



## Warehouse With Refrigeration

3311 Merritt Avenue | **Bronx, NY**

Last Mile And Cold Storage Facility

### Contact

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## Executive Summary



### OFFERING SUMMARY

<b>COUNTY</b>	Bronx
<b>BUILDING SIZE</b>	10,000 SF
<b>AVAILABLE SF</b>	10,000 SF
<b>LOT SIZE</b>	10,000 SF
<b>ZONING</b>	M1-1
<b>LEASE TERM</b>	Call for Details
<b>AVAILABILITY</b>	June 1, 2024

### PROPERTY OVERVIEW

Available for lease is 10,000 sq. ft. of industrial space. Space contains an industrial freezer, cooler with racks, and dry storage or parking, two overhead doors, 3 offices on mezzanine floor and two office on main floor, 4 bathrooms and kitchenette. Electric / Oil heat in the dry storage space, dry sprinkler system throughout property. Space has high ceilings, uses include food/beverage distribution, last mile cold storage, food prep and delivery services.

- \* Electric: 400 3-phase
- \* Freezer: 1,414 SF
- \* Cooler: 4,334 SF
- \* Dry Storage: 3,800 SF

### LOCATION OVERVIEW

Located off Exit 13 of I-95, close to Hutchinson River Parkway.

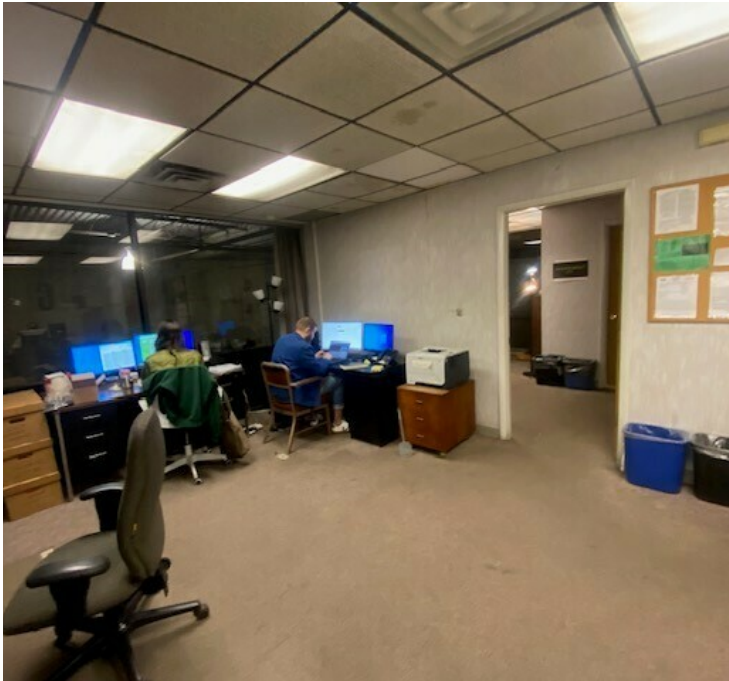
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Additional Photos

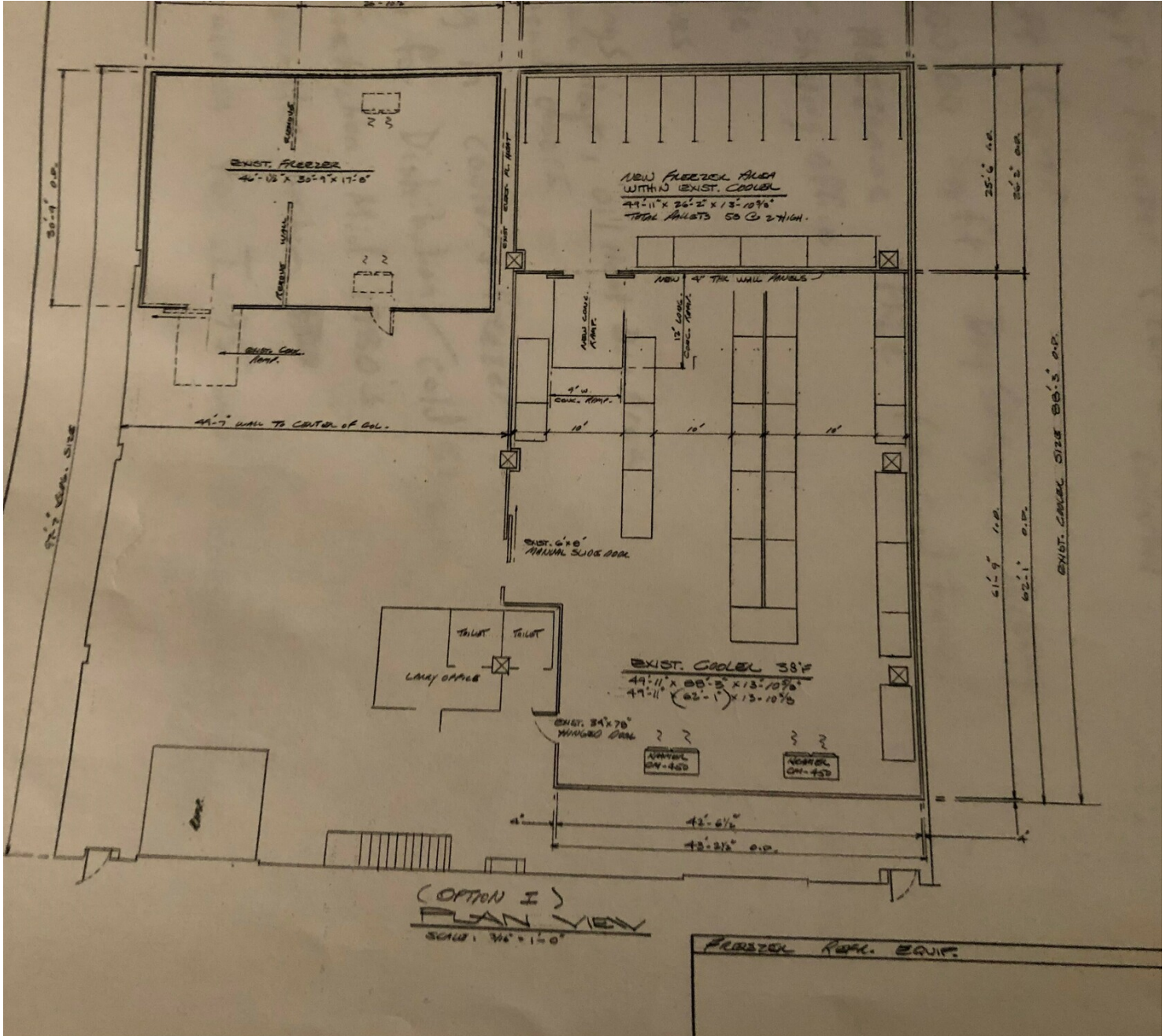


Additional Photos





## Floor Plan



## Location Maps

