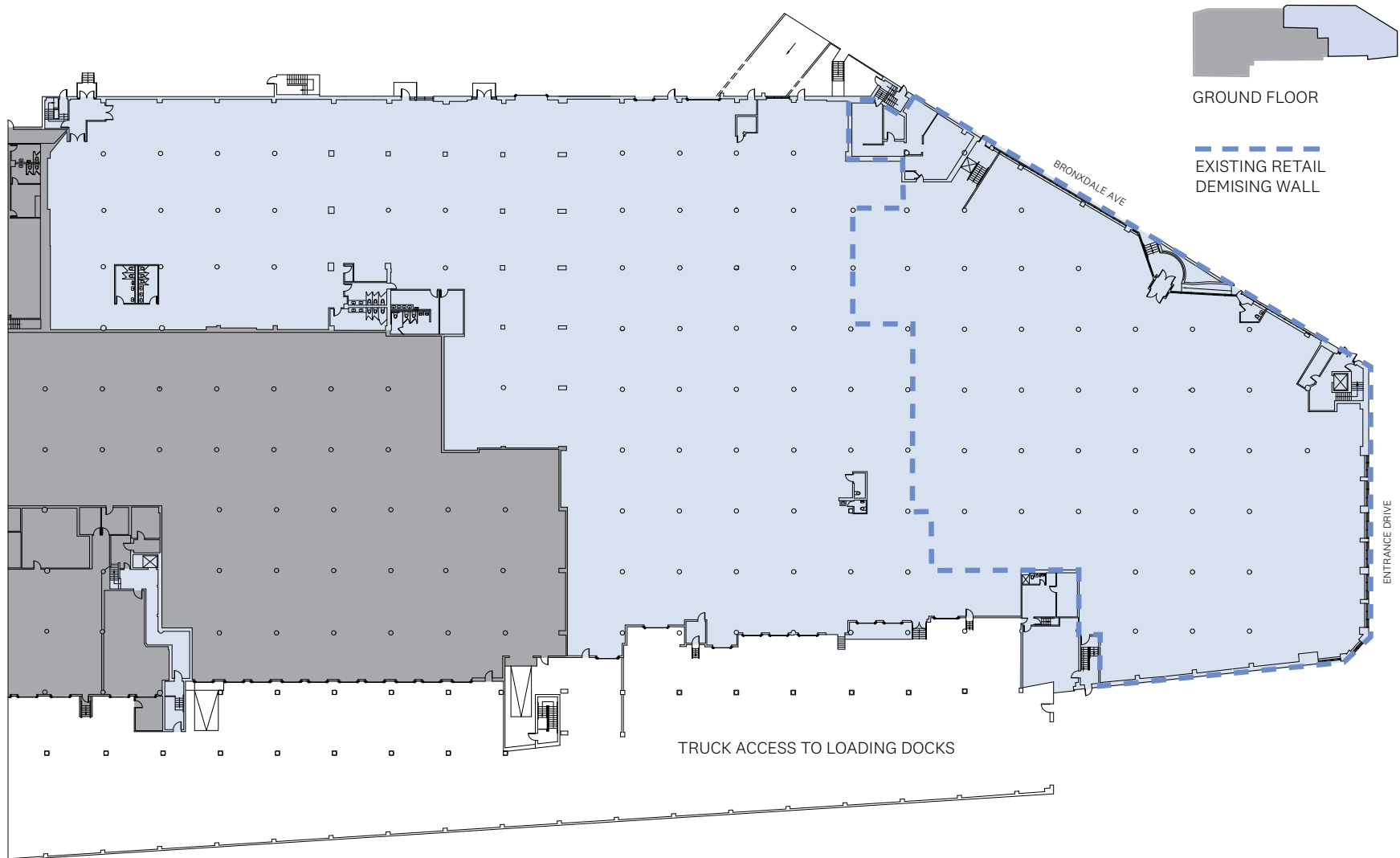
FLOOR 1 - 92,500 USF

Warehouse and retail opportunity

Potential to divide

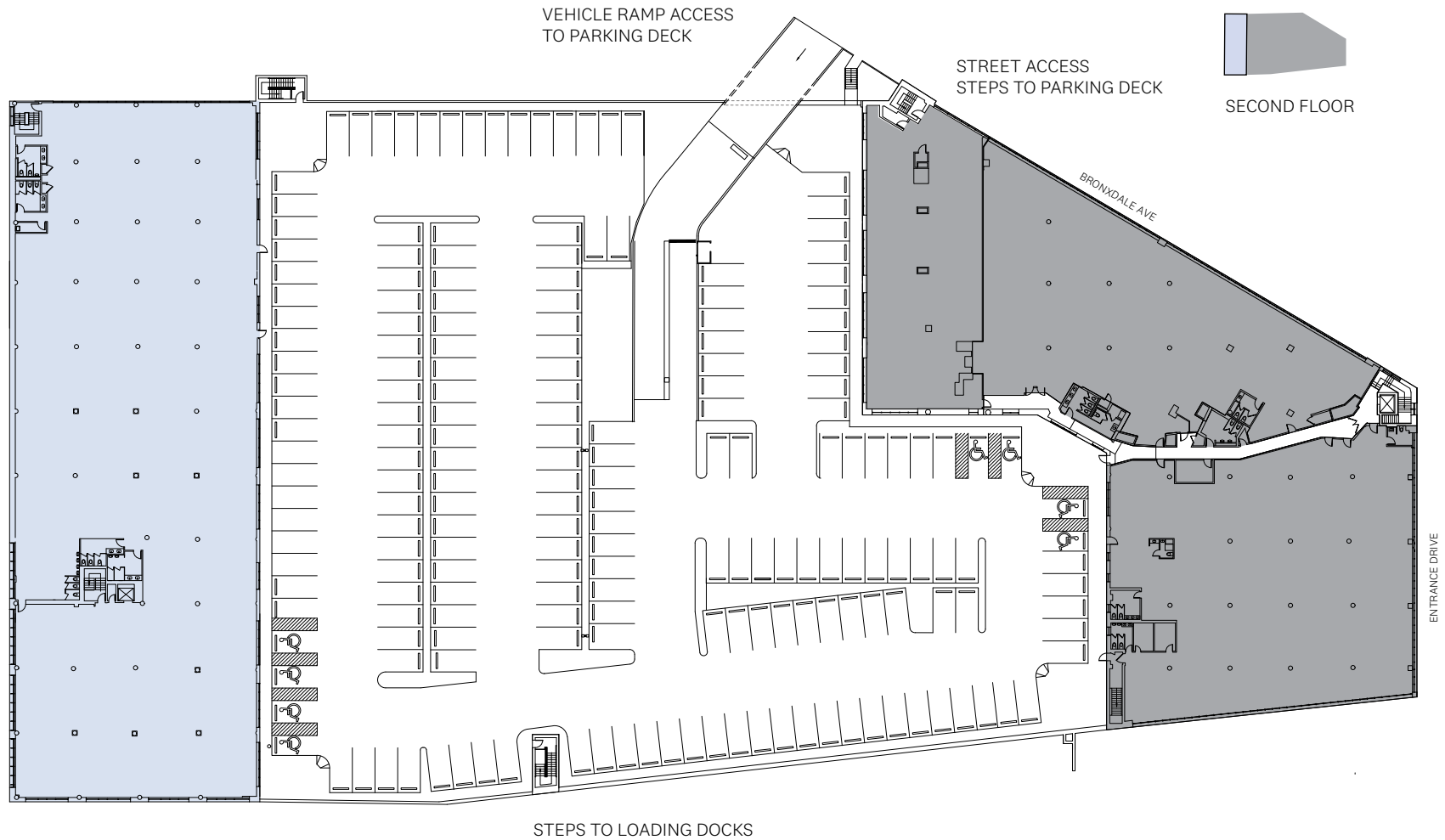
Dual-story availability

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 rooftop parking



Proposed warehouse interior

FIT FOR RETAIL



Main entrance



Pedestrian entrance



Wide column spacing



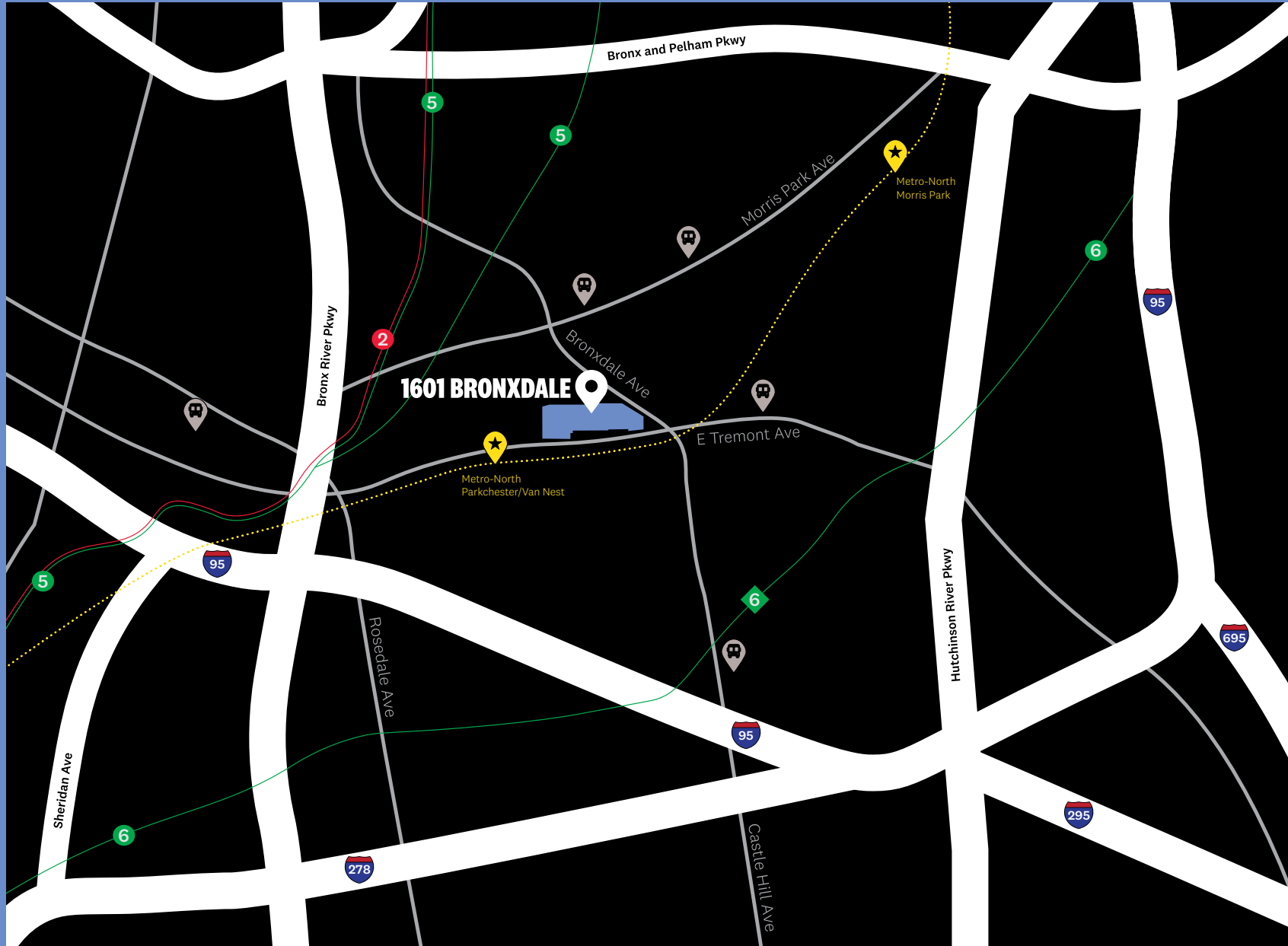
Built-in locker rooms



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

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