

SOUTH BRONX INDUSTRIAL BUILDING FOR SALE OR LEASE

815 E 135th St, Bronx, NY



Property Highlights:

- **+/- 38,180 SF Prime 2-Story Industrial Building Available**
- **Street-to Street Frontage on E 135th & 136th**
- **One Tenant Leasing +/- 10,000 SF on the Ground Floor (136th St Side)**
- **+/- 28,440 SF of versatile industrial space available for Lease**
- **Ground Floor:** +/- 8,500 SF with impressive 23-foot ceilings and (2) drive in loading docks
- **2nd Floor:** +/- 19,090 SF with 13-foot ceilings and exceptional 22-foot column spacing
- **Mezzanine:** +/- 850 SF with office space
- Heavy power infrastructure (1600 AMPs) with expandable capacity available for high-demand operations.
- Brand new freight elevator (9' x 9' x 7' cabin) with 10,000 lbs capacity connects all floors - large enough for full equipment and materials!
- Six (6) industrial heating units inside the space available for lease
- Two (2) drive-in loading docks for efficient logistics and material handling
- Recent comprehensive upgrades include new roofing, fire sprinkler system, state-of-the-art electrical with energy-efficient LED lighting, and structural reinforcements
- Zoning: M1-2/M3-1 Industrial use permitted - ideal for manufacturing, warehousing, distribution, logistics, and light industrial operations
- **CALL, EMAIL OR TEXT FOR MORE INFORMATION**

For more information or to view this property, contact 914.422.0100

Nico Rossi @ 914-874-6758 or Nico@RakowGroup.com

Zack Brand @ 914-588-7128 or Zack@RakowGroup.com

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Transit:

- 6-minute walk to Cypress Avenue Station (6 Train)
- 2 miles to Manhattan via FDR Drive
- 2-6 miles to Queens/LaGuardia Airport via I-278 West
- 7 miles to New Jersey/Newark via RFK & GW Bridge
- 8 miles to Westchester County via Taconic Parkway North
- Exceptional connectivity to all five boroughs and major transportation hub



Ground Level Interior Photos:



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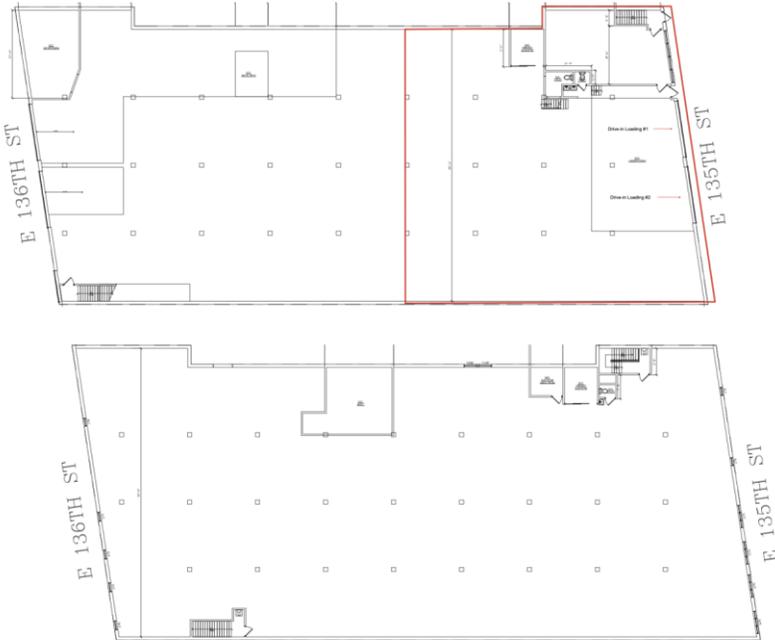
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Second Level Interior Photos:



Floorplan:



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