

WTD | REALTY
PARTNERS

**400 WALNUT AVENUE
BRONX, NY 10454
\$25 PSF, GROSS LEASE**

5,000 - 60,000 SF WAREHOUSE + PARKING



Exclusive Agent:

**WILLIAM T. DIANA | PRESIDENT
917 - 882 - 3446
WILL@WTDREALTY.COM**

**WTD REALTY INC.
45 ROCKEFELLER PLAZA, STE 2000
NEW YORK, NY 10111**

ALL INFORMATION FURNISHED REGARDING PROPERTY SALE OR LEASE IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE TO ACCURACY THEREOF AND SAME IS SUBMITTED TO ERRORS AND OMISSIONS, CHANGE OF PRICE RENTAL OR OTHER CONDITIONS, PRIOR SALES, LEASE OR WITHDRAW WITHOUT NOTICE

WTD REALTY INC. Has been hired as the exclusive agent to lease **400 Walnut Avenue, Bronx, NY**. The space consists of up to 60,000 SF of warehouse with roughly 15,000 SF of parking. The landlord will consider any division of 5,000 SF and above. Please contact the exclusive agent to arrange for a tour.

**PROPERTY SPECS:**

PLOT SIZE: 11 ACRES +/-

AVAILABLE SPACE: 5,000 - 60,000

- 1,500 SF of Office
- Male & Female Bathrooms
- Customer waiting and receiving area

LOADING:

- 2 Exterior covered loading docks (53'). With capacity to add as many doors as Tenant needs.

PARKING: 15,000 SF (Paved & Lit)

HEAT: Gas

ELECTRIC: 5,000 AMPs (load letter to be provided by Tenant)

CEILING HEIGHT: 20'

IDEA USE: Warehouse, Distribution, Last Mile, Final Mile, Food & Beverage, Buildings services.

DRIVE TIMES:

- Bronx Terminal Market - 8 Minutes
- Hunts Point Market - 12 Minutes
- JFK Cargo Gate - 40 Minutes
- Newark Container Terminal - 1 HR

Exclusive Agent:

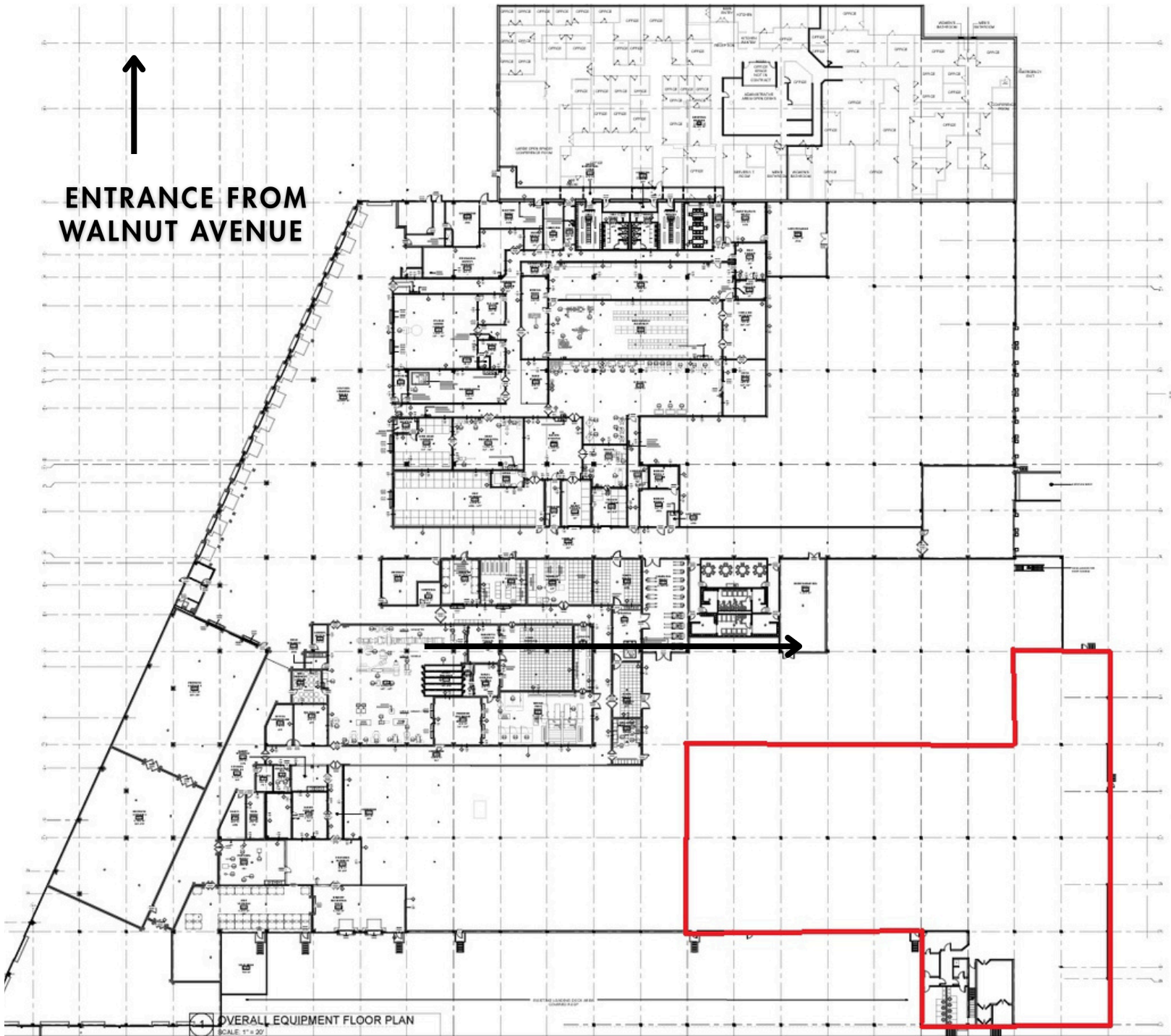
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