



**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!

PRICE

Upon Request

Type
Warehouse / **Industrial** / **Land**

 **SQUARE FOOT**
12,000 RSF

 **ZONING**
M1-1

 **CLEAR HEIGHT**
20'

 **PARCEL ID**
3646

 **LOADING**
2 DRIVE-INS
4 LOADING DOCKS

 **BLOCK**
1
LOT

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.

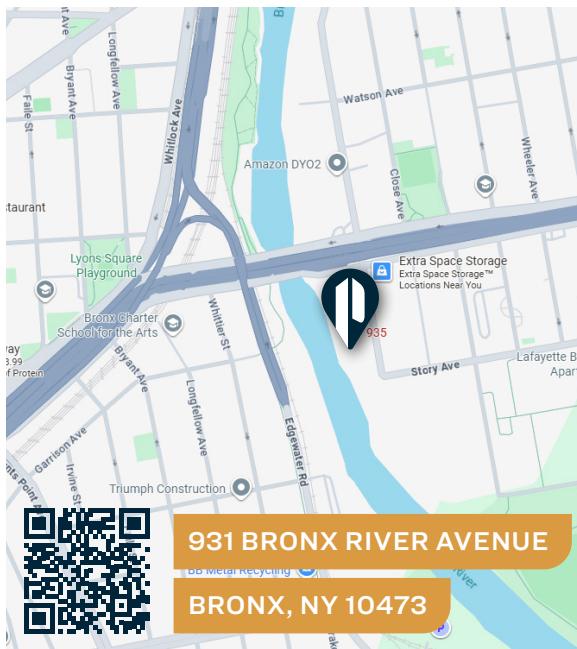
Property Overview

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

  **SIMPSON STREET**



SHERIDAN BLVD
BRUCKNER EXPY
RFK BRIDGE



MTA Bus **BX5: STORY AVENUE/ BRONX RIVER AVENUE**



**PINNACLE
REALTY**
OF NEW YORK, LLC

34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



ARIEL CASTELLANOS

Associate Broker
acastellanos@pinnaclereny.com
718-371-6412



FEDERICO MAZZEO

Salesperson
fmazzeo@pinnaclereny.com
718-371-6424