

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

COMMERCIAL & INDUSTRIAL REAL ESTATE



1401 COMMERCE AVENUE, BRONX, NEW YORK

CORNER OF BUTLER PLACE

5,500' SF

LEASE: \$27/sf modified gross

(OVER/SCROLL FOR DETAILS)

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INDUSTRIAL - COMMERCIAL REALTORS

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



EXCLUSIVE FOR LEASE

LOCATION: 1401 Commerce Avenue, Bronx
Corner of Butler Place

CEILING: 15'

BUILDING: 5,500 SF

ELECTRIC: 400 amps, 3 phase

ZONING: M-1 - Industrial Zone

HEAT: Gas fired ceiling blowers

CONSTRUCTION: One story, brick & block

LIGHTING: LED's

LOADING: 14' electric drive-in

LEASE: \$27/sf modified gross

FLOOR: Concrete slab on grade

TAXES: Base taxes included in above rental

REMARKS: Recently re habbed, new LED's, paint, gas heaters and overhead door, sealed floor, fronts on wide street, (Industrial Business Zone), corner location, good exposure, two blocks to bus and subway (#6) on Westchester Avenue, five blocks to Bruckner Circle with access to all expressways and bridges, vacant and available immediately, long-term lease OK.