



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**931 BRONX RIVER AVENUE**

**BRONX, NY 10473**

# 7,500 Sq. Ft. Warehouse + 4,500 Sq. Ft. Outdoor Lot

Minutes to the Subway & Major Highways!

Type

**Warehouse / Industrial / Land**



SQUARE FOOT

**12,000<sub>RSF</sub>**



CLEAR HEIGHT

**20'**



LOADING

**2 DRIVE-INS**

**4 LOADING DOCKS**



ZONING

**M1-1**



PARCEL ID

**3646**

BLOCK



**1**

LOT

PRICE

**Upon Request**

**718-784-8282 / PINNACLERENY.COM**

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.



# Property Overview

## Features

- 7,500 Sq. Ft. Warehouse
- 4,500 Sq. Ft. Outdoor Lot
- 20' Ceilings
- Gas Blowers & Radiation Heat
- Updated LED Lighting
- Dry Sprinkler System Throughout
- Loading Docks & Drive-Ins
- Renovated Offices

## Ideal For

- Showroom
- Warehousing & Distribution
- Manufacturing & More!



## TRANSPORTATION

**2 5** SIMPSON STREET



SHERIDAN BLVD  
BRUCKNER EXPY  
RFK BRIDGE



BX5: STORY AVENUE/ BRONX RIVER AVENUE



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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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