

800 EAST 136TH STREET

BRONX, NY 10454



CONFIDENTIAL OFFERING MEMORANDUM



Executive Summary

Cushman & Wakefield is pleased to announce that it has been retained on an exclusive basis to arrange for the sale of 800 East 136th Street located in the Port Morris neighborhood of the Bronx. The property is improved by a 7,500 square foot one-story industrial warehouse with an additional 7,500 square foot parking lot.

The property is currently occupied by two tenants with a combined weighted average lease term of 1.3 years. This allows for an investor or user to capitalize on the short term cash flow, and either raise the rents to market levels or occupy the property directly.

800 East 136th Street is part of a flourishing industrial landscape, offering convenient access to major transportation routes and urban centers. There are nine bridges connecting the Bronx to its boroughs – three times as many access points as Brooklyn, Queen, or New Jersey. Additionally, the property boasts elite proximity to multiple interstate highways (i.e. I-95, I-87, I-287, etc.).

Property Information

Address:	800 East 136th Street
Submarket:	Bronx, NY 10454
Block & Lot:	Port Morris
Lot Dimensions:	2587-11
Lot SF:	157.92' x 100'
	Irregular
	15,056 SF (approx.)

Building Information

Property Type:	Industrial
Building Dimensions:	157' x 100'
Stories:	Irregular
Total Gross Building SF:	1
Less SF Demolished:	15,000 SF (approx.)
Remaining Building SF (Above Grade):	7,500 SF (approx.)
	7,500 SF (approx.)

Zoning Information

Zoning:	M1-2
Manufacturing FAR (As-of-Right):	2.00
Total Buildable SF (As-of-Right):	30,112 SF (approx.)

NYC Financial Information (25/26 NOPV)

Total Assessment:	\$ 394,650
Annual Property Tax:	\$ 42,472 - To be adjusted
Tax Class:	4
Tax Rate:	10.762%



Revenue

Industrial Revenue

Unit	Tenant	RSF	Lease Start	Lease Exp.	Base Rent (Monthly)	Base Rent (Annual)	\$ / SF	Pro Rata Share	Base Year	Total Annual Revenue	\$ / SF
1	Tbros Renovation	3,778	May-25	Apr-27	\$ 6,010	\$ 72,120	\$ 19	25.00%	22/23	\$ 72,120	\$ 19
2	Mand Corp	3,778	Apr-25	Mar-26	\$ 6,149	\$ 73,792	\$ 20	25.00%	16/17	\$ 73,792	\$ 20
Total / W.A.		7,556			\$ 12,159	\$ 145,912	\$ 19	50.00%		\$ 145,912	\$ 19

Land Revenue

Unit	Rentable SF	Lease Exp.	Base Rent (Monthly)	Base Rent (Annual)	\$ / SF		Total Annual Revenue	\$ / SF
Land	7,500	Vacant	\$ 10,938	\$ 131,250	\$ 17.5		\$ 131,250	\$ 17.5

Pro Forma Income & Expenses

Industrial Revenue

Industrial Revenue	SF	\$ / SF	Annual Income
Gross Annual Income	7,556	\$25.00	\$ 188,900
Less General Vacancy / Credit Loss (3.0%)		\$0.75	\$ 5,667
Effective Gross Annual Income	7,556	\$24.25	\$ 183,233

Land Revenue

Land Revenue	RSF	\$ / RSF	Annual Income
Gross Annual Income	7,500	\$17.50	\$ 132,500
Less General Vacancy / Credit Loss (3.0%)		\$0.53	\$ 3,938
Effective Gross Annual Income	7,500	\$16.98	\$ 127,133
Total Effective Gross Annual Income			\$ 310,546

Expenses:

Type	Projection	% of EGI	\$ / SF	Projected
Property Taxes	Actual	13.68%	\$5.62	\$ 4,242
Water and Sewer	Tenant Pays	0.00%	\$0.00	\$ -
Insurance	\$1.50 / GSF	3.65%	\$1.50	\$ 11,334
Fuel	Tenant Pays	0.00%	\$0.00	\$ -
Electric	Tenant Pays	0.00%	\$0.00	\$ -
Reserves & Replacements	\$1.00 / GSF	2.43%	\$1.00	\$ 7,556
Management Fee	2.0% / EGI	2.00%	\$0.82	\$ 6,211
Total Expenses		21.76%	\$8.94	\$ 67,573

Projected Net Operating Income	\$ 242,972
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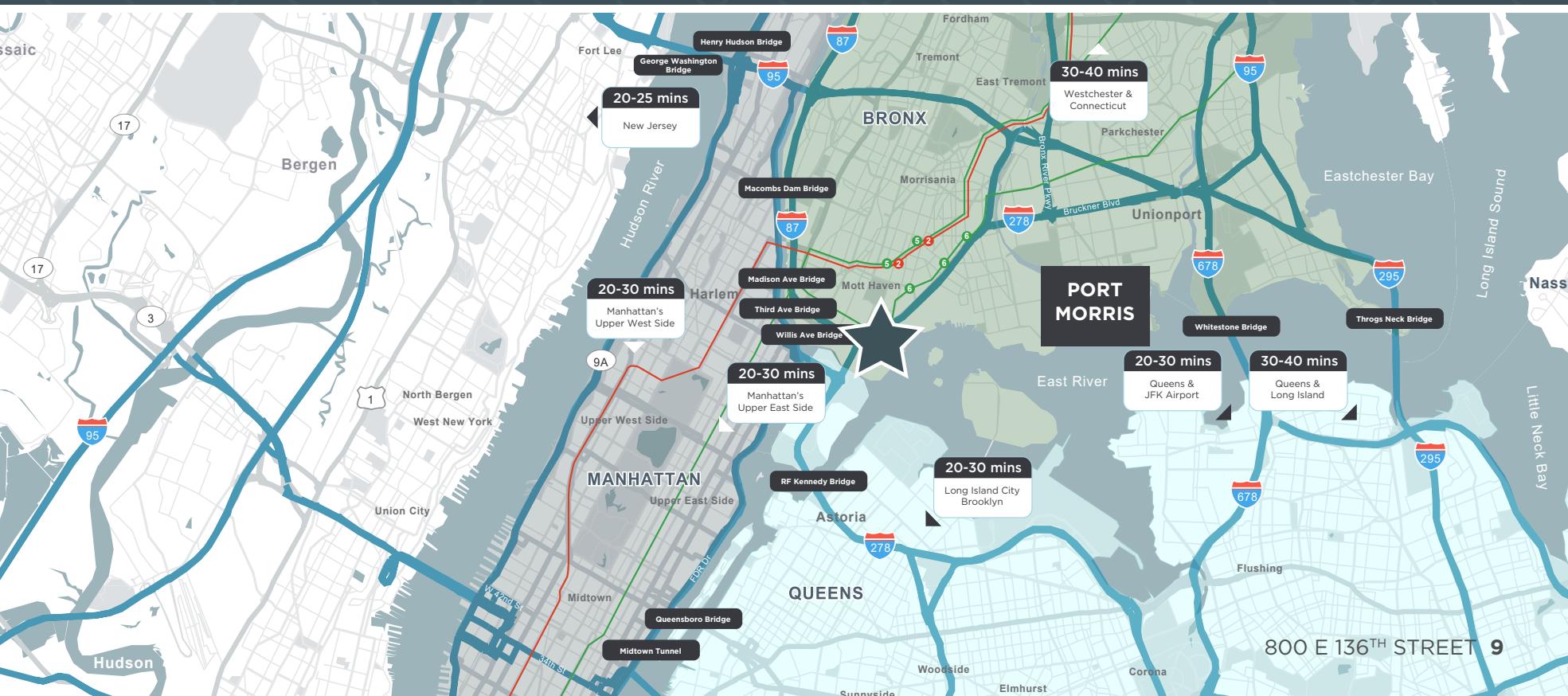
Location Overview



Port Morris is located in the southeastern corner of the South Bronx and stands as a vital hub within the city's industrial and warehouse market. The neighborhood offers seamless connectivity to major transportation networks, including highways, ports, and railways.

Situated at the crossroads of major transportation arteries, including the Bruckner Expressway and the Major Deegan, Port Morris provides unparalleled access to key markets in New York City and beyond. Its proximity to Manhattan and other boroughs makes it an ideal location for businesses seeking efficient distribution channels.

Bronx logistics is defined by five submarkets: Bathgate, Port Morris, Eastchester, Zerega, and Hunts Point. These submarkets offer over 27 million square feet of industrial inventory which makes the submarkets collectively identify as the most coveted high-growth industrial market in the country. Complemented by record-low vacancies and skyrocketing demand, distribution and warehouse products have prospered.



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