

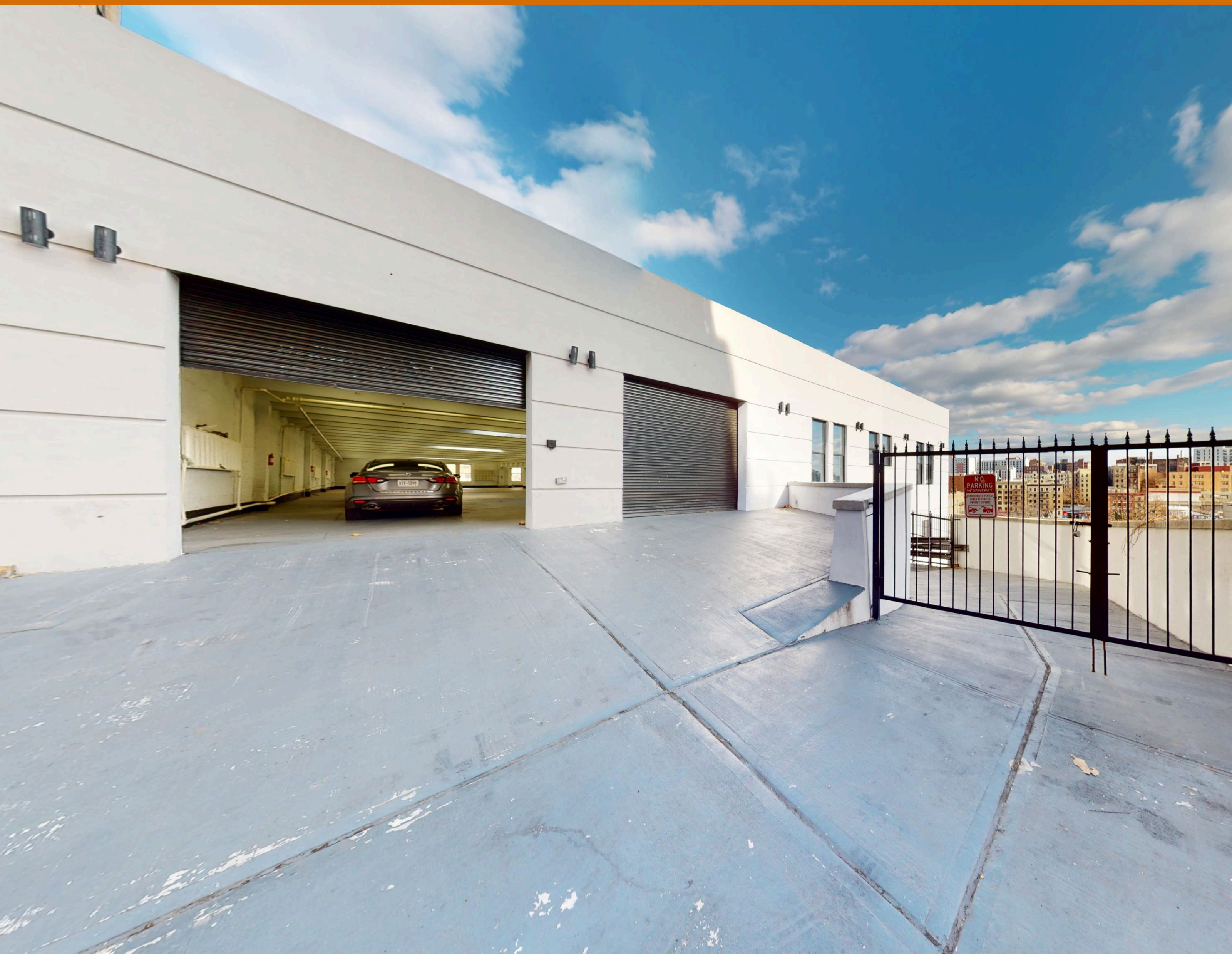
INDUSTRIAL FLEX SPACE FOR LEASE

305 EAST 182ND STREET

THE BRONX, NY 10457



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

PROPERTY DETAILS

LOCATION INFO

BTW TIEBOUT AVE & WEBSTER AVE

AVAILABLE SIZE

1ST FLOOR: 3,400 SF
2ND FLOOR: 3,400 SF
3RD FLOOR: 9,200 SF
4TH FLOOR: 22,000 SF

BASE RENT

MODIFIED GROSS
\$20 PSF

NEIGHBORHOOD

FORDHAM, BRONX

ZONING

R7-1, C8-3 I

BLOCK & LOT

03143-0179

COMMENTS

- 38,000 SF WAREHOUSE
- LOTS OF NATURAL LIGHT
- DIVISIONS CONSIDERED
- EASY ACCESS TO I-95
- FREIGHT ELEVATOR FROM FLOORS 1-3

TRANSPORTATION

BX41

B

D

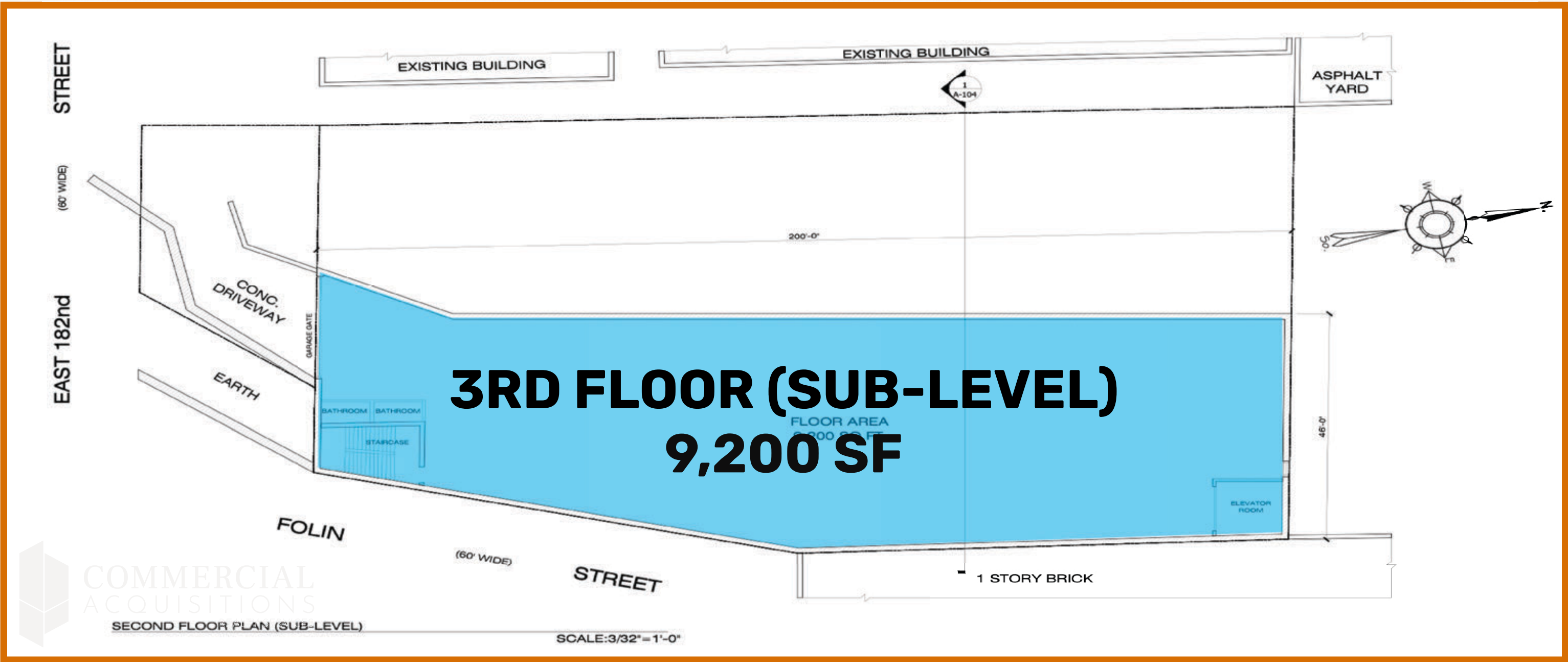
NEIGHBORHOOD TENANTS

- MCDONALD'S
- AUTOZONE
- BP GAS
- VERIZON
- BEST BUY
- DOLLAR TREE
- BLINK FITNESS
- TARGET



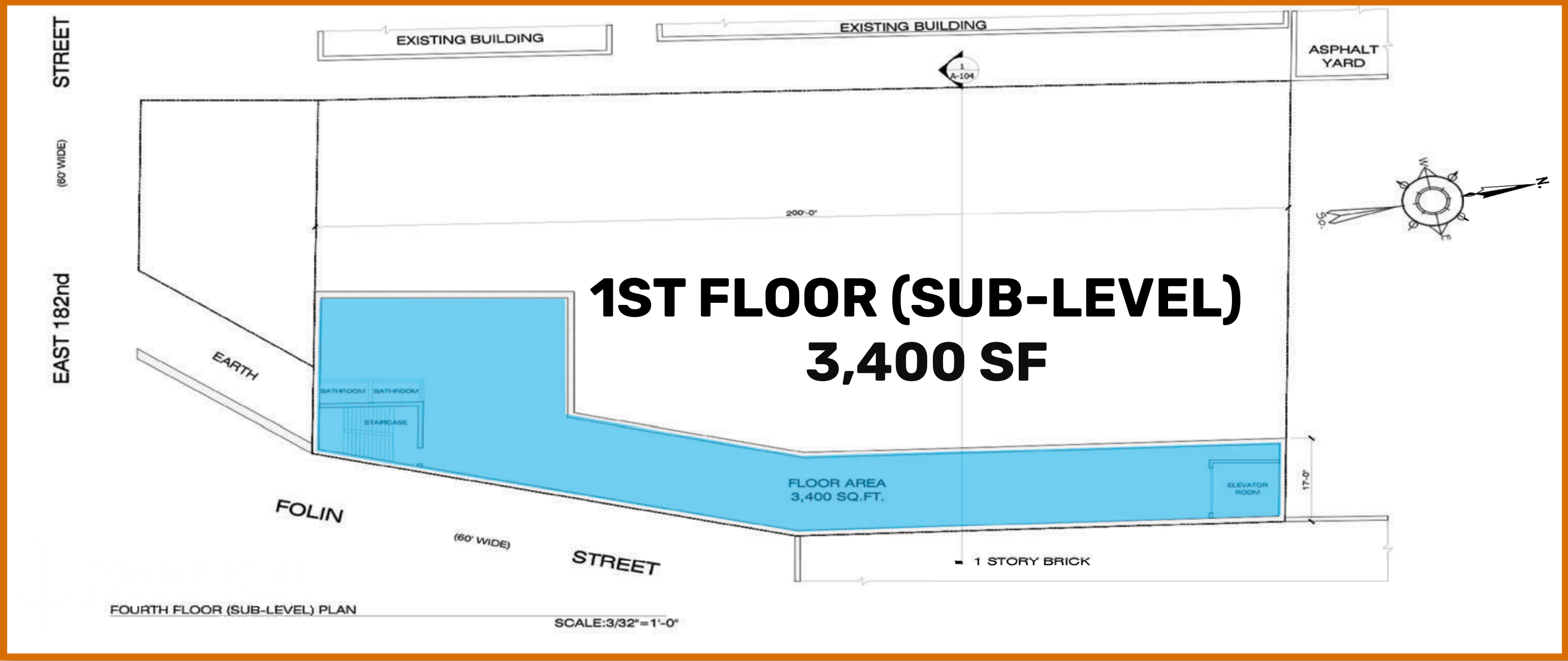
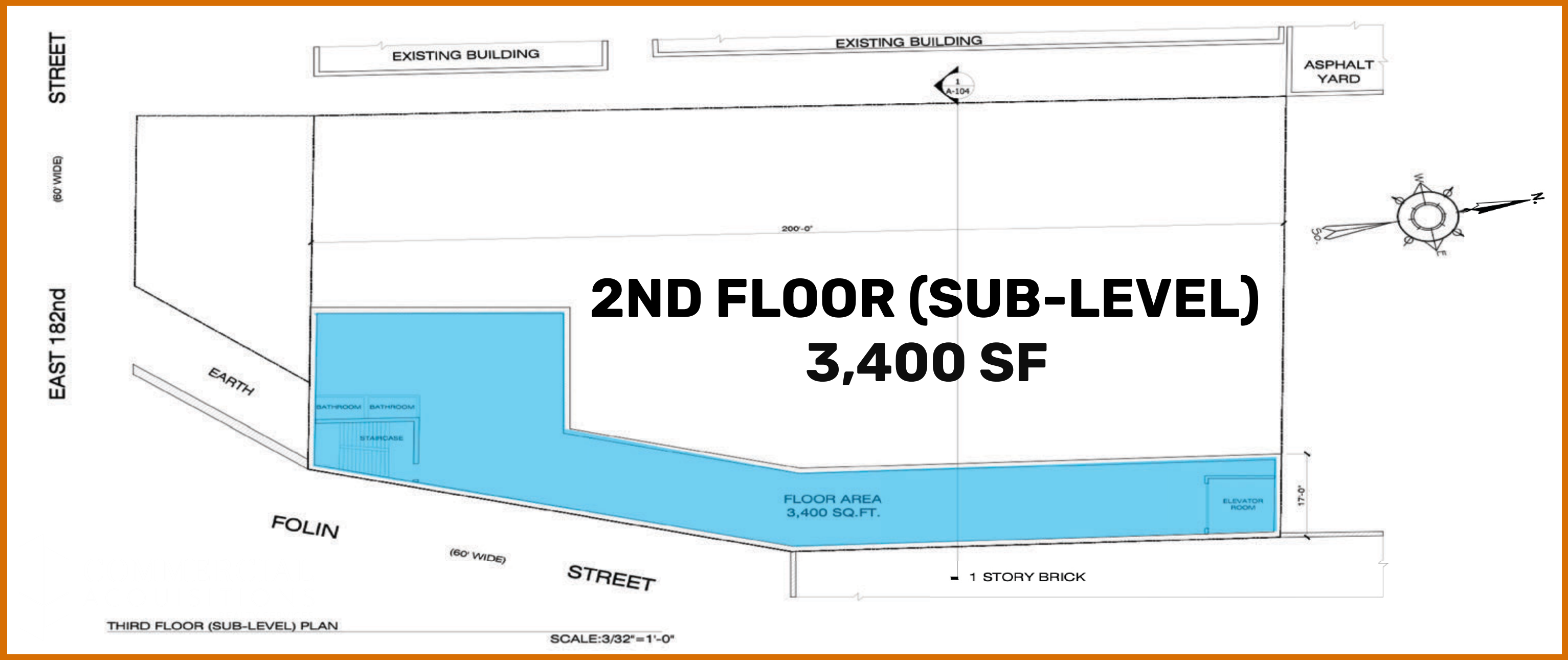
FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

305 EAST 182ND STREET



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

305 EAST 182ND STREET



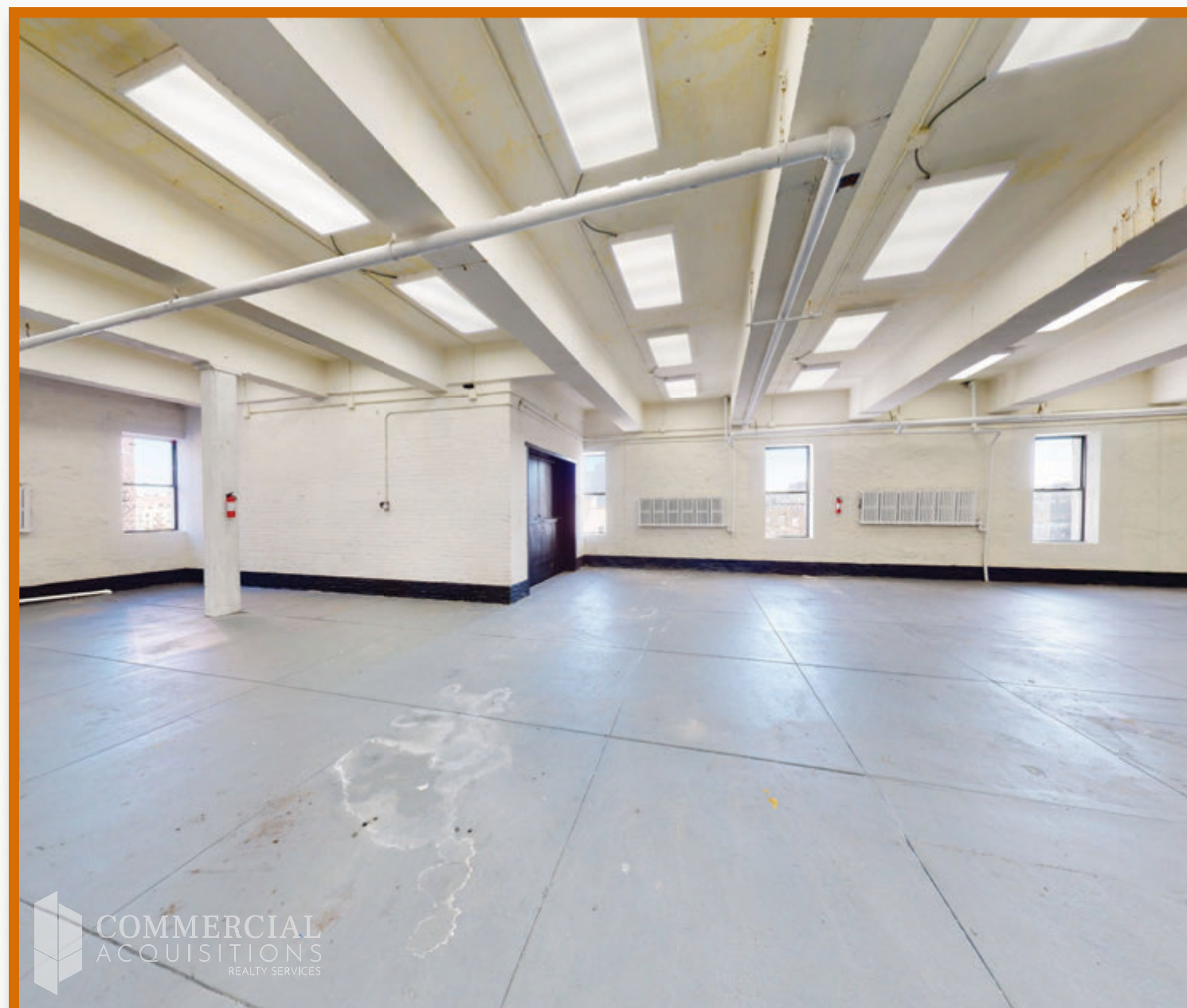
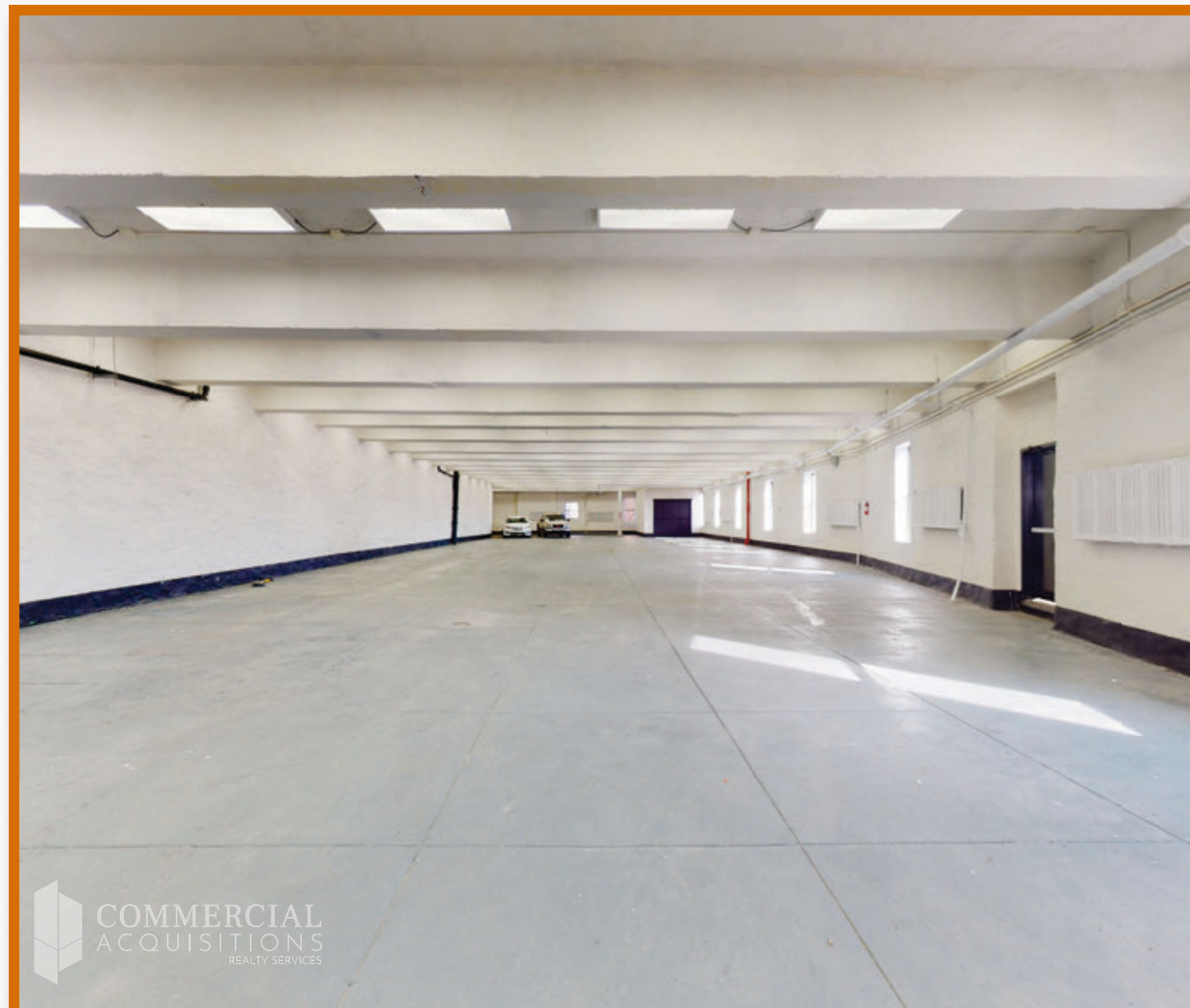
FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

305 EAST 182ND STREET



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

305 EAST 182ND STREET



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

305 EAST 182ND STREET



COMMERCIAL
ACQUISITIONS
REALTY SERVICES

CONTACT EXCLUSIVE BROKER



ARSEN ATBASHYAN
CELL: 917.939.3760
ARSEN@COMMERCIALACQ.COM



ALLEN ROSENTHAL
CELL: 718.640.6777
ALLEN@COMMERCIALACQ.COM

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 917.939.3760 ✉ ARSEN@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM

COMMERCIAL ACQUISITIONS INC. HAS MADE EVERY EFFORT TO OBTAIN THE INFORMATION REGARDING THESE LISTINGS FROM SOURCES DEEMED RELIABLE. HOWEVER, WE CANNOT WARRANT THE COMPLETE ACCURACY THEREOF SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE RECOMMEND TO THE BUYER THAT ANY INFORMATION, WHICH IS OF SPECIAL INTEREST, SHOULD BE OBTAINED THROUGH INDEPENDENT VERIFICATION. ALL MEASUREMENTS MAY BE APPROXIMATE.