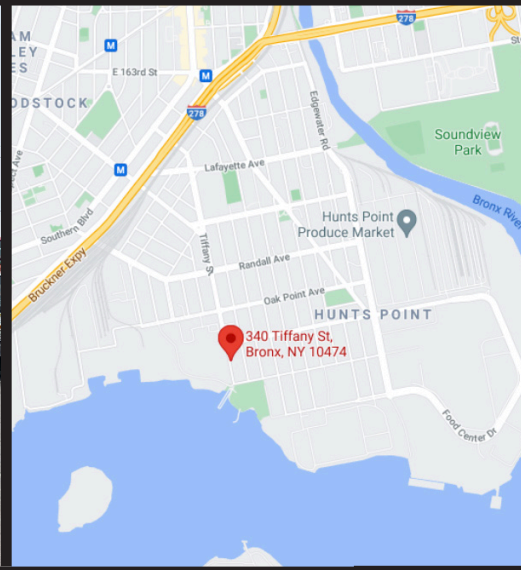


**FOR
INFORMATION**
FEINBERG BROS.
718 933-1800

COMMERCIAL & INDUSTRIAL REAL ESTATE



FULL ACRE IN HUNTS POINT
340 TIFFANY STREET, BRONX
BETWEEN EAST BAY AND VIELE AVENUES, THROUGH TO CASANOVA STREET
12,000' BUILDING + 32,000' PARKING

(OVER FOR DETAILS)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price rental or other conditions prior sales, sales, lease or withdrawal without notice.

FEINBERG BROS. AGENCY, INC.
31 BEDFORD PARK BOULEVARD, BRONX, NEW YORK 10468
(718) 933-1800 • FAX (718) 933-1803

industrial • real estate
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INDUSTRIAL - COMMERCIAL REALTORS



S. JEROME FEINBERG
S. HERBERT FEINBERG
JOEL D. FEINBERG

EXCLUSIVE FOR LEASE

TOTAL AREA: 42,000'

ELECTRIC: 400 amps, 3 phase

BUILDING AREA: 12,000' - two adjacent 5,000' connected buildings + offices

HEAT: Oil in one 5,000', gas in the other 5,000'

ZONING: M-3-1 Heaviest Industrial Zone in NYC

LIGHTING: HID's

CONSTRUCTION: One story, brick & block w/ ground floor and mezz. offices

OFFICE: Approx 2,000'

LOADING: Three 14' drive-ins, drive-through to yard

PARKING: 32,000' - fenced and paved

FLOOR: Concrete slab on grade - floor drains

LEASE: \$60,000/month

SALE: \$18,500,000 (Owner financing preferred)

CEILING: 16' and 18' - clear span in both - no columns

TAXES: \$76,632 (22/23)
Base taxes included in above rental

REMARKS: 200' frontage on Tiffany, wide street, yard goes through from block to block, multiple curb cuts, 1 ton hoist in building, runs 100' - front to back, in all economic benefit zones, available 60-90 days from lease agreement or sooner, long-term lease preferred