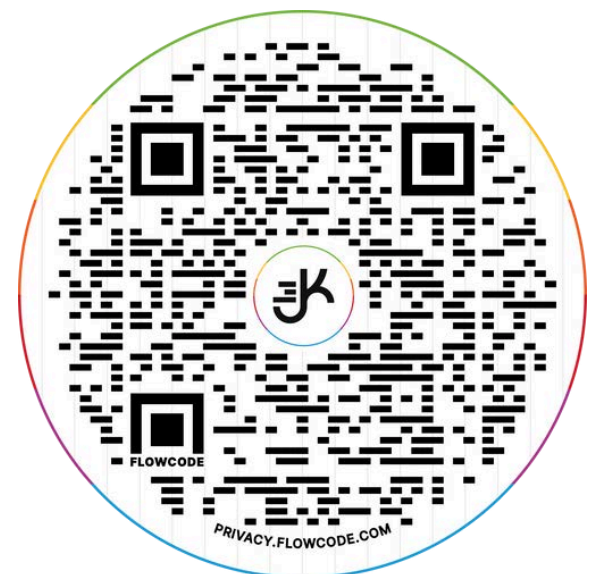


1215 SPOFFORD AVENUE - BRONX NY

THE PENINSULA BLDG 1A - INDUSTRIAL AVAILABLE FOR LEASE



SCAN OR CLICK FOR 360 TOUR



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1215 SPOFFORD AVE, BRONX

THE PENINSULA - BUILDING 1A

Seeking Manufacturing x Production x Maker Tenants

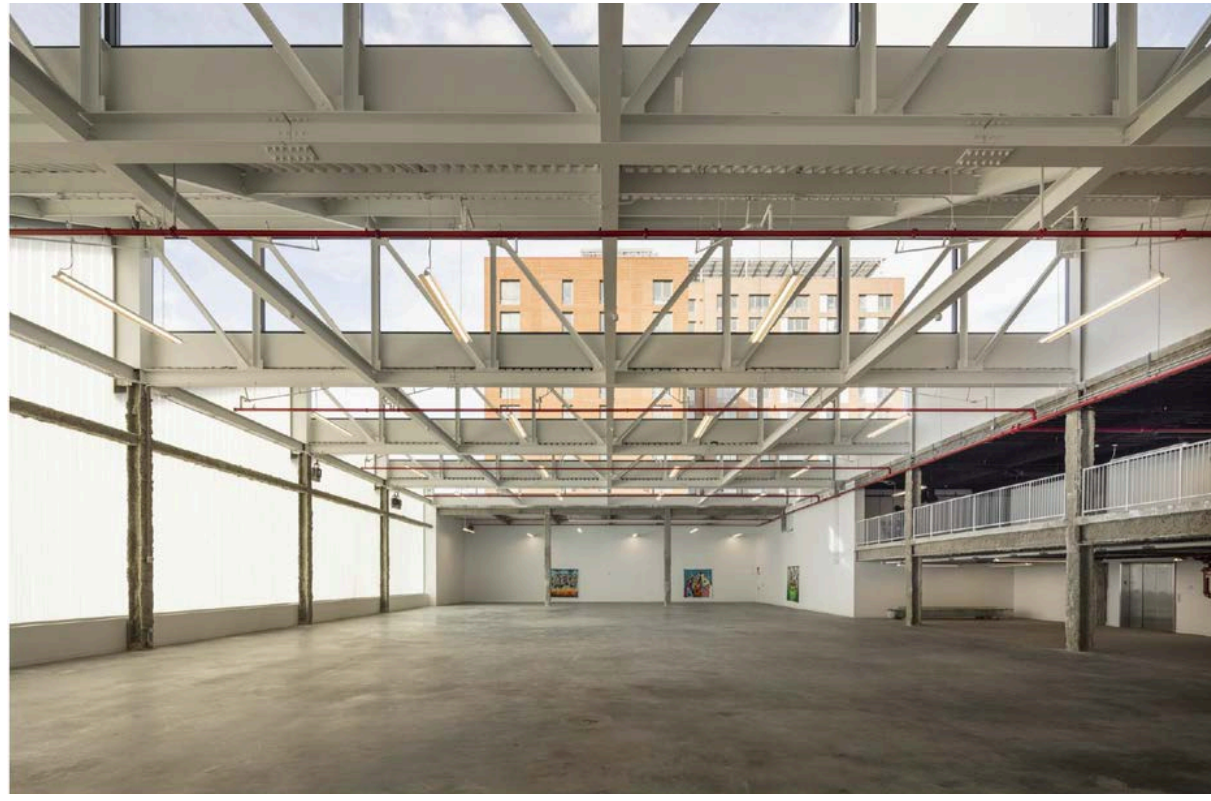
Building/Unit #	Size (Approx)	Ceiling Height
Ground Floor Unit #5 (Industrial)	2,288 SF	16'
Unit #6: (Industrial)	2,120 SF	20'
Unit #7: (Industrial)	2,120 SF	20'
Unit #8: (Industrial)	15,195 SF	20'-22'

- 3-bay loading dock, hydraulic dock lift (shared)
- 2 oversized freight elevators (7000 lb capacity) (shared)
- Spaces in “White Box” condition (inc. overhead lighting and cement floors)
- Commercial-grade gas, electric, water and HVAC supply to each unit
- All utilities sub-metered to each space (water, gas, electric, and heat)
- Grease traps and floor drains in each unit
- Coordinated trash, recycling, and compost pickup
- Telecom and internet connections in each unit
- Key-fobbed, controlled building entry and intercom system
- Security cameras connected directly to local police precinct and management

TRANSPORTATION:



J3K.COM



1215 SPOFFORD - UNIT 5

BUILDING 1A

GROUND FLOOR - UNIT #5

SIZE (APPROX):

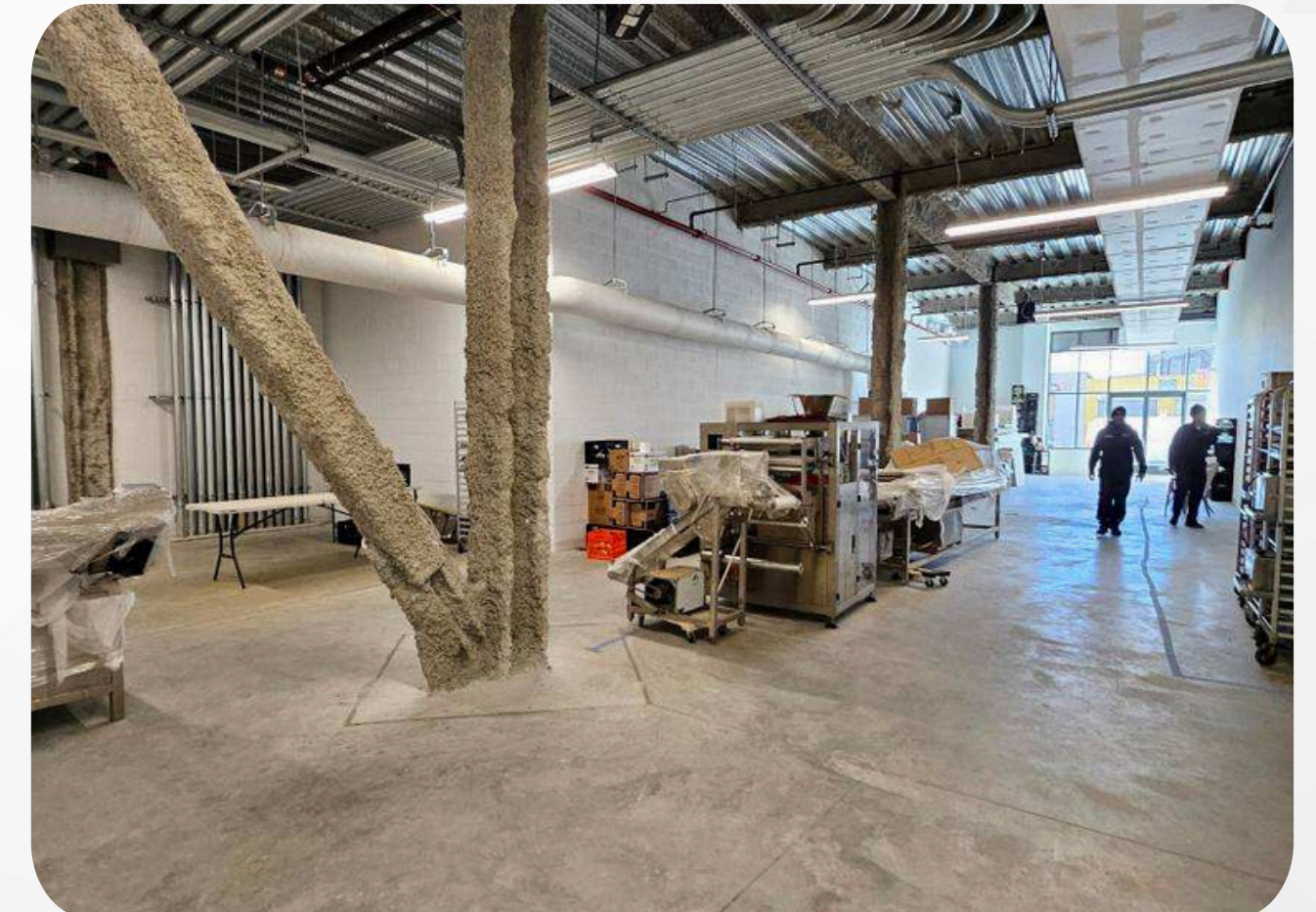
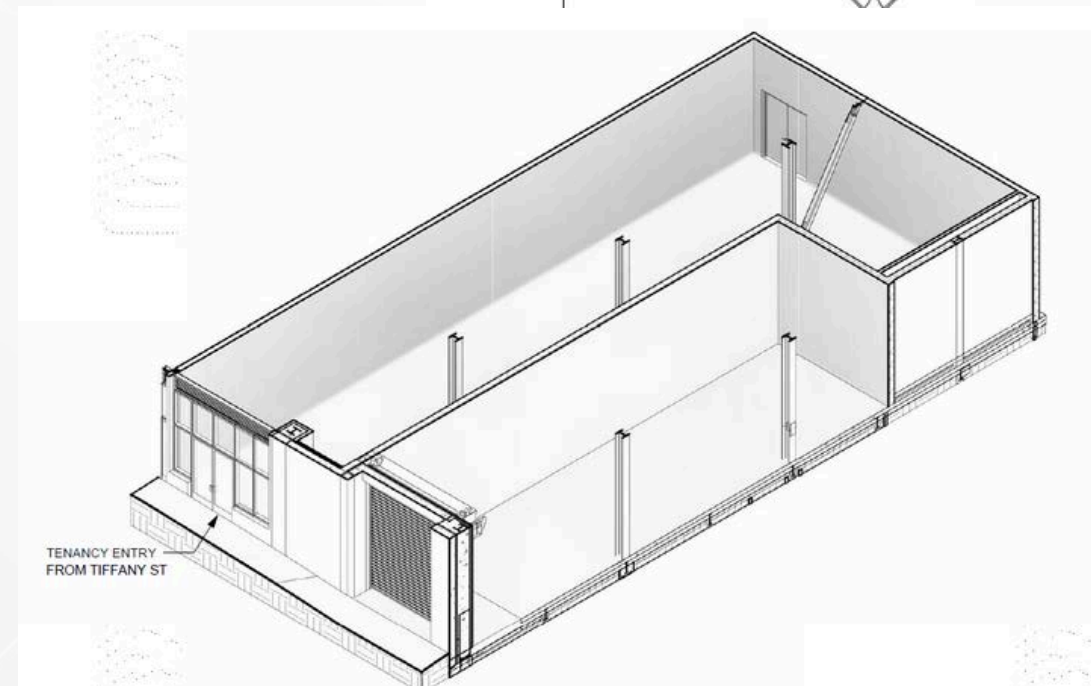
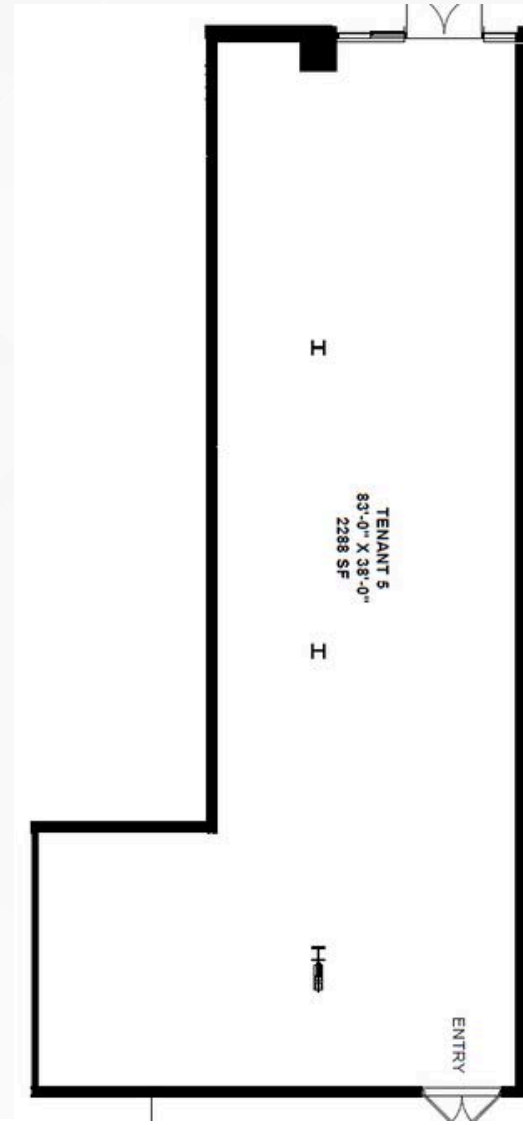
2,288 SF

CEILING HEIGHT:

16'

HIGHLIGHTS:

- This space has glass panel frontage onto Tiffany Street and could include a Retail Operation
- Seeking: Media, Film Production, Food Production or Manufacturing Uses
- Spaces in "White Box" Condition (including overhead lighting, cement floors, basic heating and ventilation).
- Gas Service Available for Connection

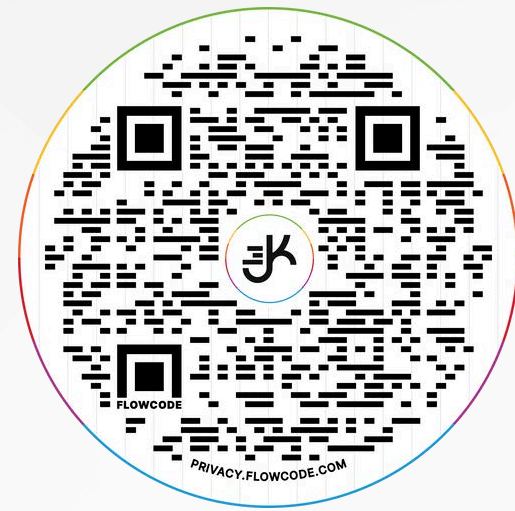


1215 SPOFFORD - UNIT 6

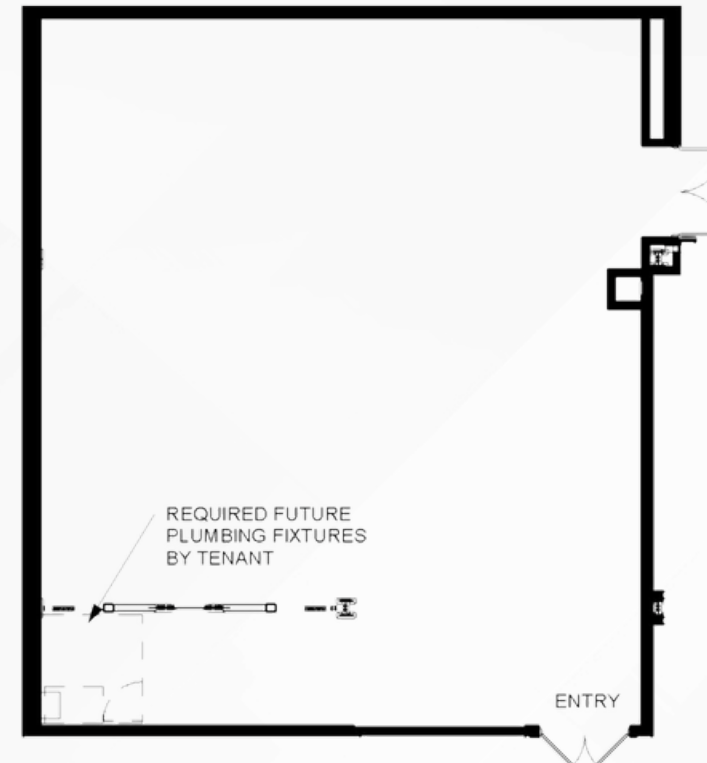
BUILDING 1A
UNIT #6

SIZE (APPROX):
2120 SF
+ OUTDOOR PATIO

CEILING HEIGHT:
20'

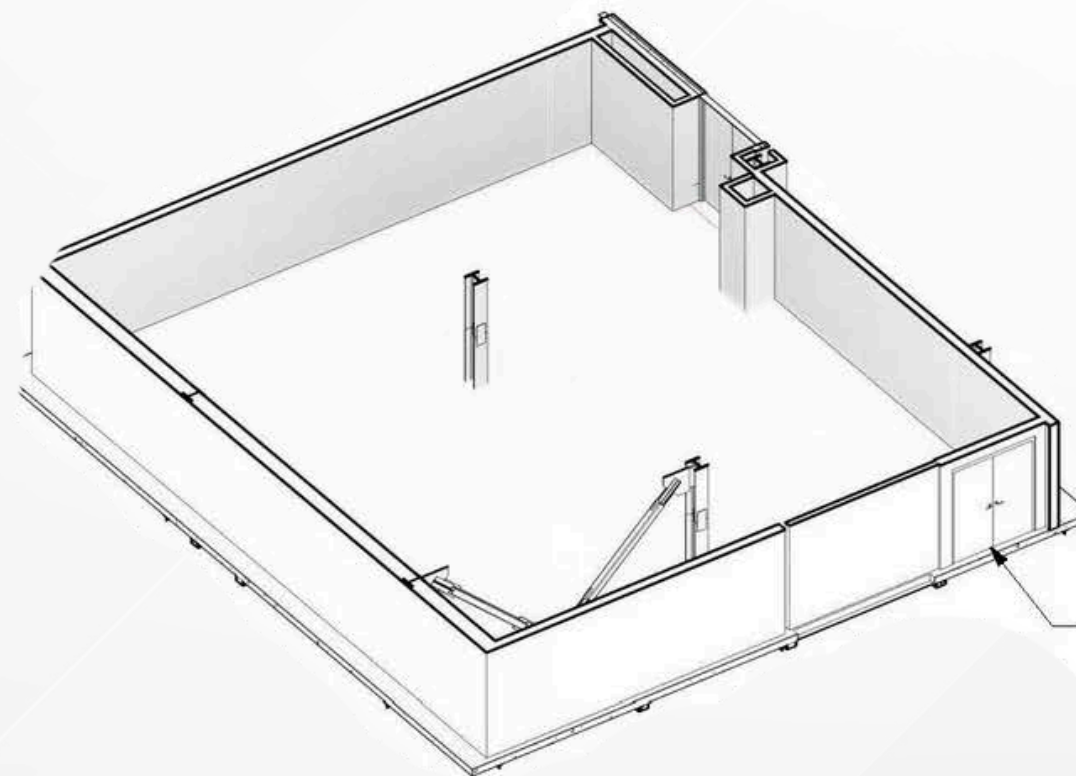


SCAN OR CLICK FOR 360 TOUR



HIGHLIGHTS:

- This space will open onto the public plaza with a set of glass-panel double doors.
- Ability to Run Small Retail Operation
- Seeking: Media, Film Production, Food Production or Manufacturing Uses
- Spaces in "White Box" Condition (including overhead lighting, cement floors, basic heating and ventilation).
- Gas Service Available for Connection



1215 SPOFFORD - UNIT 7

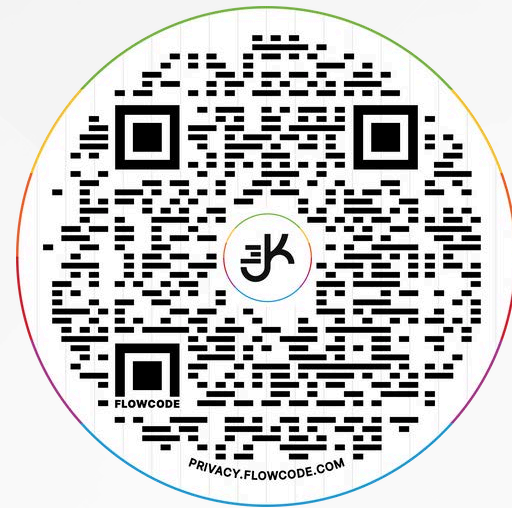
BUILDING 1A
UNIT #7

SIZE (APPROX):
2120 SF
+ OUTDOOR PATIO

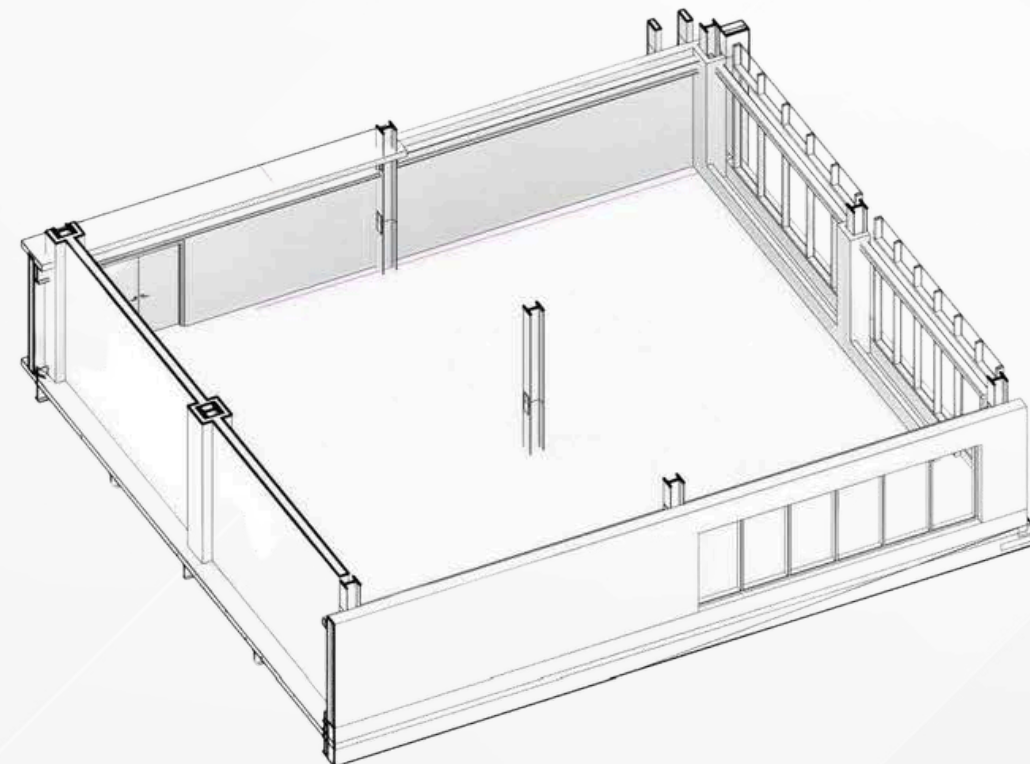
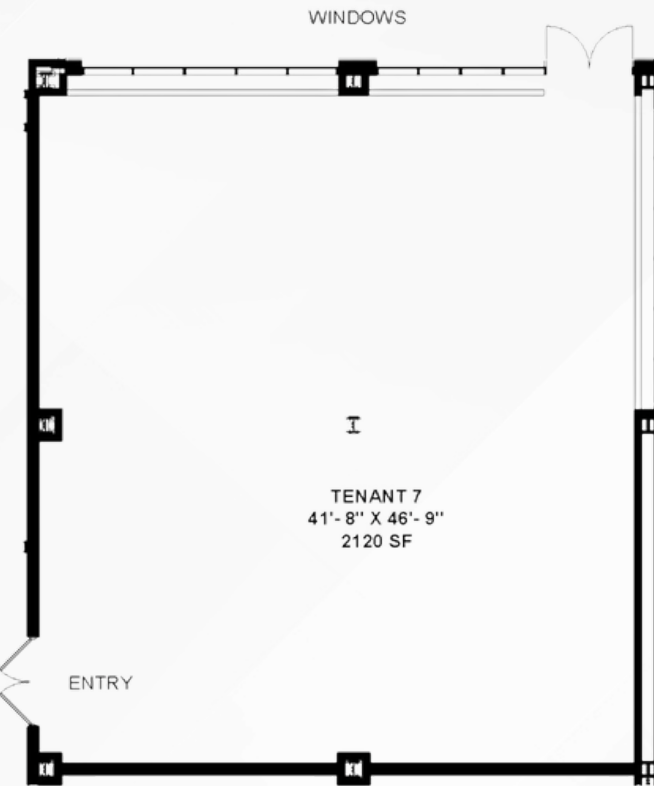
CEILING HEIGHT:
20'

HIGHLIGHTS:

- This space has glass panel frontage facing the public plaza and could include a small retail operation.
- Ample Natural Light
- Seeking: Media, Film Production, Food Production or Manufacturing Uses
- Spaces in "White Box" Condition (including overhead lighting, cement floors, basic heating and ventilation).
- Gas Service Available for Connection



SCAN OR CLICK FOR 360 TOUR

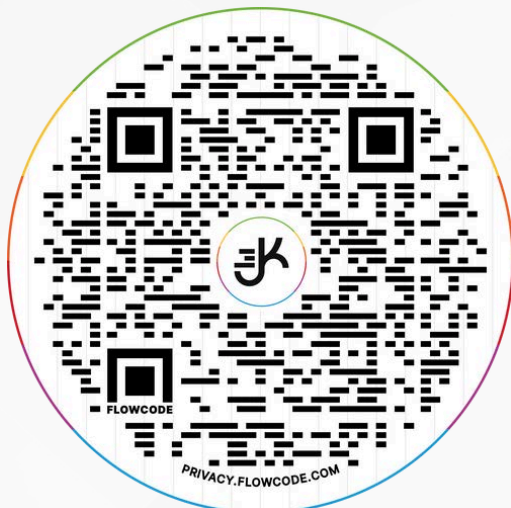


1215 SPOFFORD - UNIT 8

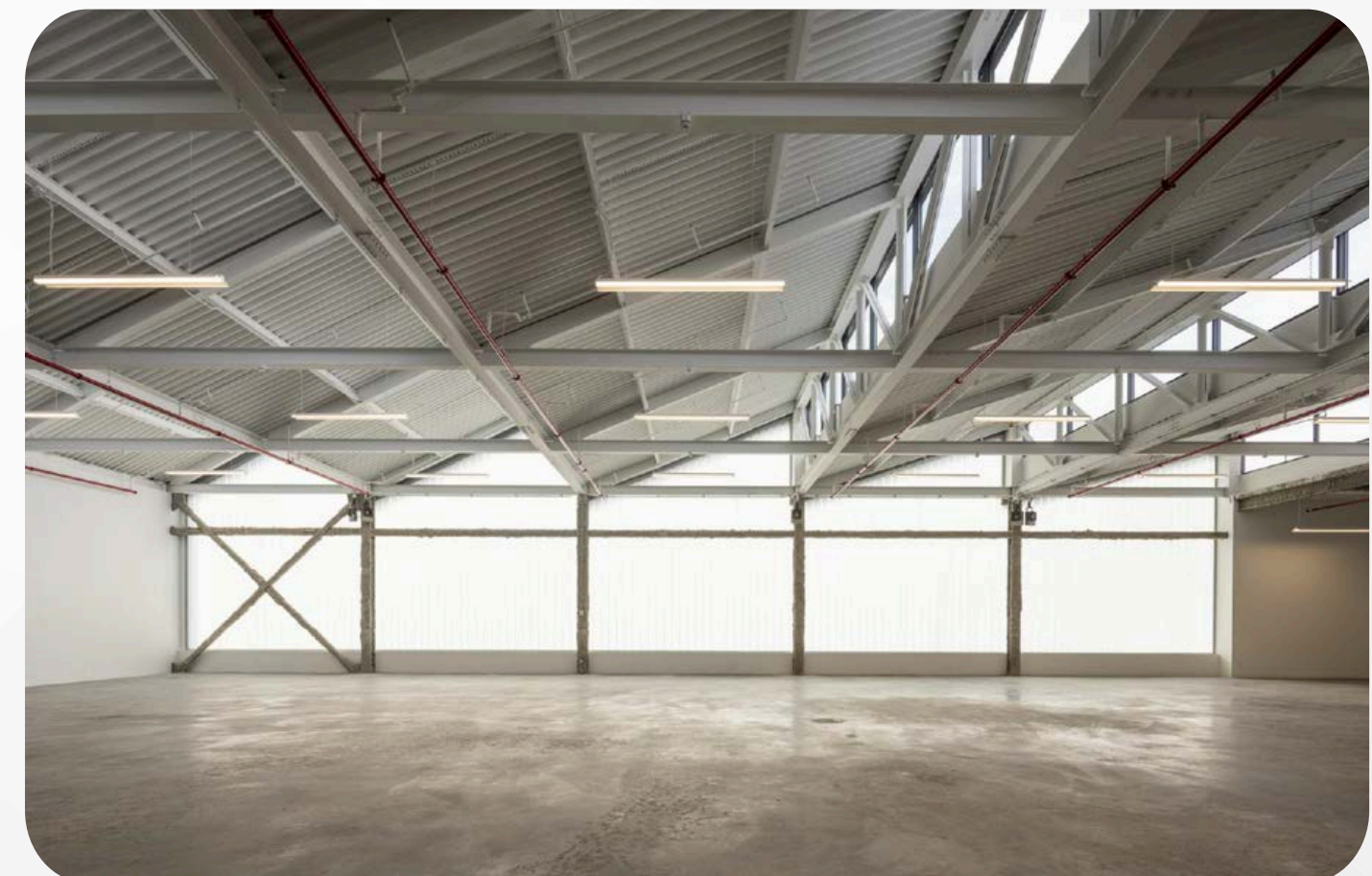
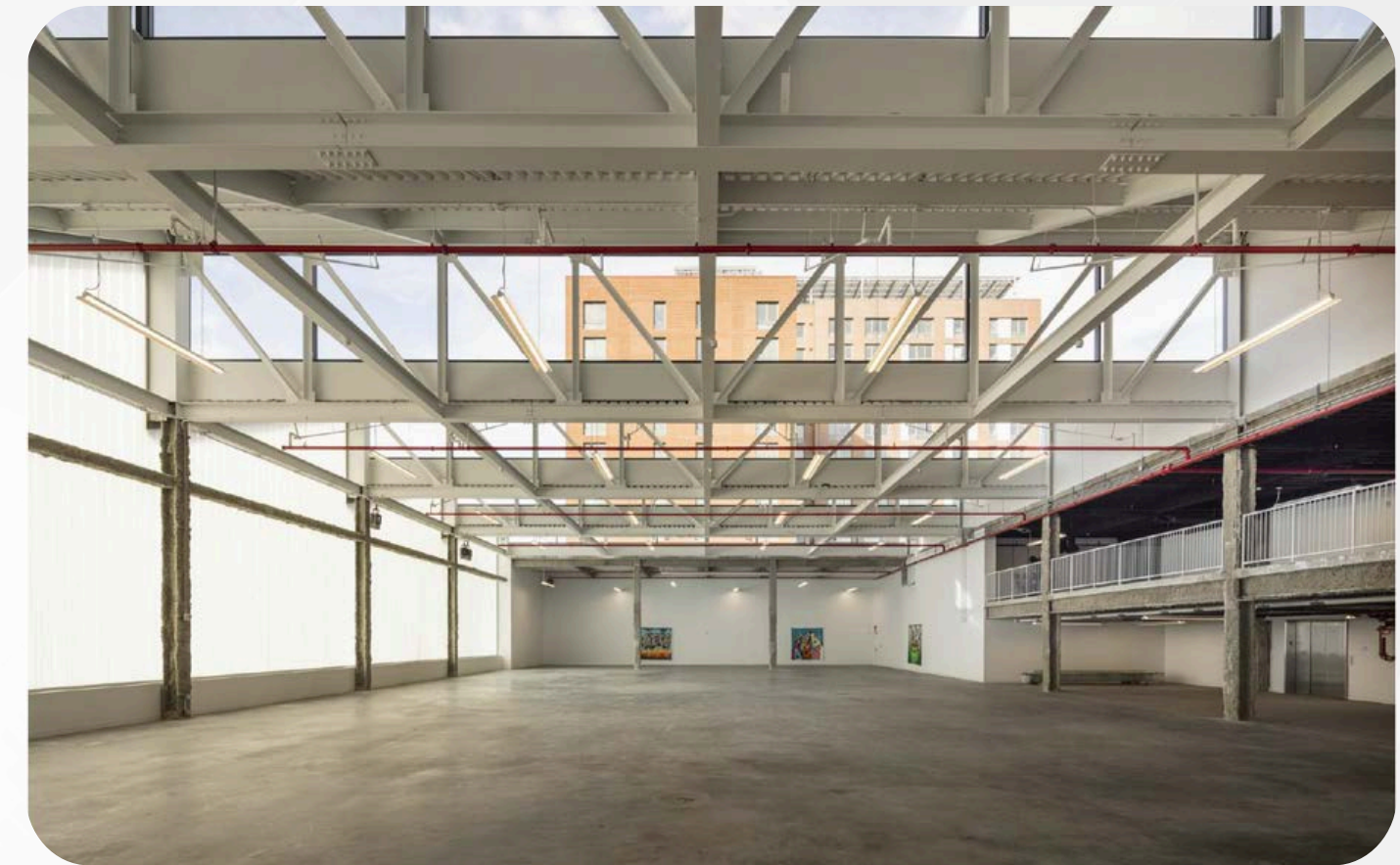
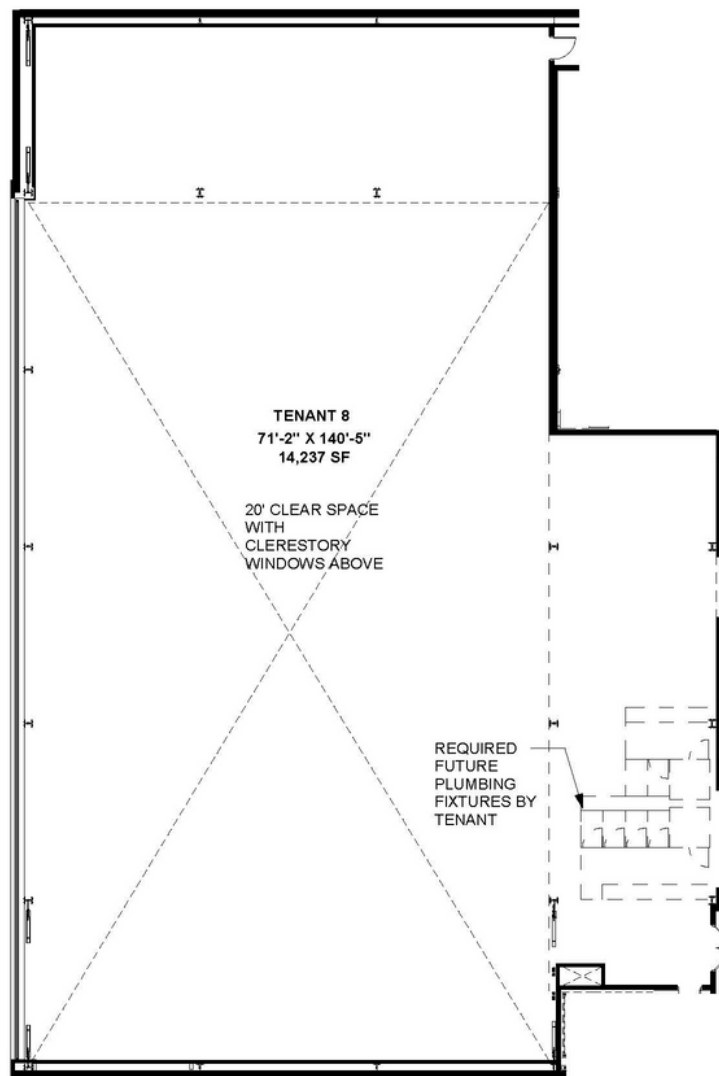
BUILDING 1A
UNIT #8

SIZE (APPROX): 15,195 SF
MAIN FLOOR: 12,401 SF
MEZZ: 2,794 SF

CEILING HEIGHT:
20'-22'

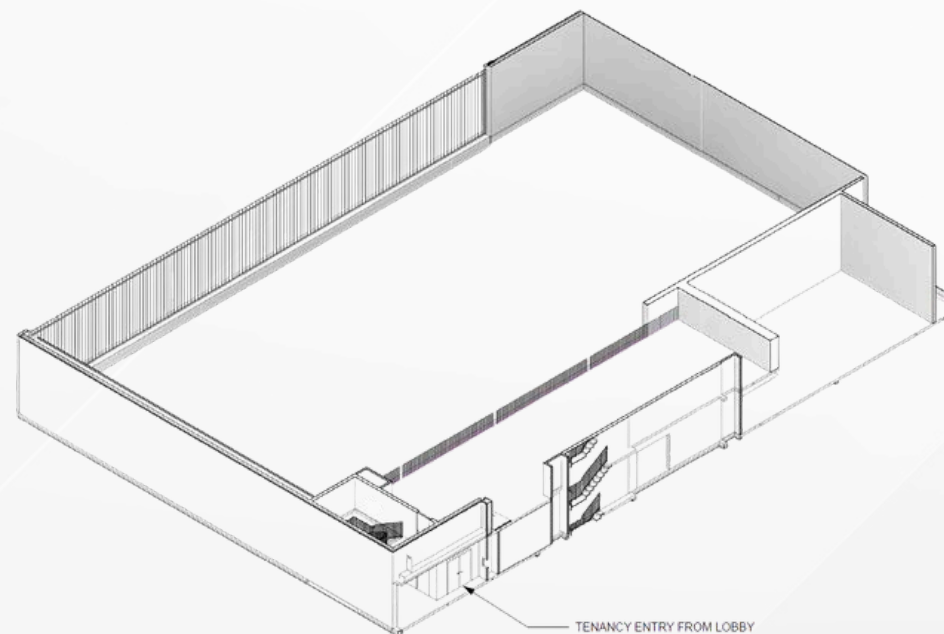


SCAN OR CLICK FOR 360 TOUR



HIGHLIGHTS:

- Direct Access from Freight Elevator
- Breathtaking Skylights
- Seeking: Media, Film Production, Food Production or Manufacturing Uses
- Space in "White Box" Condition (including overhead lighting, cement floors, basic heating and ventilation)



CONTACT US

J3K.COM

For more information please contact:

JON KAMALI

646-450-1859

jon@j3k.com

ALLIE PORTERA

646-771-1629

allie@j3k.com

JEREMY KAMALI

646-450-5985

jeremy@j3k.com

JUSTIN KAMALI

516-306-2518

justin@j3k.com



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THE PENINSULA SEEKS TO: Incubate, support, and sustain homegrown light industrial businesses that spring from growing sectors in the South Bronx economy and create high-quality, living wage, & career-oriented jobs.

Minutes from Hunts Point Cooperative Market, whose 8500 employees distribute 4.5 billion pounds of food annually to around 23 million people in the NYC metro region.

