



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



450 AUSTIN PLACE








BRONX, NY 10455

20,000 Sq. Ft. of Prime Warehouse + 10,000 Sq. Ft. Usable Cellar

Located in Mott Haven Minutes
to Subway

TYPE

Warehouse / Industrial

 SQUARE FT. 20,000 RSF	 ZONING M1-3
 CLEAR HEIGHT 12' - 15'	 PARCEL ID 2601 BLOCK
 LOADING 4 Docks	 12 LOT
 ELECTRIC POWER 400 AMPS	

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.

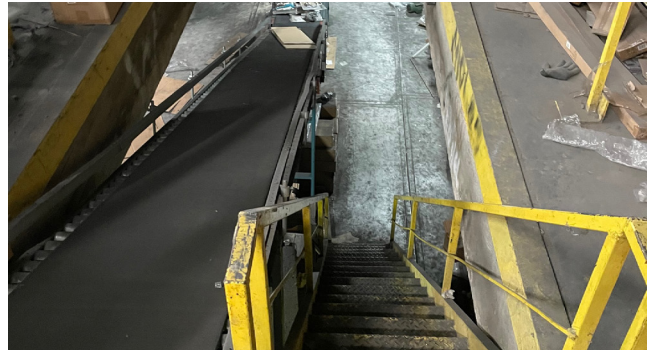
Property Overview

Pinnacle Realty of NY has been retained as the exclusive broker for a one-story warehouse with a total of 30,000 Sq. Ft. of space- 20,000 SF on the ground floor and 10,000 Sq. Ft. of useable space in the lower level, the building boasts impressive array of features that make it an ideal location for any business seeking space in the Bronx. The property offers four loading docks and an exterior loading area, with a freight elevator providing access to the lower level.

This property is located in an M1-3 zoning district which permits up to 5.0 FAR/ 100,000 SF industrial development and up to 6.5 FAR/ 130,000 Sq. Ft. community facility. Its is conveniently located just few minutes away from Manhattan and offers easy access to major routes, bridges, Bruckner Blvd., and the major Deegan expressway.

FEATURES

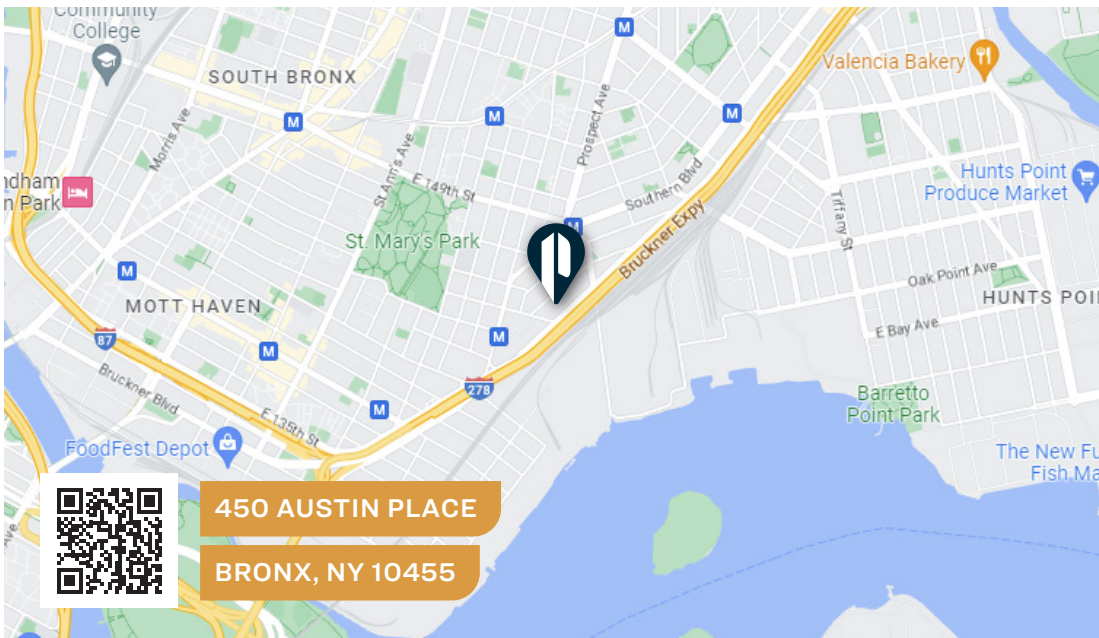
- Building Dimensions 200' x 100'
- 20,000 Sq. Ft. Ground Floor
- 10,000 Sq. Ft. Usable Basement with 9' Ceilings
- Industrial Freight Elevator: 9' x 12'
- Fully Sprinklered Building
- 400 AMP Electric (3 Phase)
- Gas Heat



- 4 Interior Loading Docks
- Walking Distance to Subway

OFFICE

- 3,000 Sq. Ft. of Office Space



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TRANSPORTATION

6

E 143 ST - ST MARY'S ST



BROOKLYN-QUEENS EXPY (I-278)

BRUCKNER EXPY

MAJOR DEEGAN EXPY (I-87)



BX19: SOUTHERN BLVD/E 149 ST

BX17: PROSPECT AV/E 149 ST



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

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TAX MAP



INTERIOR PHOTOS



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FOR MORE INFORMATION ABOUT THIS
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