

THE PENINSULA, BUILDING 1A HUNTS POINT – BRONX, NY



TENANCY
OFFERINGS FOR
FOOD &
BEVERAGE
MANUFACTURERS

AVAILABLE
STARTING
JANUARY 2021

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THE PENINSULA: BUILDING 1A

THE PENINSULA SEEKS TO:

- Create an innovative mixed-use development that pairs affordable housing with positive, community-oriented economic activity.
- Incubate, support, and sustain homegrown light industrial businesses in growing sectors of the South Bronx economy to create high-quality, living-wage, career-oriented jobs.
- Forge and expand connections to new and existing community services and amenities within the campus through an imaginative and carefully conceived design and community-driven site plan.

A HISTORIC FOOD NEIGHBORHOOD:

The Peninsula's Building 1A will be located minutes from the Hunts Point Cooperative Market, whose 8500 employees distribute 4.5 billion pounds of food annually to around 23 million people in the NYC metro region.

This is an amazing opportunity to manufacture food and beverages in this historic food neighborhood.

**SPACES
AVAILABLE
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THE PENINSULA: BUILDING 1A

NEIGHBORHOOD TRANSPORTATION FACTS

- 5 subway stops within 15 minutes walking distance (2, 5 & 6 trains)
- Neighborhood serviced by 11 bus routes (BxM7-11, Bx4, Bx17, Bx19, SBS6)
- Minutes away from the Bruckner Expressway
- 7 minutes to RFK Bridge, Whitestone Bridge, and Throgs Neck Bridge
- 25 minutes from midtown Manhattan business district
- 30 minutes to lower Manhattan business district
- 30 minutes to Brooklyn central business district
- 15 minutes to Astoria
- 25 minutes to Long Island City
- Estimated to be within 45 minutes driving of all NYC residents

THE PENINSULA: BUILDING 1A



PENINSULA SITE:

- 5.5-acre mixed-use development opening in three phases
- Building 1A and entire Peninsula site managed by MHANY Management
- Landscaped public plaza on north and east sides of building

FOOD & BEVERAGE MANUFACTURING SPACES:

- 22,000 total square feet of food and beverage manufacturing space
- Commercial-grade production spaces ranging from 1600-3000 square feet
- Manufacturing spaces with and without retail frontage

THE PENINSULA: BUILDING 1A VIEW FROM TIFFANY ST.

LEASE TERMS

- Asking rent of **\$18-22 PSF**
- Estimated CAM charge of **\$4.00 PSF**
- Lease term negotiable
- Pro rata share of circulation areas



THE PENINSULA: BUILDING 1A

LANDLORD WILL SUPPLY:

- Spaces in “white box” condition (including overhead lighting and cement floors)
- Commercial-grade gas, electric, water and HVAC supply to each unit
- All utilities sub-metered to each space (water, gas, electric, and heat)
- Grease traps and floor drains in each unit
- Coordinated trash, recycling, and compost pickup
- Telecom and internet connections in each unit
- 3-bay loading dock, hydraulic dock lift
- 2 oversized freight elevators (7000 lb capacity)
- Key-fobbed, controlled building entry and intercom system
- Security cameras connected directly to local police precinct and MHANY

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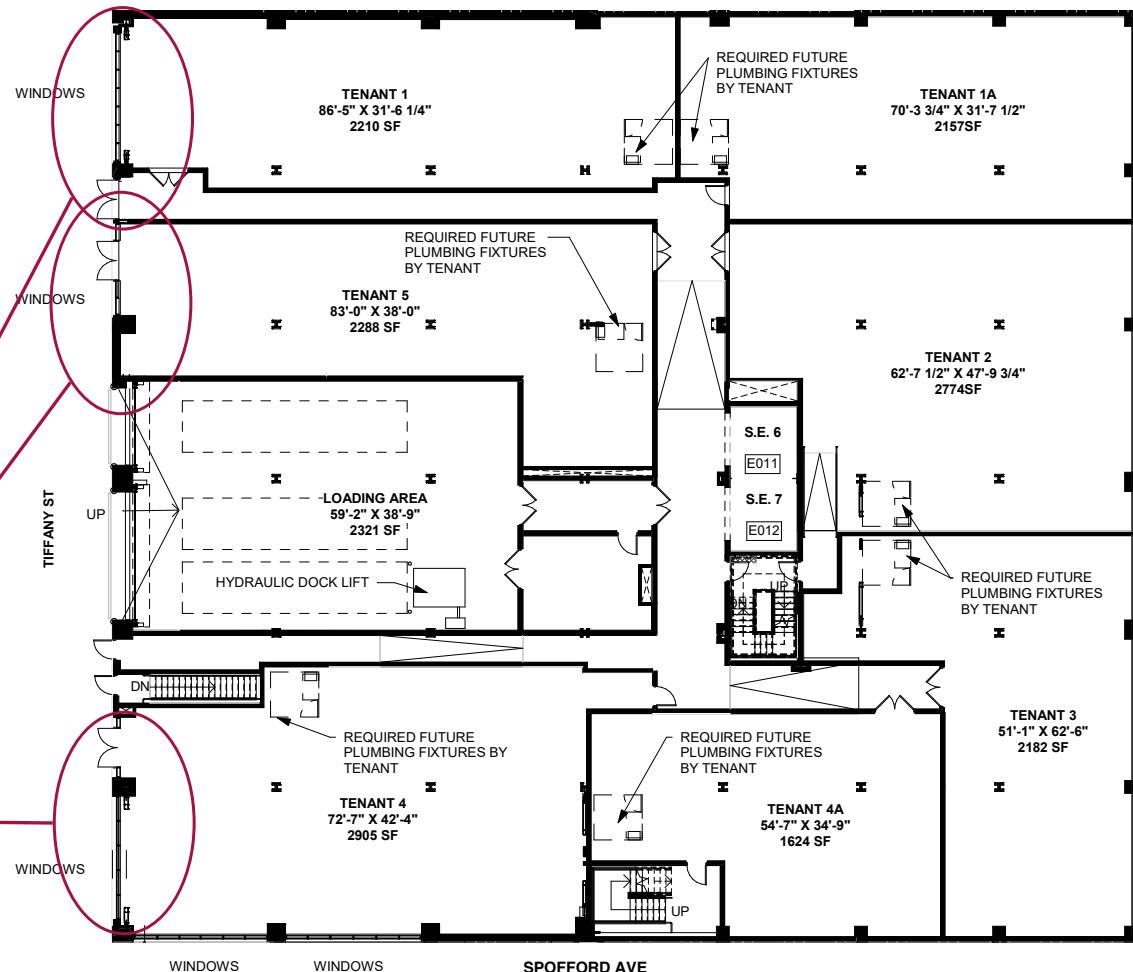
THE PENINSULA: BUILDING 1A

7 GROUND FLOOR SPACES

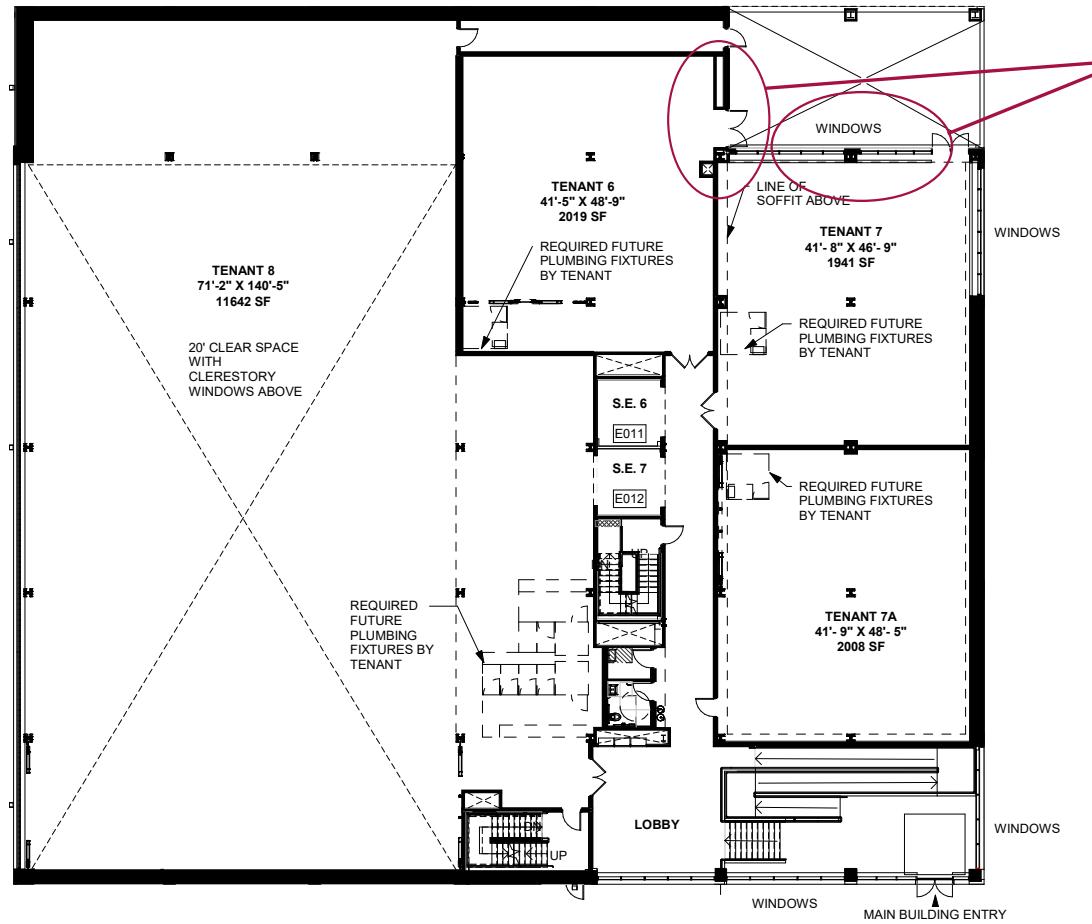
Estimated space sizes, may change during construction process

- Tenant 1: 2210 SF
- Tenant 1A: 2157 SF
- Tenant 2: 2774 SF
- Tenant 3: 2182 SF
- Tenant 4: 2905 SF
- Tenant 4A: 1624 SF
- Tenant 5: 2288 SF

RETAIL FRONTAGE



THE PENINSULA: BUILDING 1A



PLAZA FRONTAGE

4 SECOND FLOOR SPACES

Estimated space sizes, may change during construction process

- Tenant 6: 2019 SF
- Tenant 7: 1941 SF
- Tenant 7A: 2008 SF
- Tenant 8: 11,642 SF (reserved for media industry tenants)

THE PENINSULA: BUILDING 1A
VIEW FROM SPOFFORD AVENUE



THE PENINSULA: BUILDING 1A VIEW FROM PUBLIC PLAZA



HOW TO PARTICIPATE:

If you're in the business of making foods or beverages and are looking for 1600-3000 square feet of commercial production space in a spectacular new building in the South Bronx, we want to talk to you.

For more information contact:
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