

1660 E 233rd Street, Bronx



Prime Industrial Facility For Sale

Property Highlights

- ✦ Substantial 2.0 FAR Expansion Potential
- ✦ M3-1 Heavy Industrial Zoning
- ✦ Turn-Key Fleet Yard and Workshop
- ✦ Superior Outer-Borough Logistics Location

Offered for Sale for:

\$1,295,000

Exclusively Listed By



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Lot Size

9157

Zoning/ FAR

M3-1/ 2.0

Buildable

16,357

Taxes

\$13,981

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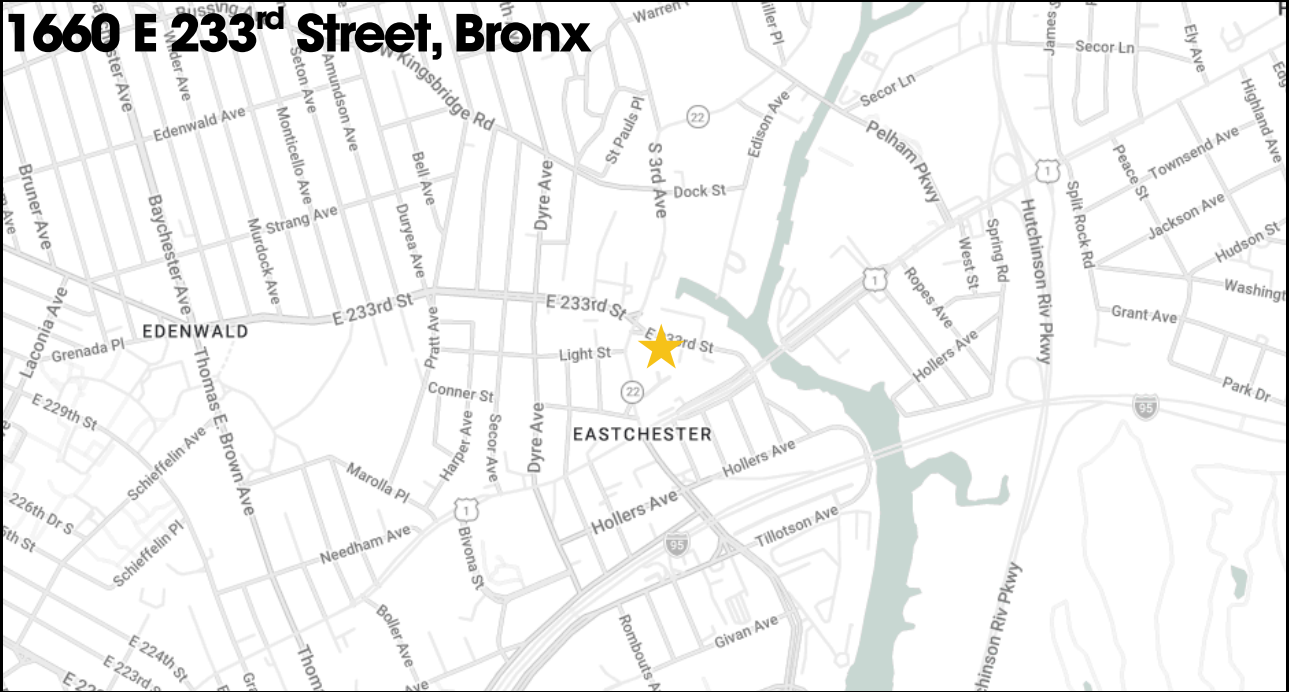


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📍 423 Commerce St, Hawthorne

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Property Description

An exceptional opportunity to acquire a highly versatile industrial asset in the heart of the Bronx's premier commercial corridors. 1660 East 233rd Street features a freestanding, single-story 1,962 square foot commercial facility situated on an expansive 9,157 square foot secure lot. The property features rare, heavy-use M3-1 zoning paired with a 2.0 Floor Area Ratio (FAR). This unique combination allows for an immediate owner-user operation or a high-density, vertical industrial expansion up to about 18,314 total buildable square feet.

This site offers a rare layout blending functional clear-span workspace with massive, fenced staging, fleet parking areas, and immediate access to major highways. It stands out as a premier asset for strategic investors looking to maximize heavy-industrial footprint and logistics capacity within New York City's outer boroughs.

2.0 FAR Expansion Potential: Possessing a 2.0 Floor Area Ratio (FAR) for heavy manufacturing and commercial uses, a developer or business owner can dramatically upscale the current structure or construct a brand-new facility suited to their needs.

M3-1 Heavy Industrial Zoning: Unlike restrictive light-industrial plots, the site's M3-1 designation permits the most intensive uses "by right"—including high-impact manufacturing, recycling operations, fuel storage, infrastructure equipment staging, and specialized utility operations.

Turn-Key Fleet Yard and Workshop: The lot effortlessly accommodates heavy vehicle staging, fleet parking, or material storage—a highly sought-after, scarce commodity in the Bronx logistics market.

Superior Outer-Borough Logistics Location: Seamless regional access allows operators to completely bypass local borough bottleneck traffic, positioning businesses closer to NYC's core consumer markets and industrial trade zones.



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