

For Lease



495 WALTON AVENUE

Mott Haven, Bronx

RARE BRONX INDUSTRIAL / FLEX LEASING OPPORTUNITY

49,735 SF Warehouse • Block-through Site • Interior Vehicle Ramp
Premium Location • Dual Street Access • Covered Loading & Staging Area



OFFERING MEMORANDUM

EXECUTIVE SUMMARY

A RARE URBAN INDUSTRIAL OPPORTUNITY IN ONE OF THE BRONX'S MOST CONNECTED LOCATIONS

495 Walton Avenue / 500 Gerard Avenue presents a rare opportunity to lease a highly functional urban industrial facility in Mott Haven, one of the Bronx's most strategically connected commercial districts.

Totaling 49,735 square feet, the property features a block-through configuration with frontage on both Walton Avenue and Gerard Avenue. The facility consists of interconnected building sections joined by an interior vehicular ramp, allowing direct circulation throughout the property and supporting flexible operations across multiple use areas.

Both the Walton Avenue and Gerard Avenue portions benefit from street-level access, creating a cohesive and versatile industrial environment. The Walton Avenue frontage further enhances the property's functionality with a dedicated, off-street, 1,200-square-foot covered loading and staging area.

The building offers 21' ceiling heights on the Walton Avenue side, 14' ceiling heights on the Gerard Avenue side, 3-phase electrical service, air-conditioned office space, gas space heaters throughout both portions of the facility, and numerous drive-in loading bays.

This combination of scale, access, loading, and infrastructure makes the property well suited for food distribution and storage, trade supply, props, scenic and film support, e-commerce staging, light manufacturing, car or van storage, and urban service operations.

Positioned with immediate access to Manhattan, the western and southern Bronx, and the broader New York City region, the property offers strong connectivity to major highways, bridge crossings, transit options, and regional distribution infrastructure. Its proximity to the Hunts Point Produce Market and Fulton Fish Market Cooperative further places it near one of the Bronx's most important industrial demand drivers.



LEASE HIGHLIGHTS



PRIME MOTT HAVEN LOCATION

Strategically positioned for users serving Manhattan, The Bronx, and other boroughwide routes, with access to major highways, bridges, and transit.



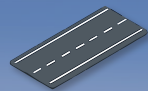
EXCEPTIONAL TRANSIT ACCESS

100/100 Transit Score with 2, 4, and 5 subway service just 350' away at 149th Street-Grand Concourse, connecting the site to a broad NYC workforce base.



FLEXIBLE INDUSTRIAL BUILDING LAYOUT

49,735 SF facility with separate Walton and Gerard Avenue components, supporting warehouse, storage, service, distribution, and light manufacturing users.



DUAL FRONTAGE WITH INTERIOR VEHICLE ACCESS

Block-through configuration with dual street frontage and an interior car/van ramp, providing operational flexibility, vehicle circulation, and multi-point access.



COVERED LOADING & STAGING FUNCTIONALITY

A 1,200 SF covered loading and staging area supports deliveries, logistics, storage, service operations, and daily industrial workflow.



ACCESS TO A DEEP BRONX LABOR POOL

198,049 people within 1 mile and 1,249,583 within 3 miles, supporting warehouse, fulfillment, trades, and light manufacturing users.



PROPERTY INFORMATION

Property Address:		495 Walton Ave / 500 Gerard Ave
Neighborhood:		Mott Haven, Bronx
Borough / Block / Lot #:		2 / 2350 / 34
Lot Size:		37,260 SF
Lot Dimensions:		134' x 221' (Irregular)
Building Size:		49,735 SF
Configuration:		Block-through
Walton Avenue Portion Sq. Ft.:	●	34,895 SF
Walton Avenue Ceiling Height:		21'
Gerard Avenue Portion Sq. Ft.:	○	14,534 SF
Gerard Avenue Ceiling Height:		13' 10"
Covered Loading & Staging Area Size:	●	1,200 SF
Loading Bays:		7 Drive-in Docks
Electrical System:		3 Phase
Heating & Cooling:		Gas space heaters throughout / Air Conditioned Office
Fire Suppression:		Sprinklers throughout
Building Class:		Warehouses - Fireproof (E1)
Zoning:		M1-4 / R8A
Special Mixed Use District:		MX-13
Opportunity Zone:		Yes
Property Tax ('25/'26):		\$170,065



AERIAL VIEW

MADISON AVE BRIDGE

HARLEM RIVER DRIVE



INTERIOR CAR RAMP

GERARD PORTION

WALTON PORTION

COVERED LOADING

GERARD AVENUE

WALTON AVENUE

E 149TH STREET

LOCATION OVERVIEW

Mott Haven offers industrial users a rare launch point into Manhattan without sacrificing the space and functionality needed for real operations. With direct access to one of the city's densest commercial markets and a Bronx County civilian labor force of 631,934 as of February 2026, supported by an 8.2% unemployment rate implying available workforce depth for warehouse, fulfillment, trades, and light manufacturing users, 495 Walton Avenue pairs South Bronx industrial utility with a level of access and labor availability few outer-borough facilities can match.

HIGHWAYS



Major Deegan Expressway

West Bronx • Westchester
Distance: 350' | 1 Minute



Bruckner Exp / Grand Central

South Bronx • Queens • LaGuardia Airport
Distance: 1.5 Miles | 4 Minutes

MAIN THOROUGHFARES

Grand Concourse

Yankee Stadium • Central Bronx • Retail Corridor
Distance: 300' | <1 Minute

Third Avenue

Manhattan • Melrose • The Hub • Central Bronx
Distance: 0.6 Miles | 3 Minutes

138th Street

Manhattan • Mott Haven • Harlem River
Distance: 0.3 Miles | 2 Minutes

149th Street

The Hub • South Bronx Transit Core
Distance: Directly Adjacent

Harlem River Drive

Upper Manhattan • East Side Manhattan • FDR
Distance: 0.9 Miles | 5 Minutes

LABOR POOL STATS

198,049 PEOPLE
WITHIN 1 MILE

1,249,583 PEOPLE
WITHIN 3 MILES



MOTT HAVEN



6 Mins

RFK
BRIDGE



RANDALL'S ISLAND

TRANSPORTATION ACCESS

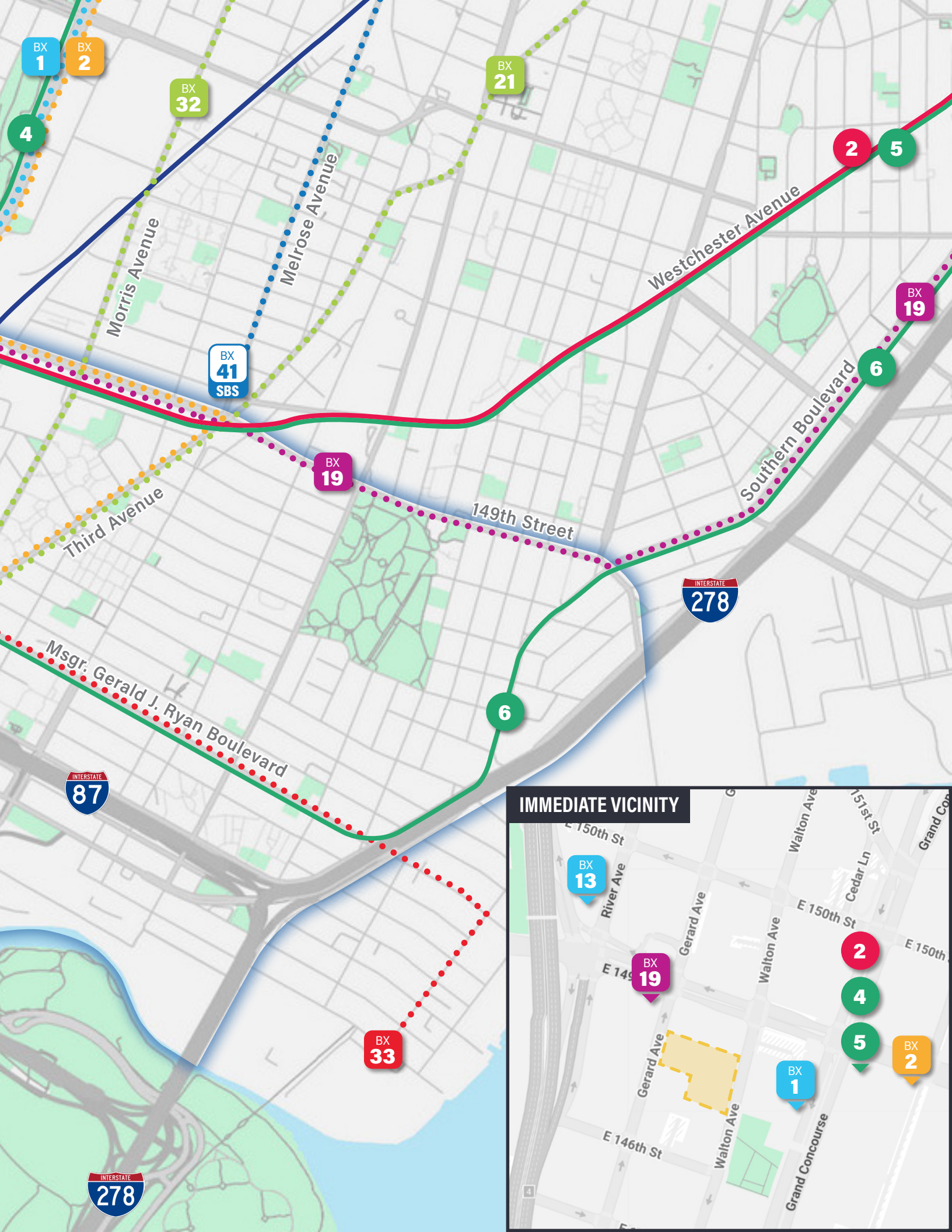
BUS LINES

- BX 19** **Riverbank Park • NY Botanical Garden**
Bus Stop: Direct
- BX 1** **Mott Haven • Riverdale**
Bus Stop: 1 Block
- BX 2** **Mott Haven • Kingsbridge Heights**
Bus Stop: 2 Blocks
- BX 13** **Bronx Terminal Market • GW. Bridge**
Bus Stop: 2 Blocks
- BX 32** **Mott Haven • Kingsbridge VA Hospital**
Bus Stop: 4 Blocks
- BX 33** **Port Morris • Harlem**
Bus Stop: 4 Blocks
- BX 41 SBS** **The Hub • Williamsbridge**
Bus Stop: 5 Blocks
- BX 21** **Mott Haven • Westchester Square**
Bus Stop: 9 Blocks

SUBWAY LINES & STATIONS

- 2** **7th Avenue Express**
North Bronx • West Manhattan • Central Brooklyn
Station: 350'
- 4** **Lexington Avenue Express**
North Bronx • East Manhattan • Northeast Brooklyn
Station: 350'
- 5** **Lexington Avenue Express**
Northeast Bronx • East Manhattan • Central Brooklyn
Station: 350'
- 6** **Pelham Express / Lexington Ave Local**
East Bronx • South Manhattan (Financial District)
Station: 10 Blocks
- MTA** **Metro North | Yankee's / 153rd Street**
Hudson Line • Harlem Line • New Haven Line
Station: 0.5 Miles





NYC CONNECTIVITY



Manhattan
Various Routes

2 MIN

Long Island
via I-278 to Throgs Neck Bridge

25 MIN

Queens
via RFK Bridge to I-278

7 MIN

New Jersey
via I-87 / George Washington Bridge

10 MIN

Brooklyn
via RFK Bridge to I-278

15 MIN

Westchester
via I-87

12 MIN



	Laguardia Airport	13 MIN		Red Hook Terminal	27 MIN
	LGA Marine Air Terminal	13 MIN		Port Newark Terminal	28 MIN
	Kennedy Airport	27 MIN		Port Liberty Terminal	34 MIN
	Newark Airport	28 MIN		Hunts Point Produce Market Fulton Fish Market	10 MIN

PHOTO GALLERY



EXTERIOR (WALTON AVE)



COVERED LOADING / STAGING



EXTERIOR (GERARD AVE)



AERIAL (WALTON AVE)

PHOTO GALLERY



AERIAL (WALTON AVE / 149TH ST)



AERIAL (GERARD AVE / 149TH ST)



AERIAL (149TH ST)



AERIAL (MAJOR DEEGAN / 149TH ST)

PHOTO GALLERY



INTERIOR (WALTON AVE PORTION)



INTERIOR (WALTON AVE PORTION)



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PHOTO GALLERY



AIR CONDITIONED OFFICE



AIR CONDITIONED OFFICE



INTERIOR CAR/VAN RAMP



INTERIOR CAR/VAN RAMP

PHOTO GALLERY



INTERIOR (GERARD AVE PORTION)



INTERIOR (GERARD AVE PORTION)



INTERIOR (GERARD AVE PORTION)

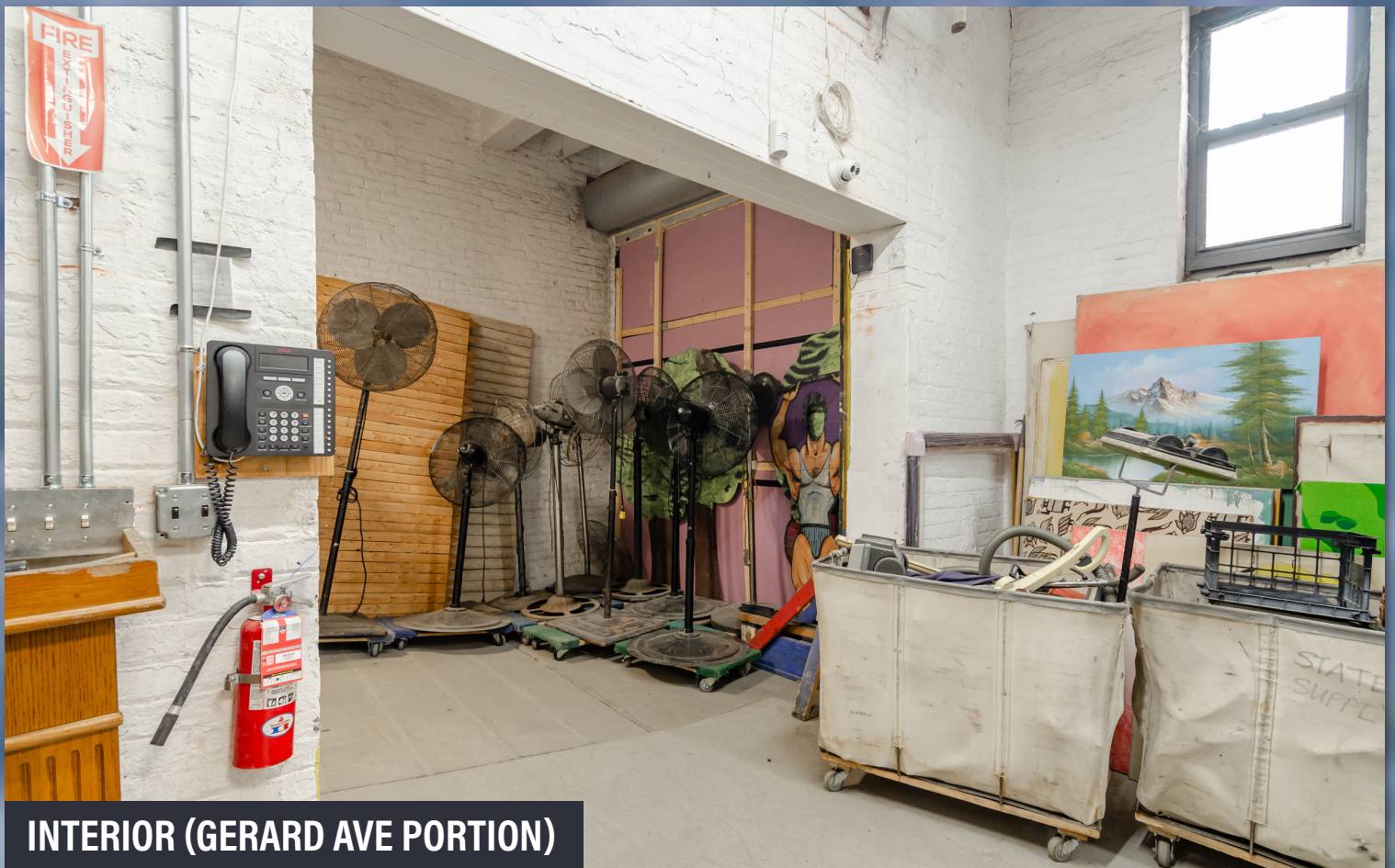


INTERIOR (GERARD AVE PORTION)

PHOTO GALLERY



INTERIOR (GERARD AVE PORTION)



INTERIOR (GERARD AVE PORTION)



INTERIOR (GERARD AVE PORTION)



INTERIOR (GERARD AVE PORTION)

PHOTO GALLERY



AERIAL (NORTHEAST VIEW)



AERIAL (SOUTHWEST VIEW)

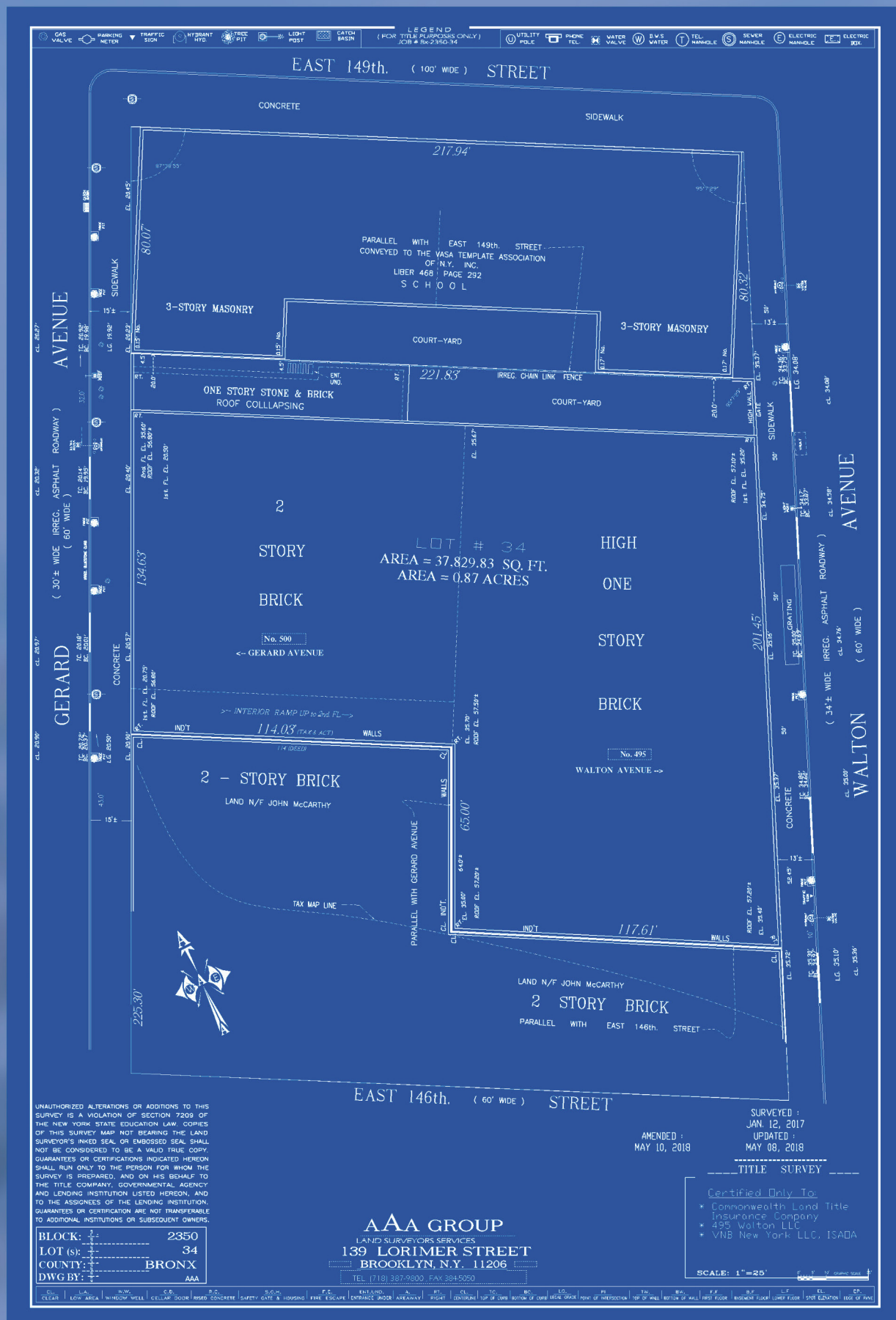


AERIAL (SOUTHEAST VIEW)



AERIAL (NORTHWEST VIEW)

SITE SURVEY



CERTIFICATE OF OCCUPANCY

Form 54-C (Rev. 4/62)-80M-601036(62) 114

DEPARTMENT OF BUILDINGS

BOROUGH OF THE BRONX, THE CITY OF NEW YORK

Date APR 7 1965

No. 39530

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No. N.B. 545-27

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building premises located at

495 Walton Avenue

Block 2350 Lot 34

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the West side of Walton Avenue distant 80.32 feet South from the corner formed by the intersection of Walton Avenue and East 149 Street running thence Southerly 201.45 feet; thence Westerly 117.01 feet; thence Northerly 65 feet; thence Westerly 114.03 feet; running thence Northerly 134.63 feet; thence Easterly 221.83 feet to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Alt. No.— 190-63

Construction classification—Fire proof

Occupancy classification— Commercial

Height— Basement & 1 stories, 25 feet.

Date of completion — 3-11-65

Located in M1-2 Zoning District.

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: Cal. 806-04 B. & C. and The City Planning Commission: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces

Off-Street Loading Berths

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Basement	On ground	15	Wholesale storage establishment USE GROUP 16B Boiler room and loading berth
First	On ground 120	40	Commercial vehicle (passenger type) storage establishment USE GROUP 16C and automotive repairs including body repairs USE GROUP 17B
Intermediate Floor	50	6	Offices USE GROUP 6

PERFORMANCE STANDARDS FOR M1-2 DISTRICT TO BE COMPLIED WITH.

Fire Department approval of fuel oil installation and Standpipe system received.

William J. ...
13
Borough Superintendent

OFFICE COPY—DEPARTMENT OF BUILDINGS

CONFIDENTIALITY & DISCLAIMER



This Offering Memorandum ("OM") has been prepared solely for informational purposes to assist prospective tenants and their advisors in evaluating the property described herein. This OM does not constitute an offer to lease, nor a solicitation of an offer to lease, and no lease or other agreement shall be deemed to exist unless and until a definitive written agreement has been fully executed by all parties.

The information contained in this OM has been obtained from sources believed to be reliable, including the property owner, public records, and third-party sources. However, no representation or warranty, express or implied, is made as to the accuracy, completeness, or reliability of such information. Prospective tenants are strongly encouraged to conduct their own independent investigation, inspections, measurements, zoning review, use analysis, and verification of all information presented herein.

All projections, assumptions, estimates, operating considerations, and financial analyses contained in this OM are for illustrative purposes only and are not to be relied upon as an indication of actual occupancy costs, operating performance, business suitability, or future results. Actual conditions, costs, approvals, and tenant-specific requirements may vary materially from any information presented.

This OM is subject to errors, omissions, changes in terms, prior lease, and withdrawal from the market without notice. The property is being offered for lease on an "as-is, where-is" basis, subject to lease negotiation, owner approval, and any applicable governmental, zoning, permitting, or regulatory requirements.

Neither the owner, the listing broker, nor any of their respective affiliates, agents, advisors, or representatives shall have any liability whatsoever to any prospective tenant or other party resulting from the use of, or reliance upon, any information contained in this OM.

Prospective tenants should consult with their own legal, zoning, architectural, engineering, tax, insurance, and business advisors before making any leasing decision.





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Mott Haven, Bronx



**FOR INQUIRIES REGARDING THIS OFFERING,
PLEASE CONTACT THE EXCLUSIVE LISTING AGENTS:**



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