



**550 Brush Ave.
Bronx, NY**

FOR LEASE

**31,500 SF - 47,800 SF
INDUSTRIAL WAREHOUSE
+/- 25,000 SF OF LAND FOR
PARKING OR STORAGE**

**EXCELLENT ACCESS TO THE HIGHWAYS
& TRI-STATE AREA + HEAVY ELECTRIC**



Exclusively Marketed By:

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New York Commercial
Realty Group, LLC
nycrgroup.com



550 BRUSH AVE. BRONX, NY



FOR LEASE

+/- 31,500 SF - 47,800 SF INDUSTRIAL WAREHOUSE

PROPERTY OVERVIEW

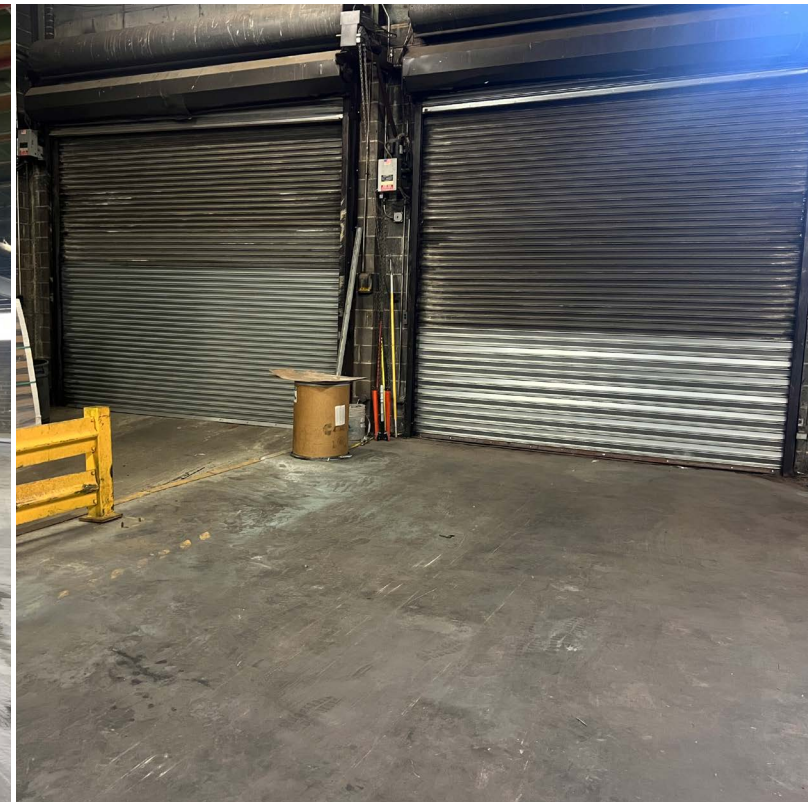
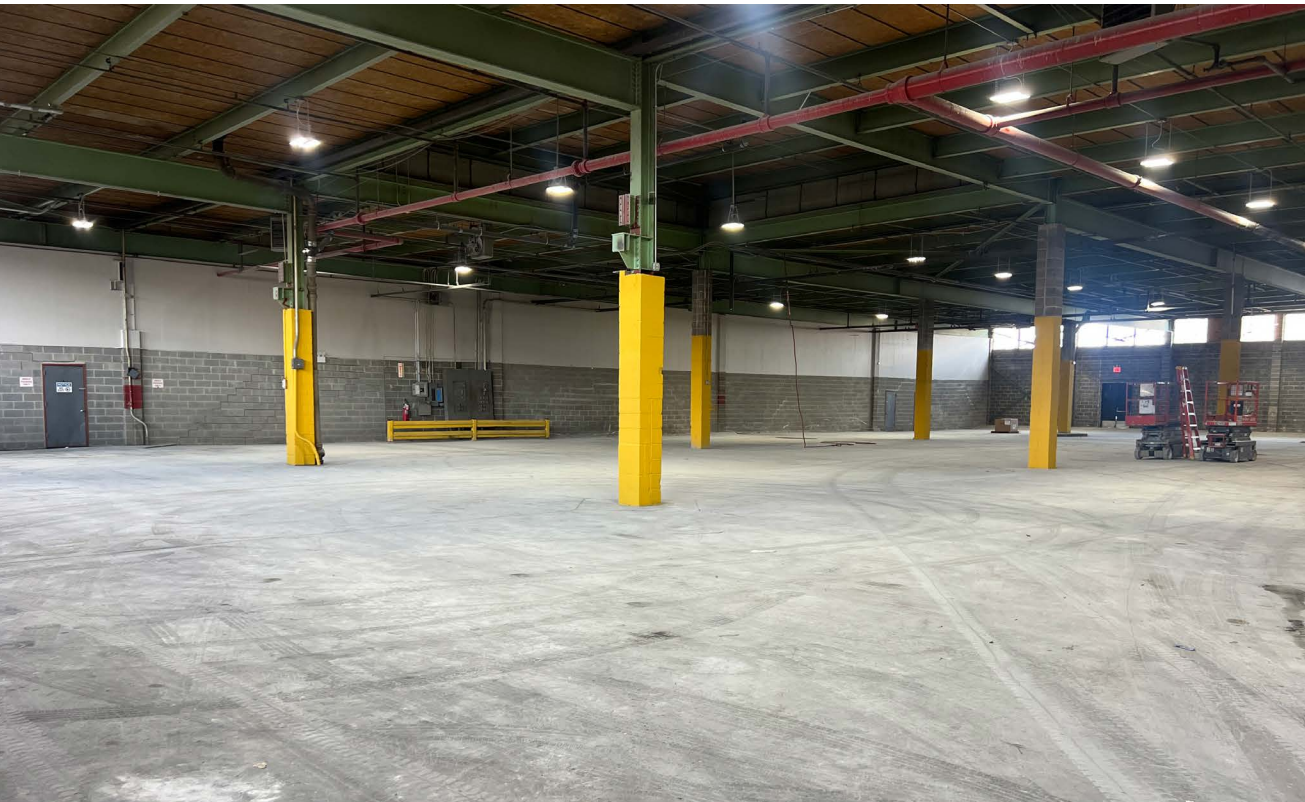
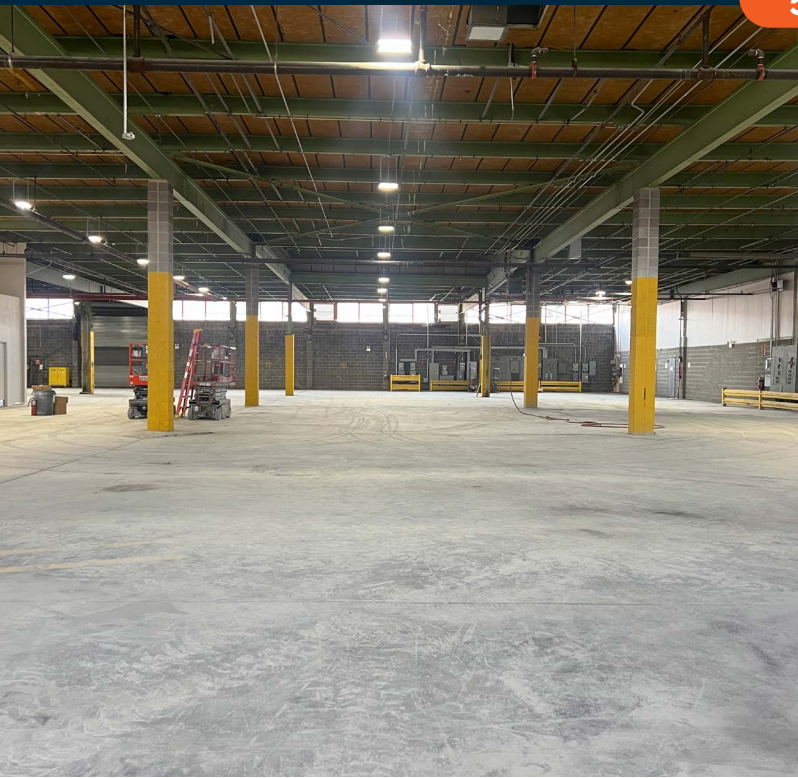
Total Building Square Footage:	+/- 47,800 SF (Divisible)
Usable Land Square Footage:	+/- 25,000 SF (Divisible)
Warehouse Divisible:	+/- 31,500 SF and Up
Ceiling Heights:	19'
Drive in Doors:	5
Docks:	1 (Interior) - Can possibly create additional docks
Notes:	Prime Location in the Bronx Heavy Electric Easy Access to I-95, Brucker Expy, Hutch River Pkwy, Whitestone, Throgs Neck & RFK Bridge all nearby

ASKING LEASE PRICE:
WAREHOUSE: \$24 PSF GROSS
LAND: \$14 PSF GROSS



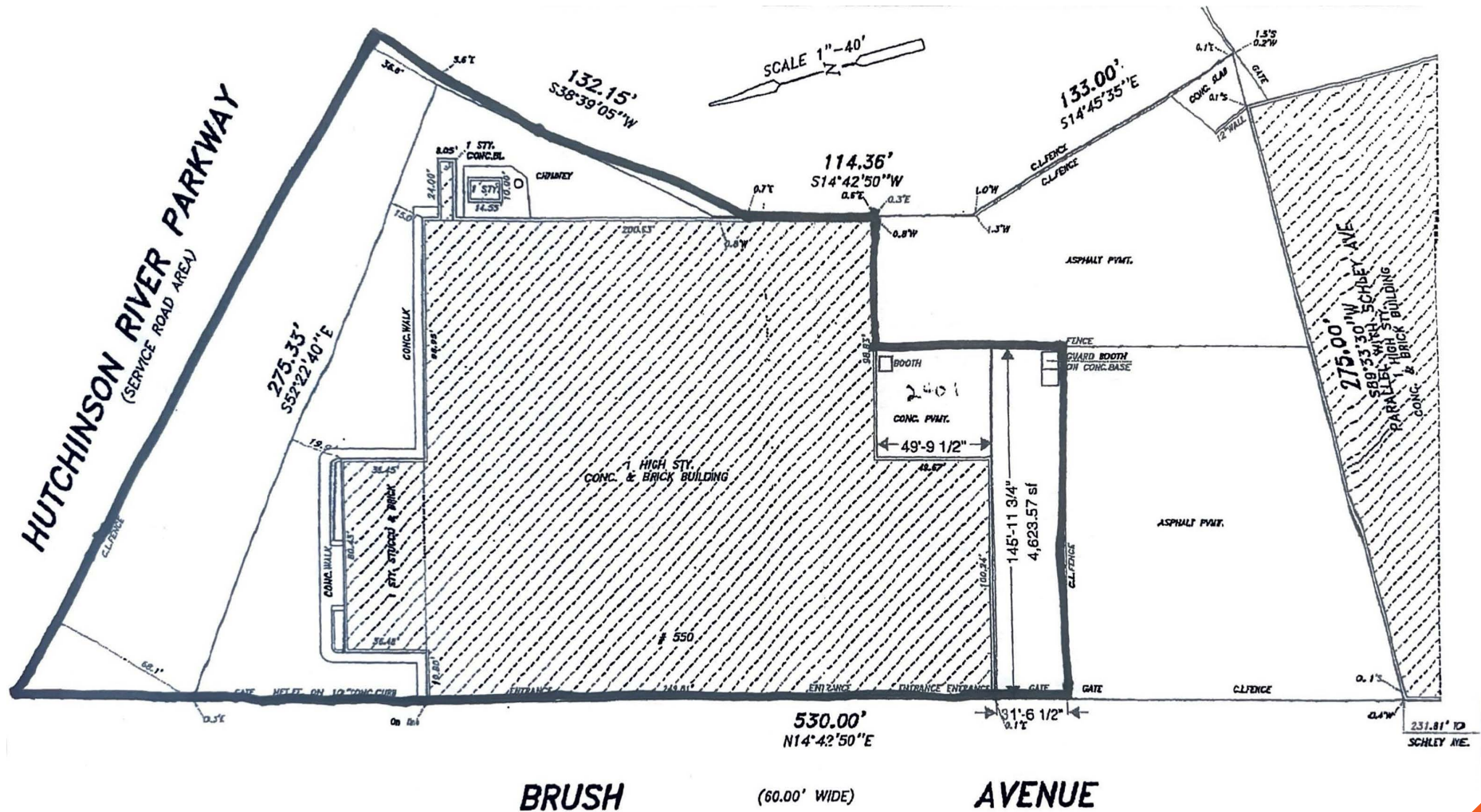


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SURVEY



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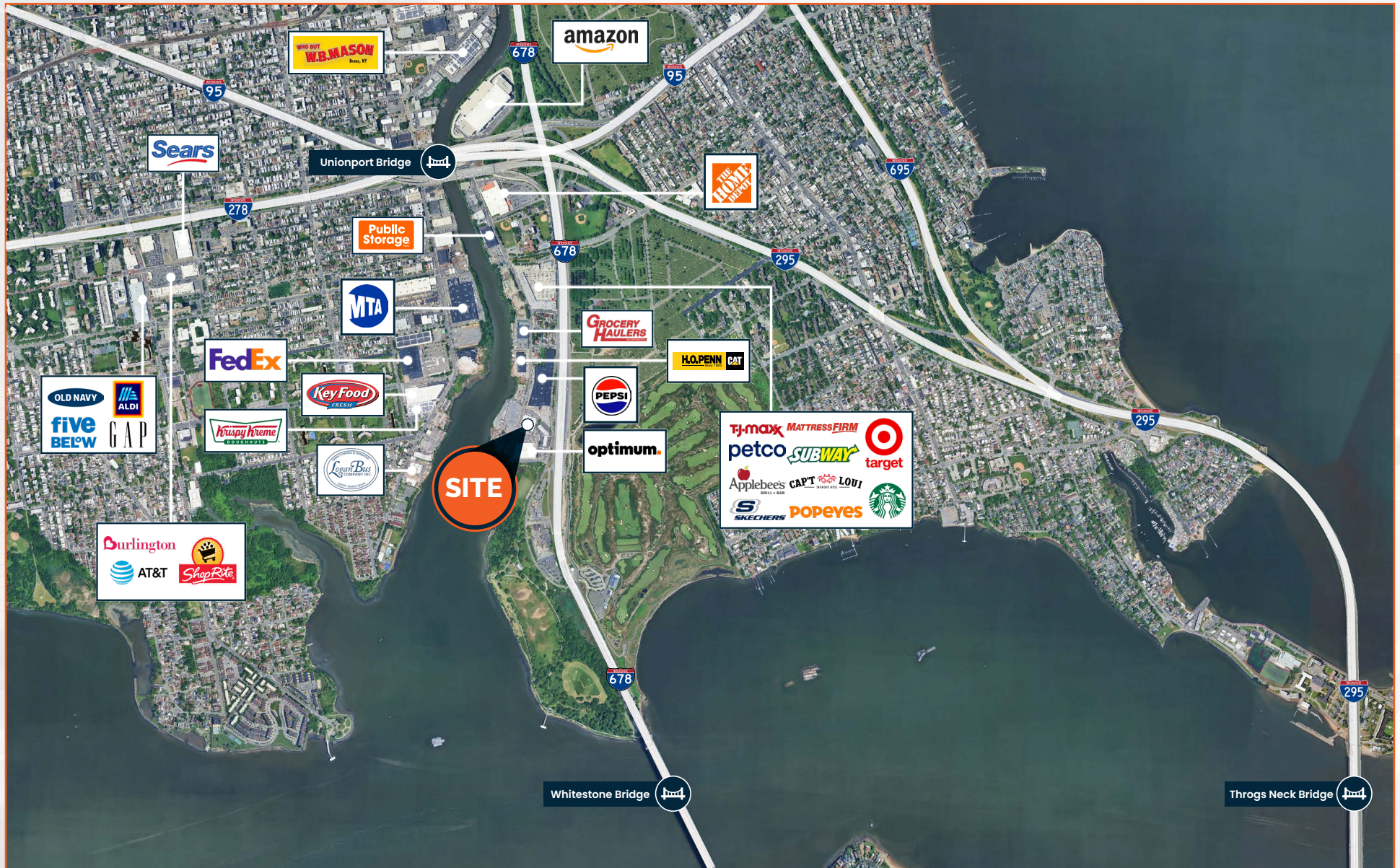
AERIAL



550 BRUSH AVE. BRONX, NY



MAP





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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT NEW YORK COMMERCIAL REALTY GROUP, LLC FOR MORE DETAILS.

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