

3353

NOELL AVENUE

BRONX | NEW YORK

**FOR LEASE - PRIME EASTCHESTER
LOCATION IN THE BRONX, NY**



PROPERTY HIGHLIGHTS



- 8,750 SF building with 10,000 SF of parking/loading
- Direct access to I-95 and Hutchinson River Parkway
- Street facing drive-in door leading to interior loading dock
- 10 additional loading docks in rear lot
- Column free space with 16 ft ceilings
- Interior office space with 2 bathrooms
- Steel deck/fire proof construction building with heavy power
- Dead end street provides easy loading and circulation



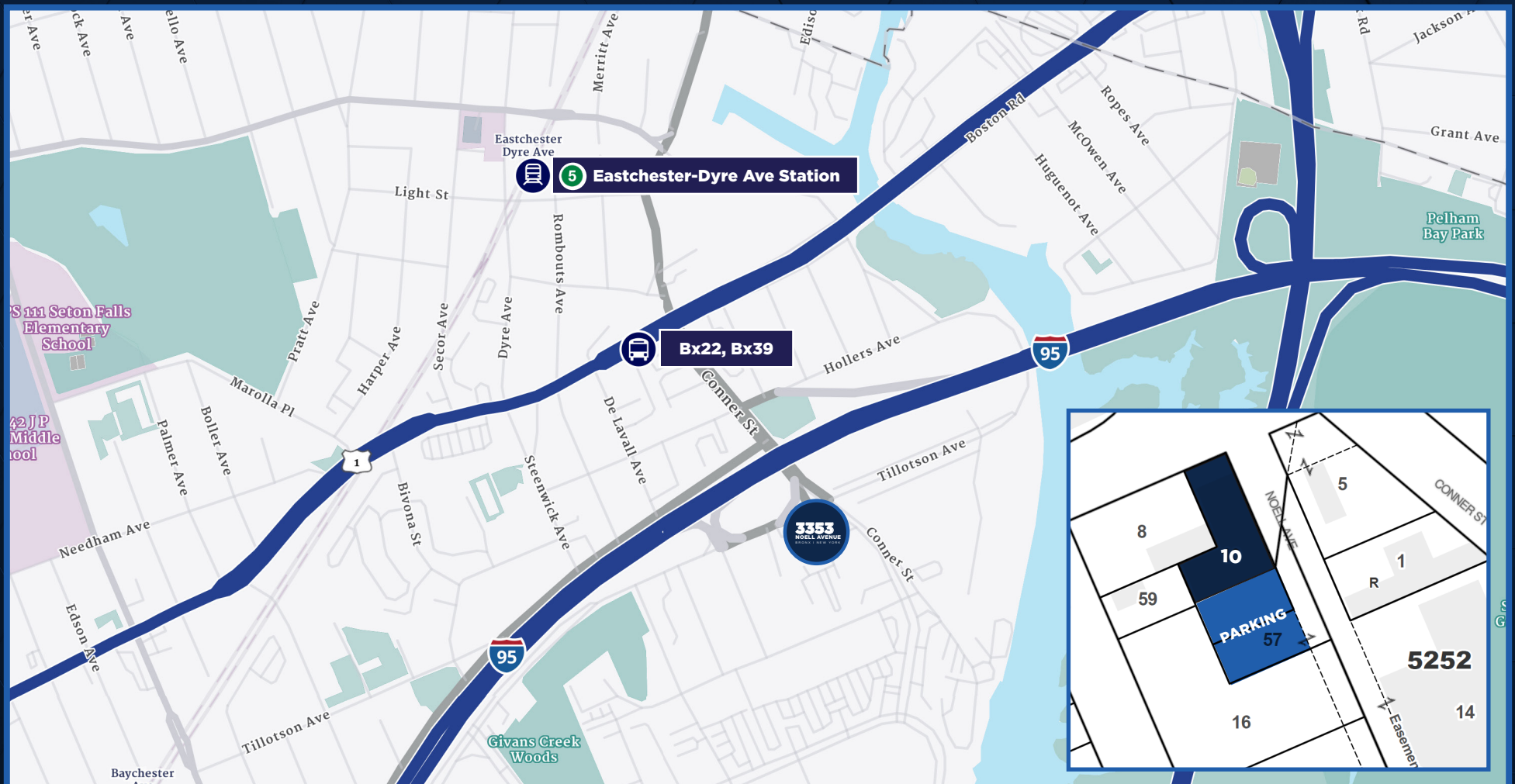




PROPERTY LOCATION OVERVIEW



Transportation: Conveniently served by the #5 subway line at the nearby Eastchester-Dyre Avenue station, along with the Bx22, Bx39 busses, and BxM11 express bus, offering seamless connectivity to Manhattan and the greater Bronx area.



AREA MAP

DRIVE TIMES & DISTANCES

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Stamford—21.3 miles (26 min)

White Plains Airport—18.5 miles (24 min)

White Plains—13.8 miles (18 min)

Yonkers—8.9 miles (14 min)

Manhattan—15.8 miles (26 min)

LaGuardia Airport—12.9 miles (16 min)

Newark Airport—31.7 miles (35 min)

Queens—13.1 miles (16 min)

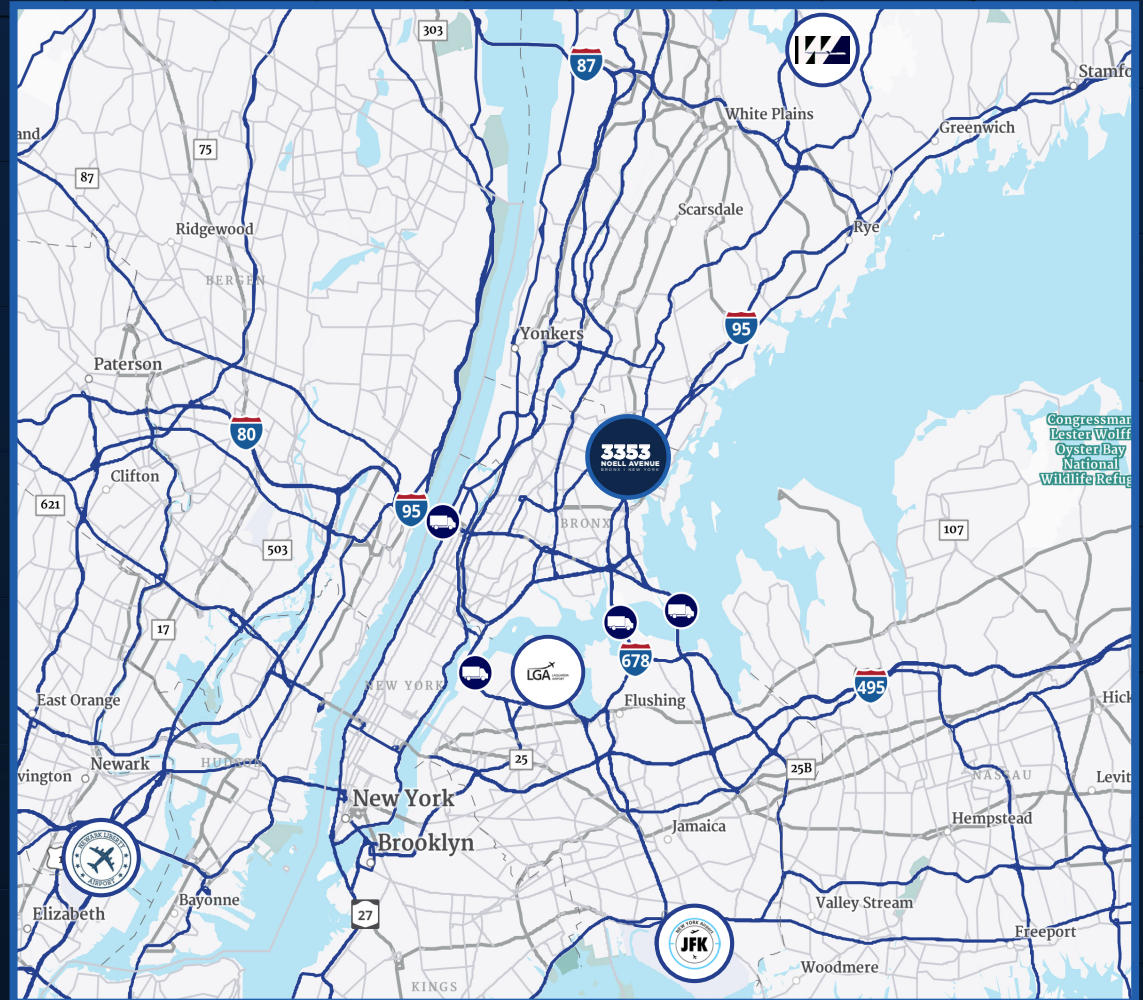
Whitestone Bridge—9.0 miles (12 min)

Throgs Neck Bridge—10.7 miles (14 min)

Robert F. Kennedy Bridge—13.1 miles (21 min)

George Washington Bridge—9.7 miles (14 min)

Gov. Mario Cuomo Bridge—17 miles (22 min)



PLEASE CONTACT US FOR PRICING

RICHARD NOVAK

Senior Vice President

917 575 4159

richard.novak@colliers.com

Salesperson

JOSHUA KLEINBERG

Executive Vice President

203 961 6568

joshua.kleinberg@colliers.com

Salesperson

DANIEL MUNDLE

Associate

203 543 2872

daniel.mundle@colliers.com

Salesperson

LARS REMOLE

Senior Research Analyst

203 961 6565

lars.remole@colliers.com

Not a Licensed Salesperson

KAY BRICKHOUSE

Client Services Coordinator

203 961 6589

kay.brickhouse@colliers.com

Not a Licensed Salesperson



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