

1246 SPOFFORD AVENUE

BRONX, NY 10474

VACANT WAREHOUSE - 7,500 BSF

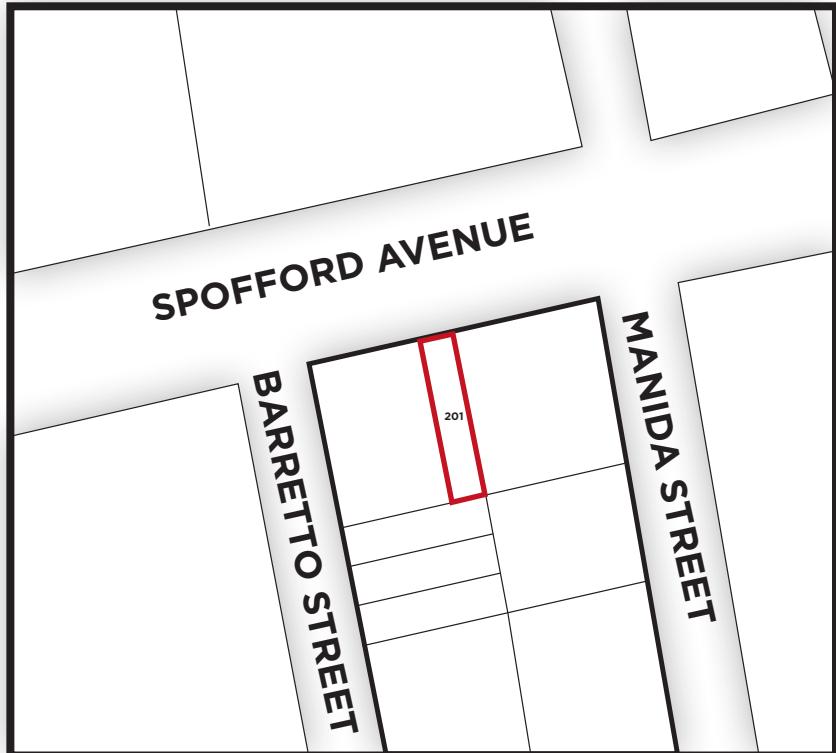
ASKING PRICE: \$995,000



PROPERTY OVERVIEW

1246 Spofford Avenue is a 2,450 SF single story warehouse located in Hunts Point neighborhood of the Bronx. The property is 25' wide and 98' deep and will be delivered vacant.

1246 Spofford Avenue is close to the Bruckner Expressway. The property is located near the Hunts Point Avenue subway station serviced by the 6 train and serviced by several bus routes (Bx6, Bx46 and Bx5) which makes the property easily accessible to Manhattan via public transportation.



PROPERTY INFORMATION

Address:	1246 Spofford Avenue Bronx, NY 10474	
Block & Lot:	2765-201	
Lot Dimensions:	25' x 100'	Irregular
Lot SF:	2,500	SF (approx.)

Building Information

Building Dimensions:	25' x 98'	Irregular
Stories:	1	
Above Grade Gross SF:	2,450	SF (approx.)
Below Grade Gross SF:	0	SF (approx.)
Total Gross SF:	2,450	SF (approx.)

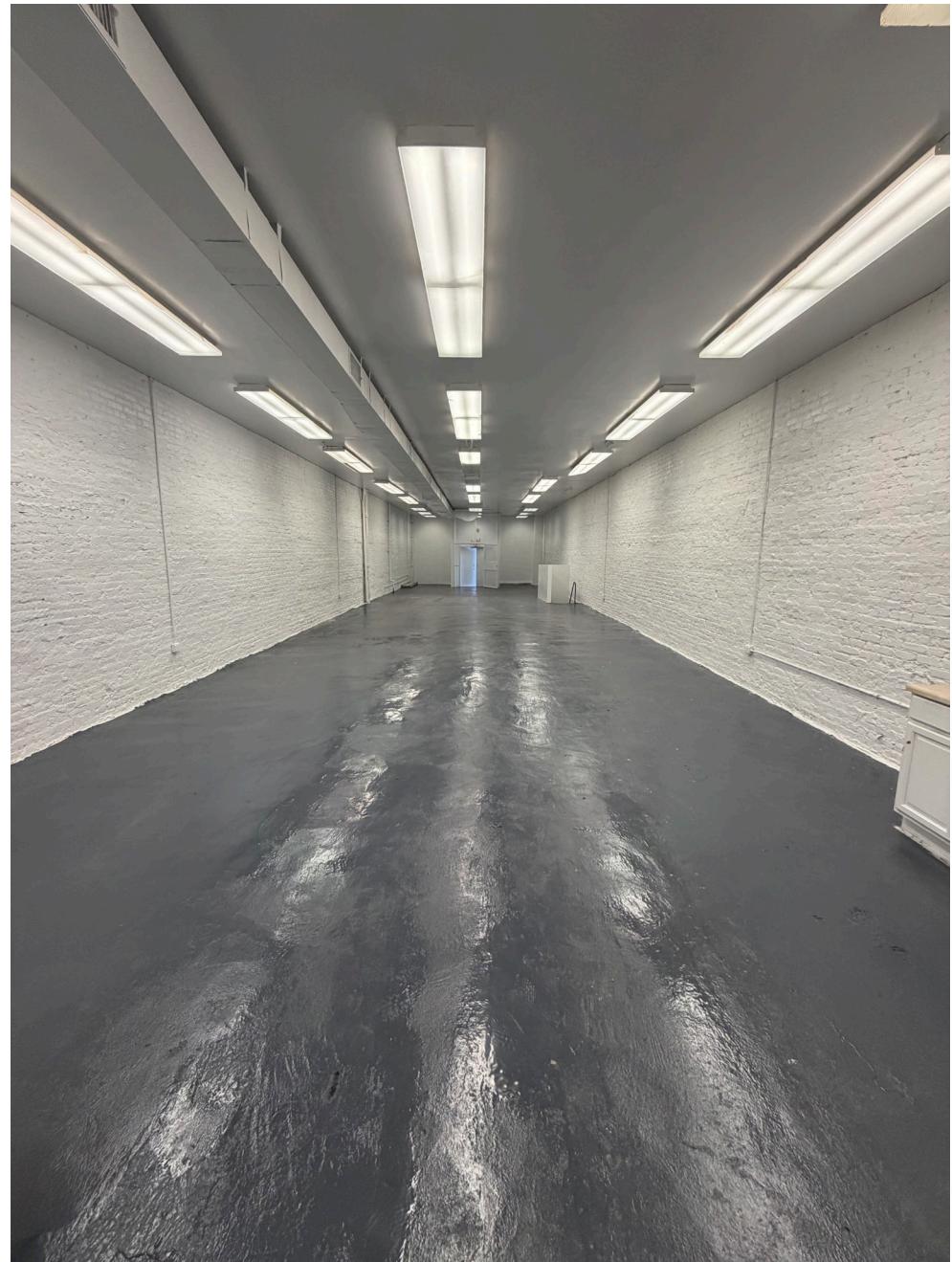
Zoning Information

Zoning:	R6	
Residential FAR (As-of-Right):	3.00	
Total Buildable SF (As-of-Right):	7,500	SF (approx.)
Less Existing Structure:	2,450	SF (approx.)
Available Air Rights (As-of-Right):	5,050	SF (approx.)

NYC Financial Information (25/26)

Billable Assessed Value:	\$ 98,010
Annual Property Tax:	\$ 10,548
Tax Rate:	10.762%
Tax Class:	4

INTERIOR PHOTOS

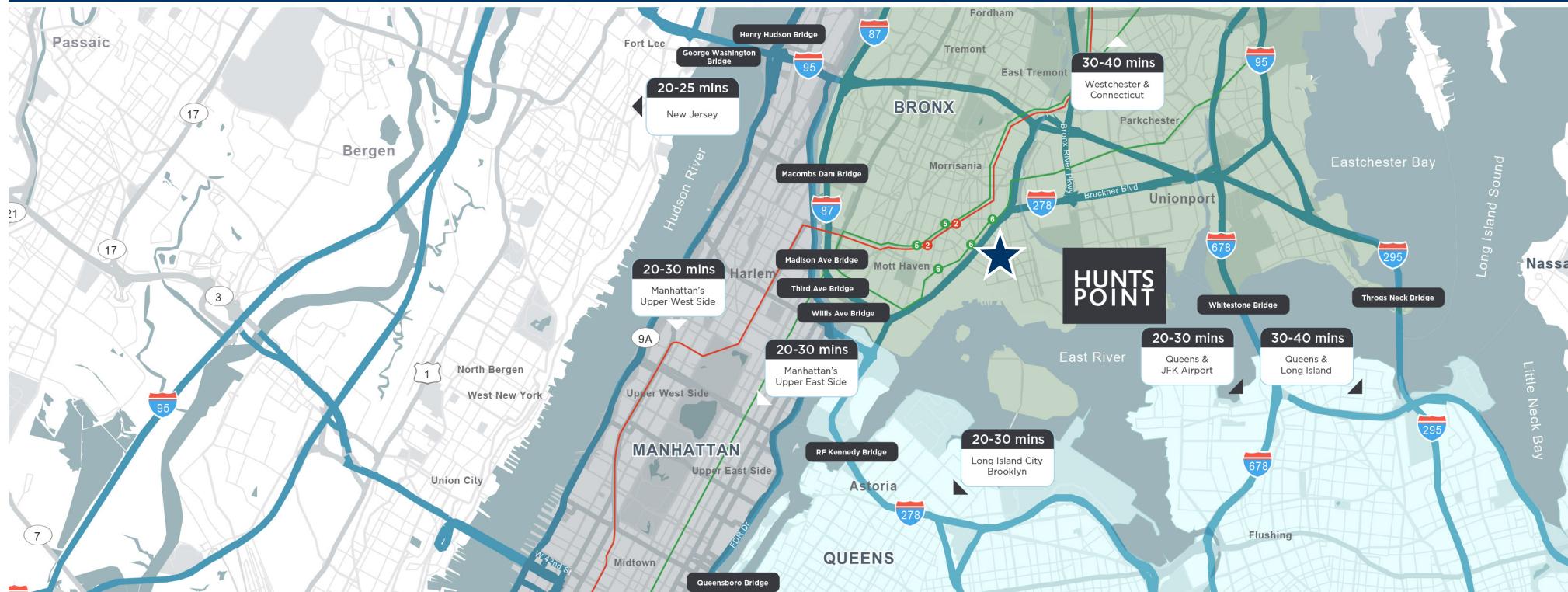


LOCATION OVERVIEW

Hunts Point in the Bronx, NY, stands as a vital hub within the city's industrial and warehouse market. Renowned for its strategic location and robust infrastructure, Hunts Point serves as a pivotal node for logistics and distribution activities, offering seamless connectivity to major transportation networks, including highways, ports, and railways.

Situated at the crossroads of major transportation arteries, including the Bruckner Expressway and the Hunts Point Cooperative Market, Hunts Point provides unparalleled access to key markets in New York City and beyond. Its proximity to Manhattan and other boroughs makes it an ideal location for businesses seeking efficient distribution channels.

Bronx logistics is defined by five submarkets: Bathgate, Port Morris, Eastchester, Zerega, and Hunts Point. With a total industrial inventory of just over 27 million square feet, these sub markets collectively identify as the most coveted high-growth industrial market in the country. Complemented by record-low vacancies and skyrocketing demand, distribution and warehouse product has prospered.





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