



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



1110 OAK POINT AVENUE

HUNTS POINT, BRONX, NY 10474

High Cube Building & Land

93,822 Sq. Ft. Mostly 1 Story Building
60' Ceiling Height + 175,000 Sq. Ft.
of Parking and Storage

TYPE

Warehouse / Land



SQUARE FT.

93,822 RSF Bldg.
175,000 RSF Prkg.

PARCEL ID



2606
2771
BLOCK



CLEAR HEIGHT

40' - 60'



30,74
LOT



LOADING

4 Drive-in
Add'l Docks



ZONING

M3-1

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.

Neighborhood Profile: Hunts Point, Bronx

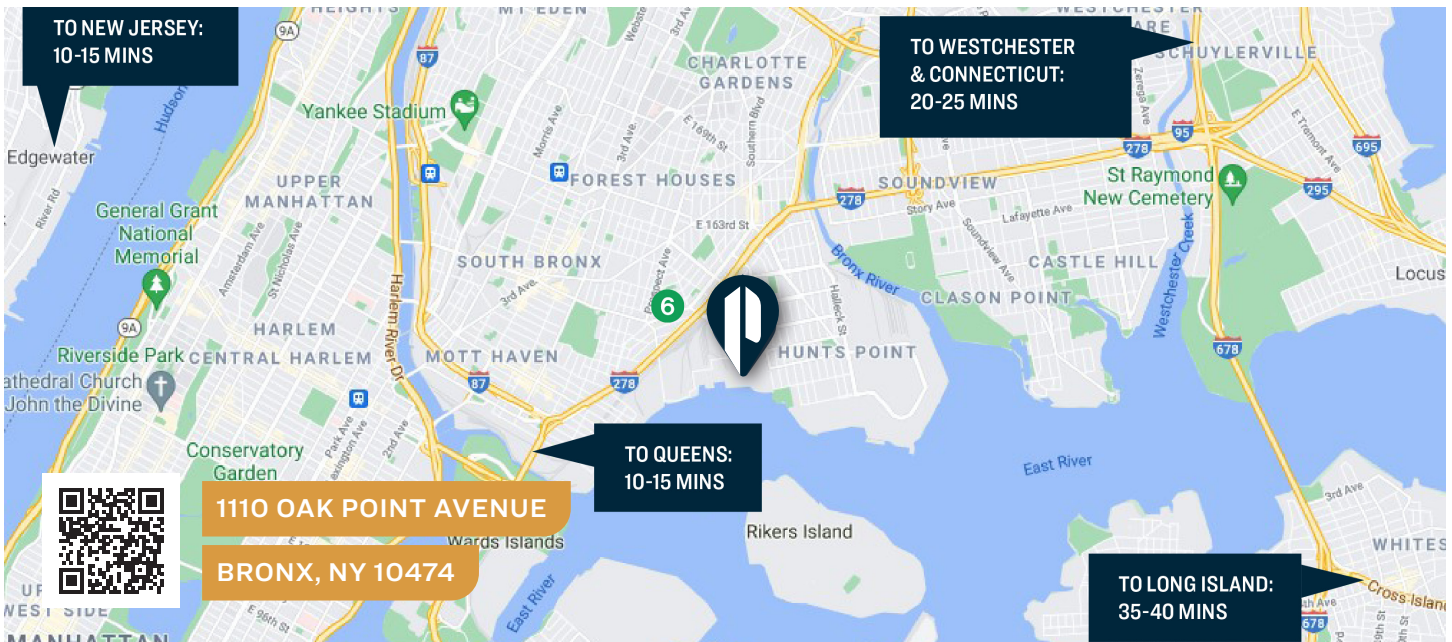
Hunts Point contains the largest concentration of industrial and distribution in the Bronx. Mostly due to its close proximity to Manhattan and all Boroughs by Bridges and I 87, I 95 and Bruckner expressway. Traditionally has been home to largest food distribution center in the country with Bronx Produce, Bronx Cooperative and Fulton Fish Markets with combined annual sales of over \$3 Billion spread over approximately 155 companies.

Recently there has been increased interest in last mile distribution which has recognized the uniquely competitive advantages of the Hunts Point location.

There are very limited opportunities for capturing existing buildings with access to land. This 10+ acre parcel has that, combined with multi street access. Additional capabilities are the potential of rail siding if required as well as barge access.

COST EFFECTIVE DISTRIBUTION LOCATION

Hunts Point, Bronx, NY permits companies to reach up to 8 million consumers within 30 minutes and up to 10 million consumers within one hour. In addition to the fast delivery times, The Bronx was found to be 22% more cost effective than alternative locations due to short turn-around times, lack of tolls, and lower overall trucking expenses, according to a Deloitte 2019 case study.



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

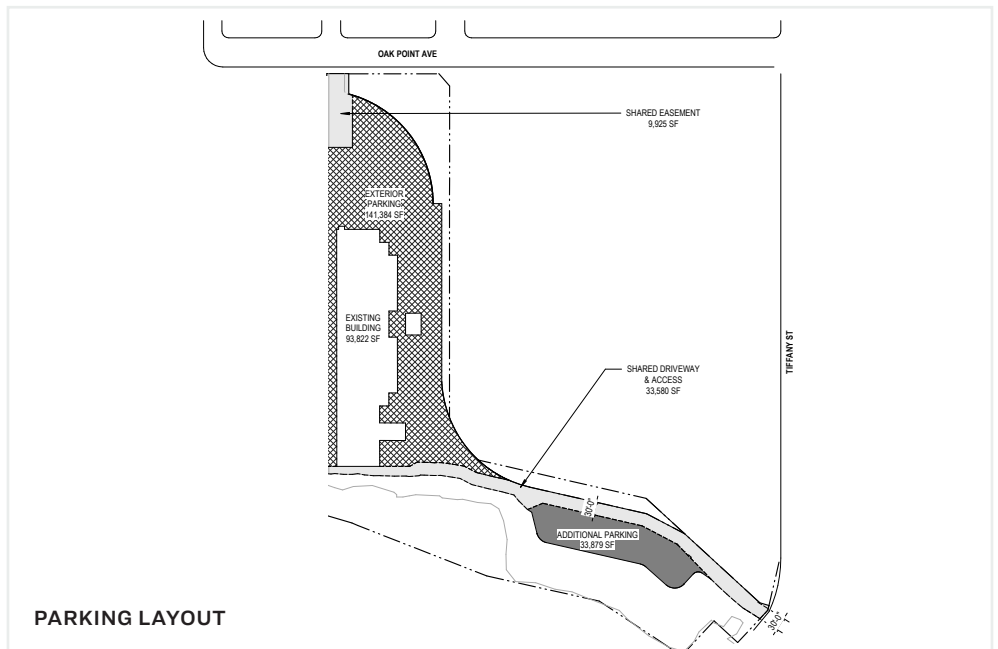
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Property Overview

FEATURES

- 93,822 Sq. Ft. Building, Consisting of:
 - 70,549 Sq. Ft. Warehouse
 - 16,981 Sq. Ft. Mezzanine
 - 3,146 Sq. Ft. Locker Restrooms
 - 3,146 Sq. Ft. 2nd Floor Office
- 4 Drive-In Doors
- 2 Loading Docks
 - Additional Loading Can be Added
- Column free
- Drive-Through Fulfillment Access
- 40' - 60' Ceiling Height



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FOR MORE INFORMATION ABOUT THIS
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