

HUNTS POINT PARK

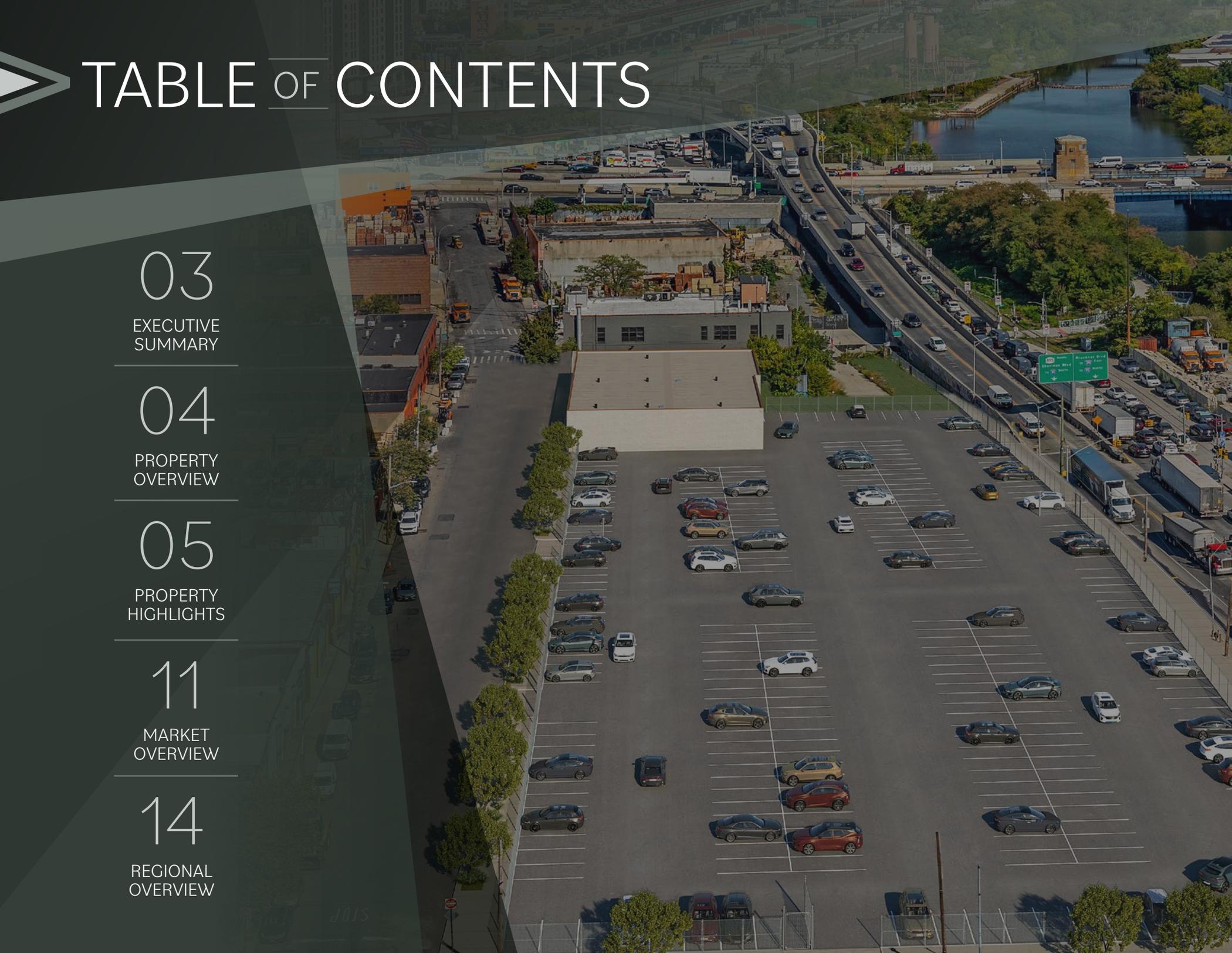
913 EDGEWATER ROAD

HUNTS POINT, BRONX, NY

AVAILABLE FOR LEASE

OFFERING MEMORANDUM
WILDFLOWER | KBCADVISORS

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EXECUTIVE SUMMARY

KBC Advisors is pleased to present **Hunts Point Park** (the “Property”) for lease, a 105,000-square-foot lot improved by an existing 10,500-square-foot warehouse strategically located at 913 Edgewater Road in the heart of Hunts Point, an industrial peninsula in the South Bronx.

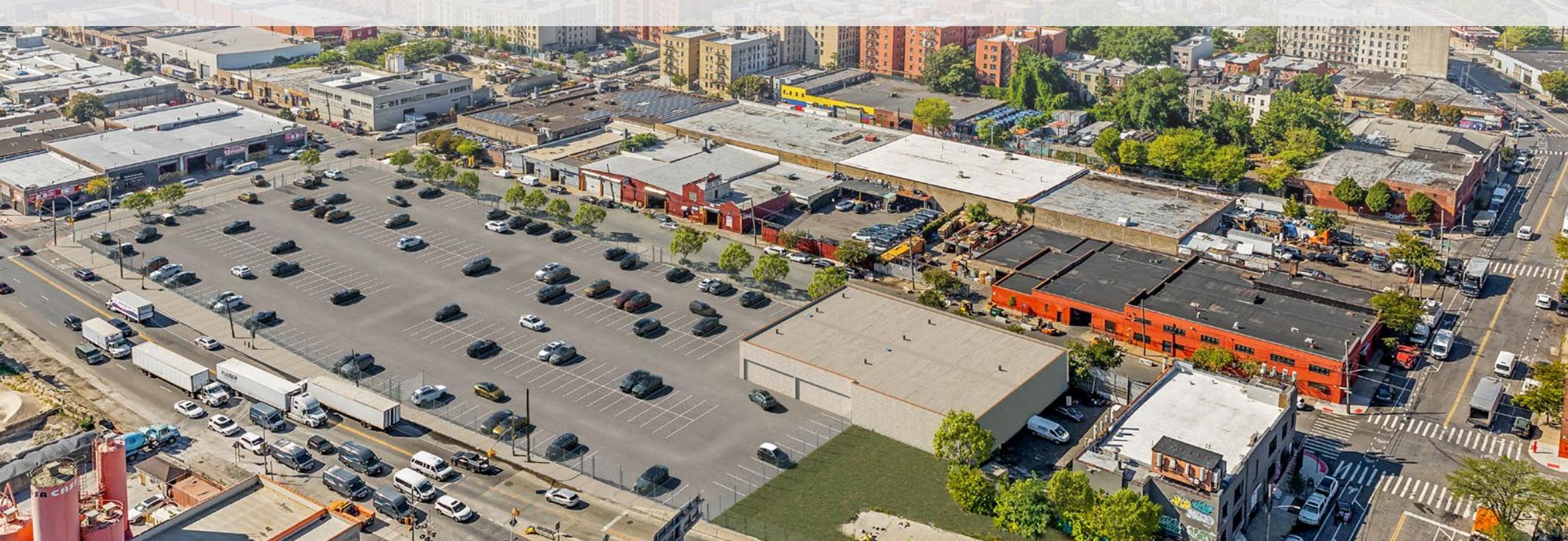
The Property represents a rare opportunity to occupy nearly a full city block with coveted access to all five boroughs. With three street frontages and multiple curb cuts, the Property has direct access to the recently completed ramp connecting Edgewater Road to the Bruckner Expressway (I-278/I-95), providing connectivity throughout the Tri-State region.

The Property is poised to accommodate modern industrial users such as electric vehicle (EV), fleet, outdoor storage, or warehouse operations, boasting build-to-suit potential of up to 210,000 square feet. Located

within the Industrial Business Zone (IBZ) and Hunts Point Special District, the Property benefits from zoning protections that prioritize industrial and manufacturing uses.

Recognized as one of the most strategically located industrial submarkets in the greater New York City MSA, Hunts Point is home to the nation’s largest food distribution hub, housing the Fulton Fish Market, Hunts Point Cooperative Market, and Hunts Point Produce Market. The Property is situated one block north of this world-renowned logistics corridor, making it ideal for last-mile delivery and regional distribution.

Hunts Point Park represents a unique opportunity to occupy premier industrial real estate in one of New York City’s most dynamic industrial markets.



PROPERTY OVERVIEW

THE OFFERING

ADDRESS	913 Edgewater Road
LOCATION	Northwest corner of Edgewater Road & Seneca Ave.
BLOCK	2761
LOTS	227, 231, 233
PROPERTY TYPE	Warehouse with Surface Lot

PROPERTY INFORMATION

LOT SF	±105,000 SF
GROSS BUILDING SF	10,500 SF
CLEAR HEIGHT	18'
DRIVE-IN DOORS	2
CURB CUTS	8 (planned)
SECURITY	10' Fence with Sliding Gate
APPROXIMATE PAVING COMPLETION	Q2 2026

ZONING INFORMATION

ZONING	M1-2; IBZ
SPECIAL DISTRICT	Hunts Point
FAR	2.00



PROPERTY HIGHLIGHTS

PRIME BOROUGH'S LOCATION & DIRECT HIGHWAY ACCESS

- » Direct access off Bruckner Expressway with new interchange
- » Connectivity to major truck routes serving all five NYC boroughs
- » Proximity to Manhattan and key distribution corridors

PHYSICAL ADVANTAGES

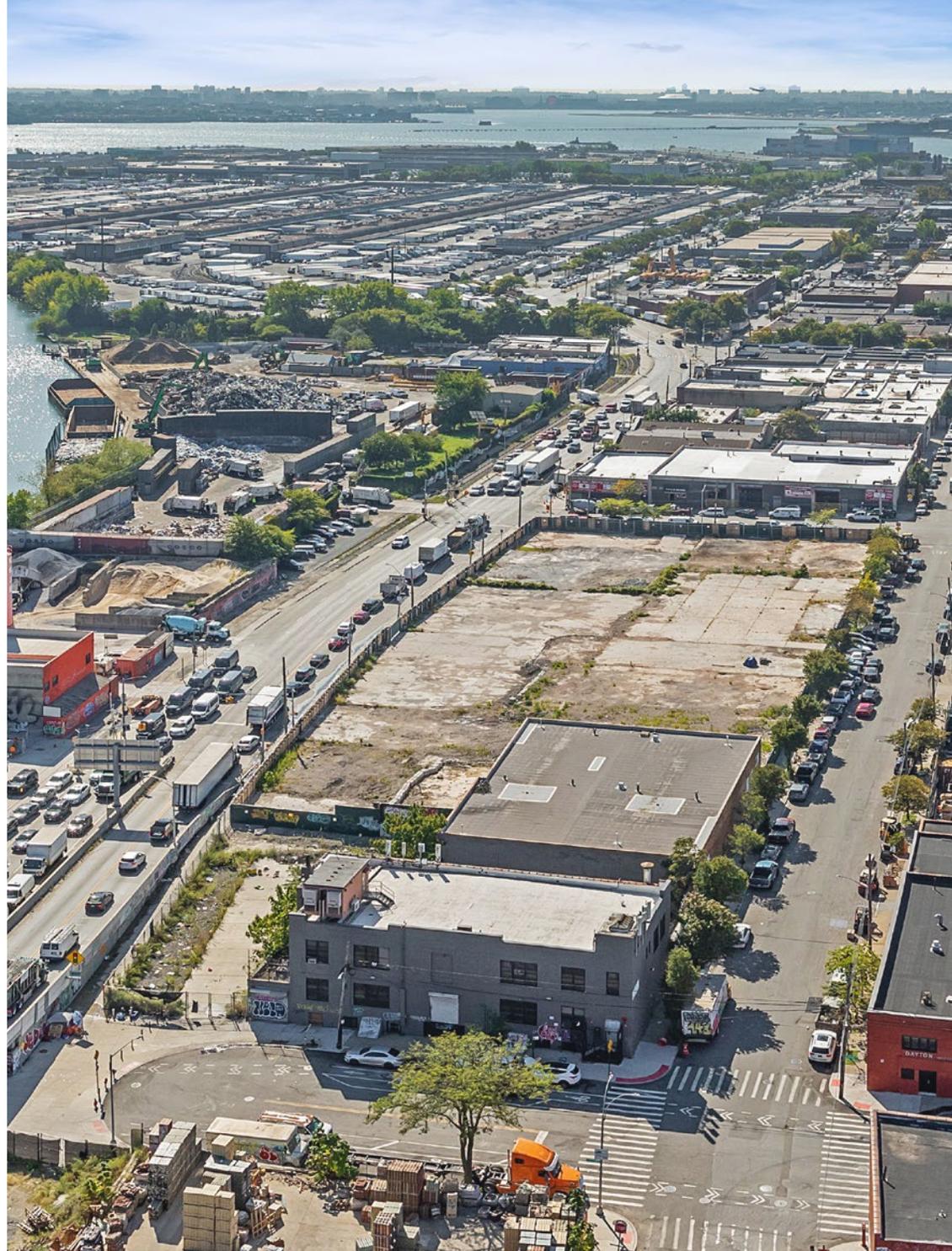
- » 10 MW power capacity for modern industrial users
- » Existing 10,500 SF warehouse for immediate use
- » Secured site with controlled access
- » Newly constructed on/off ramp for seamless vehicle access

FLEXIBILITY & OPTIONALITY

- » Single- or multi-tenant configurations available
- » Adaptable for EV operations, logistics, outdoor storage, or build-to-suit warehouse
- » Custom facilities possible for credit tenants
- » Phased development options

GROWTH-FOCUSED SUBMARKET

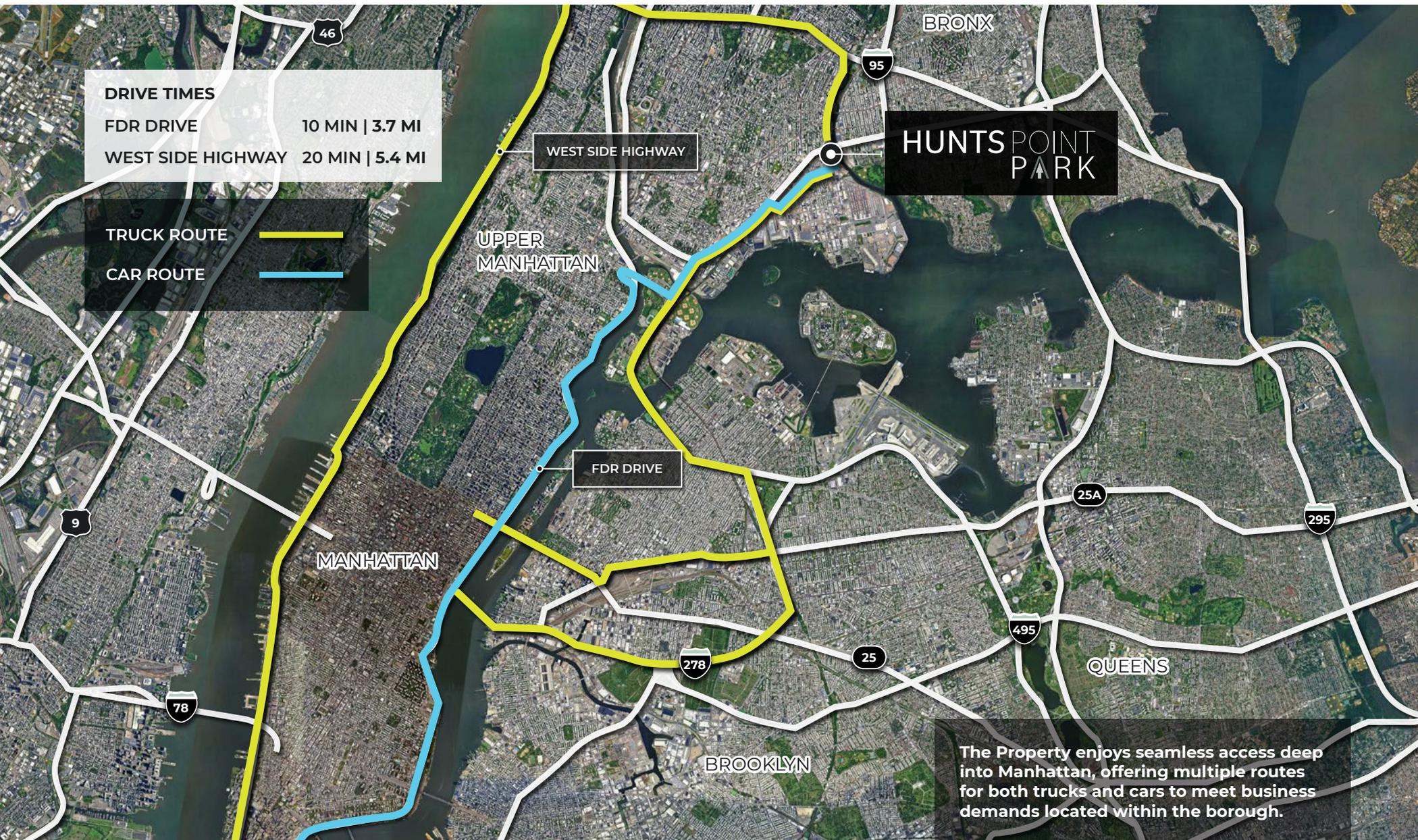
- » Rare large-scale land in Hunts Point within NYC's IBZ and Hunts Point Special District
- » Benefits from city environmental incentives and infrastructure investment
- » Positioned for rising EV infrastructure and outdoor storage demand



PREMIER ACCESS PROXIMITY



INTO THE HEART OF MANHATTAN



BUILT-TO-SUIT CONCEPT PLAN

OPTION 1 | ABOVE PARKING WITH ANNEX

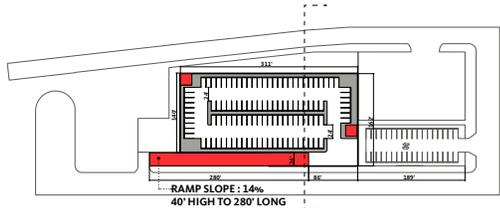
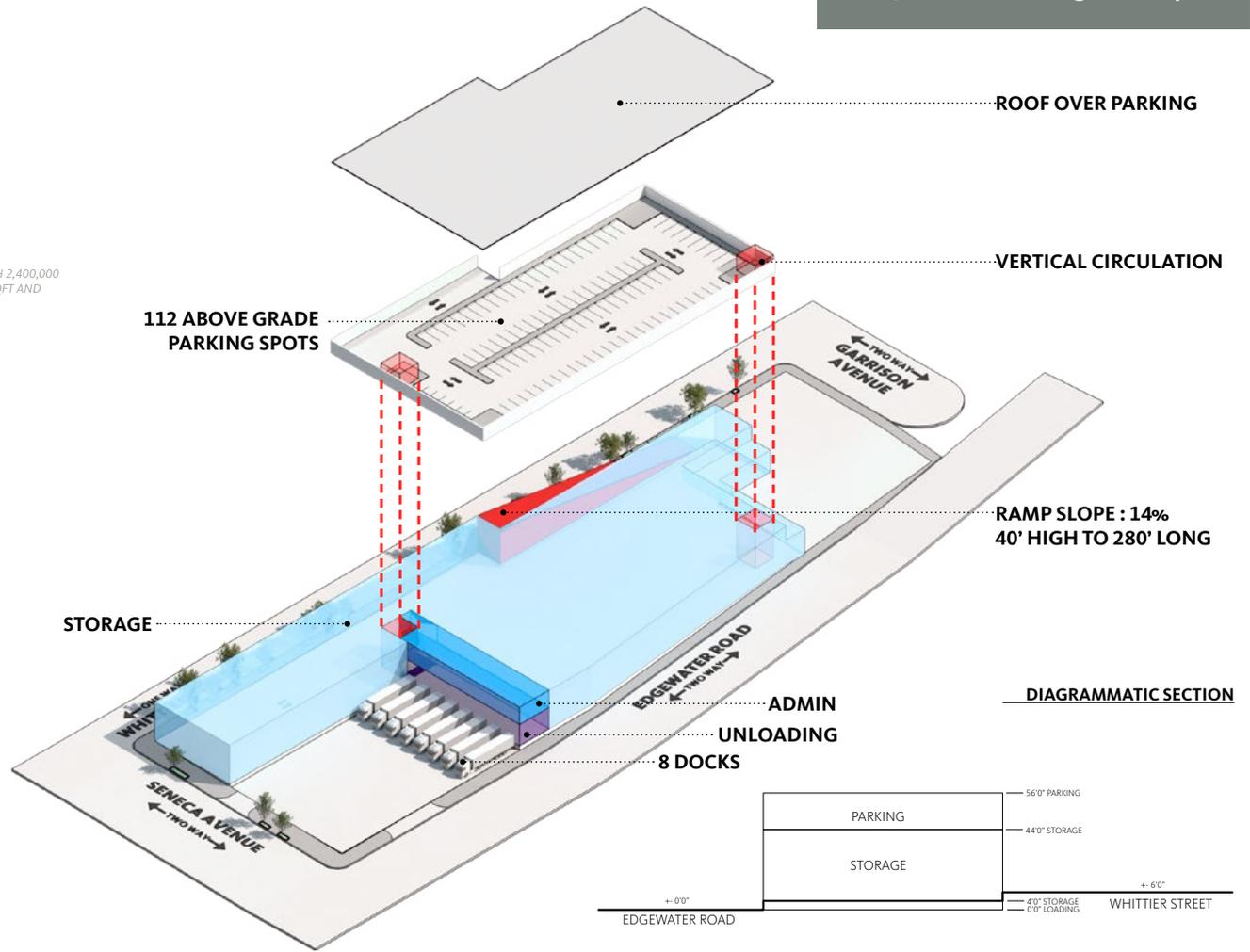
STORAGE	72,000SQFT	■
ADMIN	4,000SQFT	■
LOADING	4,000SQFT	■
TOTAL	80,000SQFT	

*NOT INCLUDING PARKING SQFT

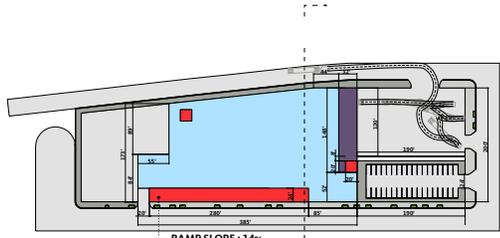
STORAGE VOLUME (40' TALL) **2,880,000CUFT** *(COMPARED WITH 2,400,000 CUFT AT 80,000 SQFT AND 30'-0" TALL)

TRUCK YARD	23,000SQFT
CIRCULATION	6,000SQFT
PARKING	50,000SQFT
LOT	105,000SQFT

BTS opportunity possible within 105,000 SF building envelope

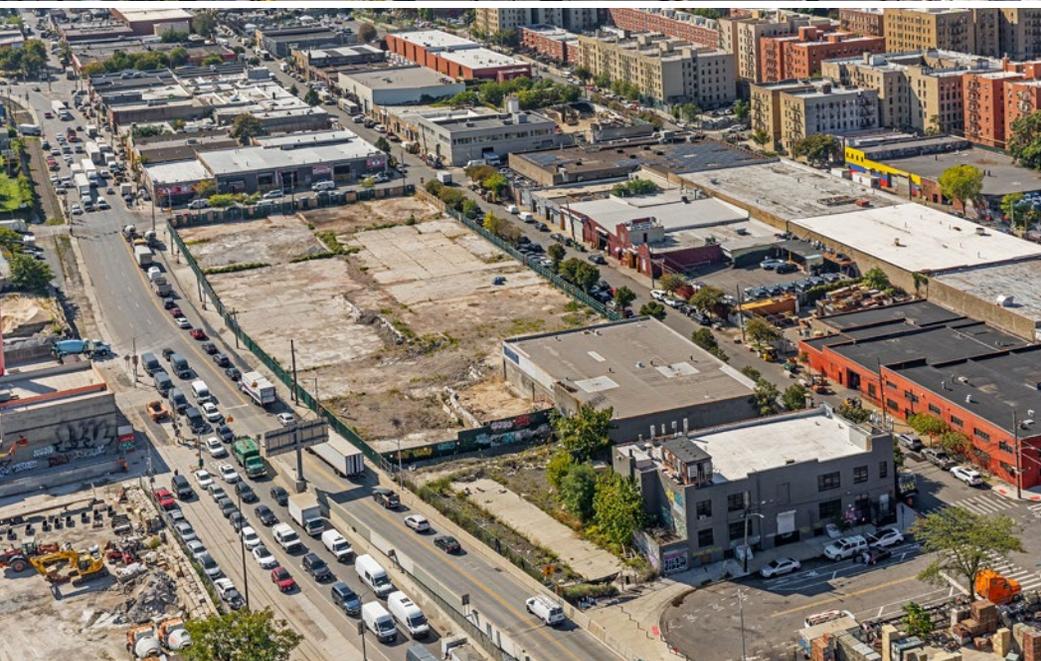
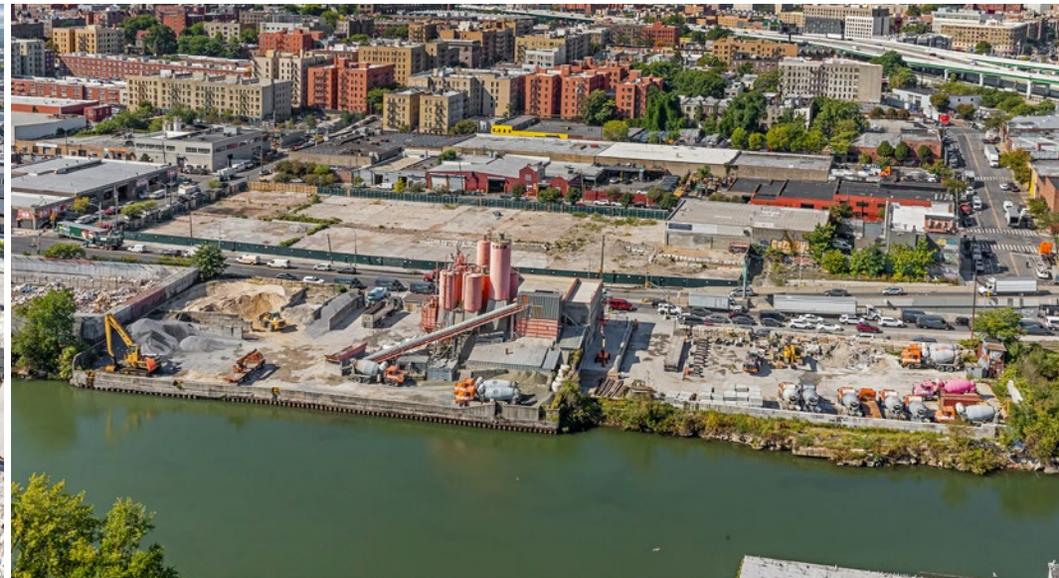


2ND LEVEL PARKING

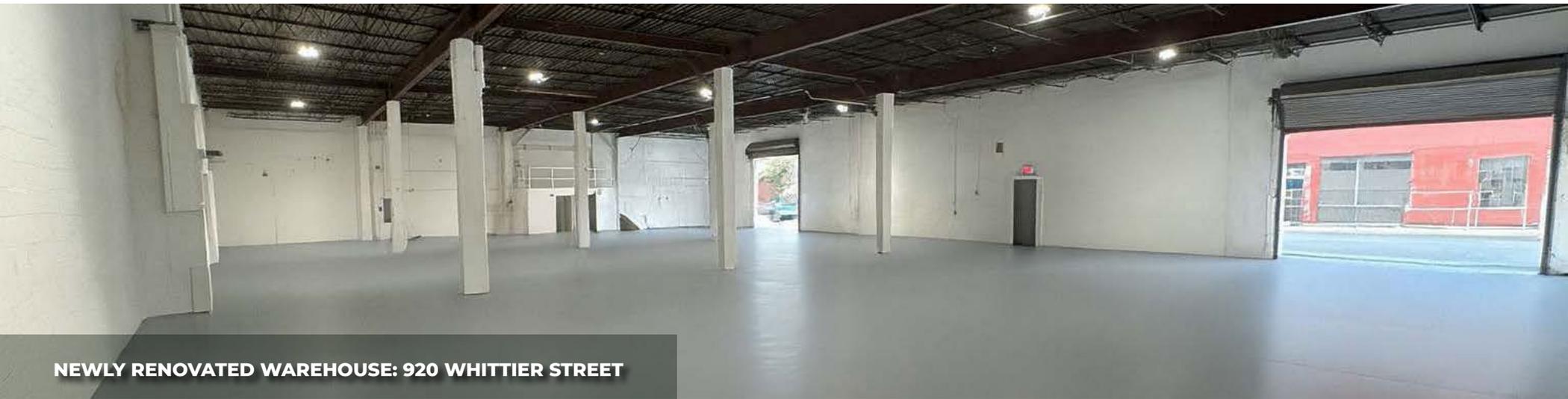


GROUND LEVEL STORAGE

EXTERIOR PHOTOS



INTERIOR PHOTOS



NEWLY RENOVATED WAREHOUSE: 920 WHITTIER STREET



HUNTS POINT AT A GLANCE



Hunts Point Produce Market
Credit: huntspointproduce.com



Gateway to Hunts Point
Credit: Morningstar.com

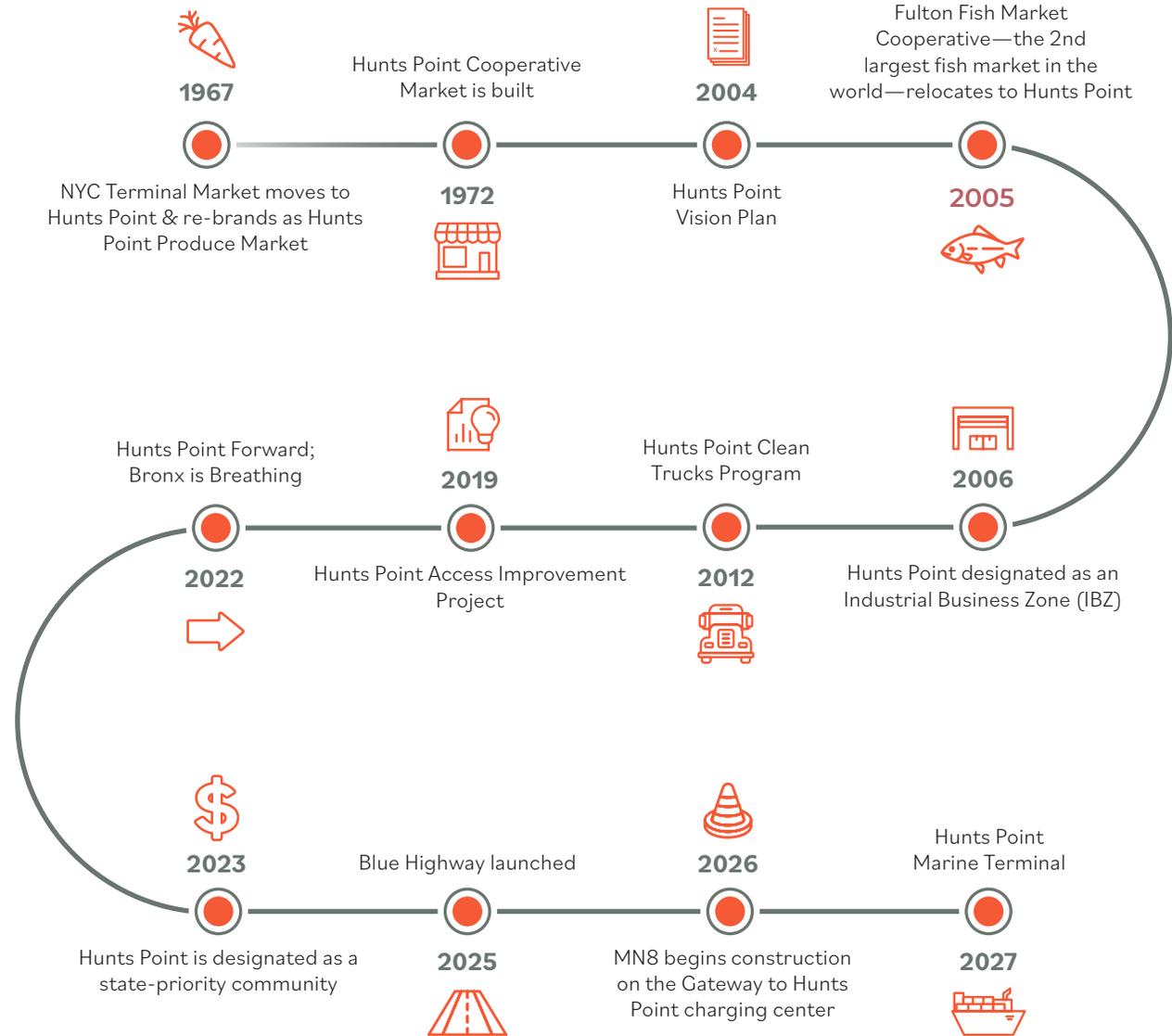


Hunts Point Cooperative Market
Credit: JDP Mechanical Inc.



Fulton Fish Market Cooperative
Credit: timeout.com

Hunts Point is uniquely positioned at the intersection of major freight corridors and anchored by the Hunts Point Food Distribution Center—the largest food distribution facility in the country—making it New York City’s cornerstone for clean energy, food distribution, and industrial innovation.



REIMAGINING HUNTS POINT

\$2.8B

of Public & Private Investment into the Hunts Point Submarket

Since 2019

Building on Hunts Point's industrial base, strategic investments are creating a greener, more resilient hub through programs that incentivize projects strengthening businesses, infrastructure, and the local community.



Clean Transportation & EV Infrastructure

- » NYC Clean Trucks Program
- » Drive Clean Rebate Program
- » National Electric Vehicle Infrastructure Program
- » EV Make-Ready Program
- » Medium- and Heavy-Duty EV Make-Ready Pilot
- » Alternative Funds and Electric Vehicle Recharging Property Credit
- » New York Clean Transportation Prizes Initiative



Credit: mosthealthybronx.org

Clean Energy & Environment Initiatives

- » Con Edison Power Ready
- » NYCEDG Green Economy Action Plan



Credit: Bronx Times

Business Growth & Industrial Development

- » Energy Cost Savings Program
- » Industrial & Commercial Abatement Program
- » Commercial Expansion Program
- » NYCIDA Industrial Program
- » NYC IBZ Relocation Credit

CORPORATE NEIGHBORS



REGIONAL MAP

WAREHOUSE WORKERS

\$20.84 AVG. HOURLY EARNINGS

Drive Time	2024 Resident Workers	% Change in Resident Workers (2019-2024)	2024 Net Commuters
30 Min	112,656	-5%	19,780
1 Hour	289,118	-1%	17,979
2 Hour	548,093	2%	10,283

FORKLIFT DRIVERS

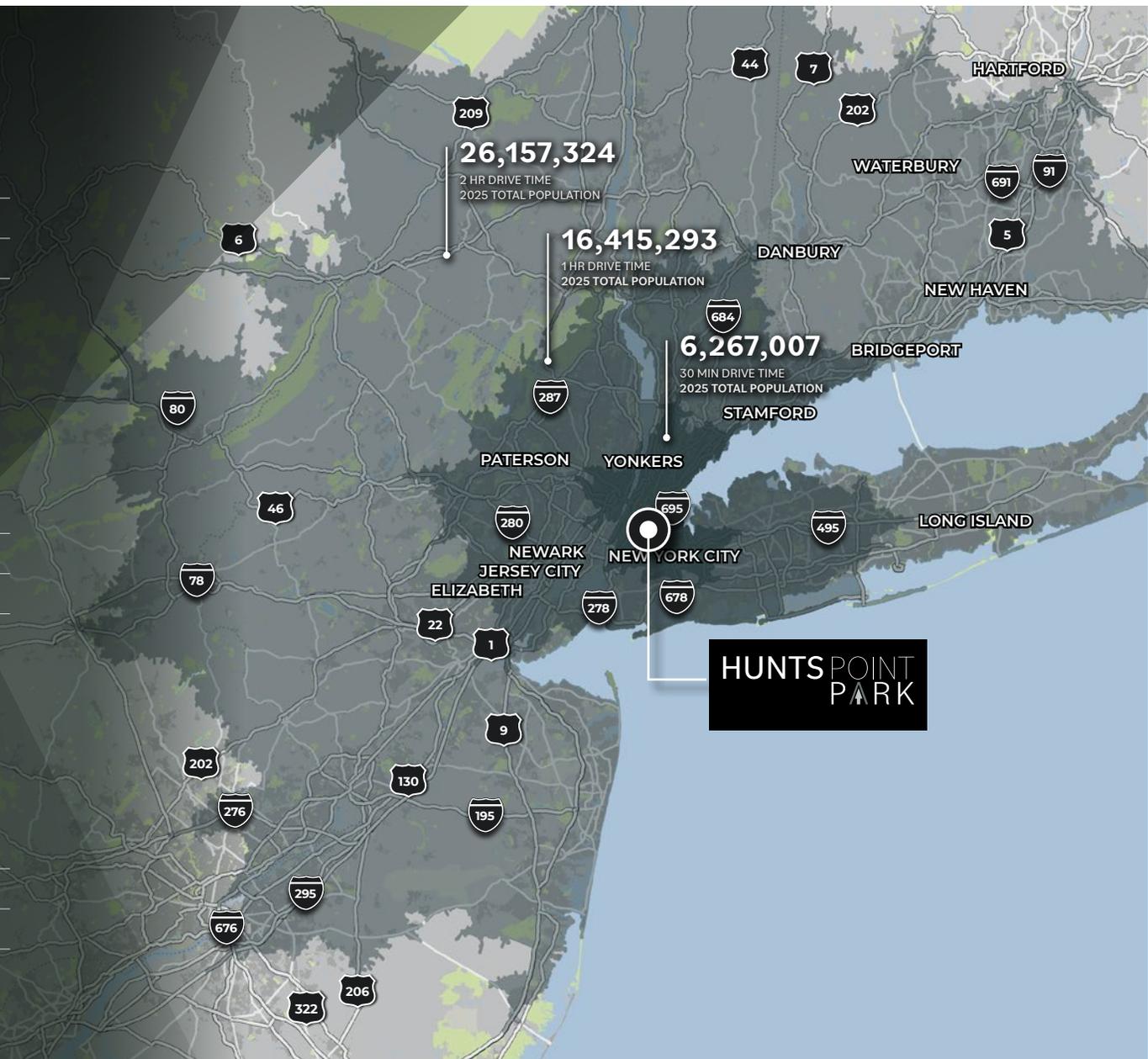
\$22.67 AVG. HOURLY EARNINGS

Drive Time	2024 Resident Workers	% Change in Resident Workers (2019-2024)	2024 Net Commuters
30 Min	6,578	18%	826
1 Hour	18,300	20%	838
2 Hour	37,601	25%	127

MANUFACTURERS & FABRICATORS

\$21.30 AVG. HOURLY EARNINGS

Drive Time	2024 Resident Workers	% Change in Resident Workers (2019-2024)	2024 Net Commuters
30 Min	10,178	-14%	1,475
1 Hour	27,076	-10%	2,083
2 Hour	60,787	-10%	1,064



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