

FOR SALE



4341 BULLARD AVE - BRONX

OFFERING MEMORANDUM

 **Choyce Peterson**
Commercial Real Estate Specialists
Exclusive Sales Agent



Executive Summary

For the first time in the building's history, 4341 Bullard Ave is available for sale. The property had been fully leased to Montefiore Einstein since 1986.

45,876sf warehouse building
1.47 acres
~37,000sf at 22' to the deck
6 loading docks (four 8' doors and two 10' doors)
1 drive-in door (10')
~4,000 sf of office space
Less than 300' from Bronx River Parkway access.

Confidentiality & Disclaimer Statement

This Offering Memorandum contains information about the property at 4341 Bullard Avenue, Bronx, NY (the "Property"). It has been prepared by Choyce Peterson, Inc. and includes information gleaned from public and private sources deemed to be reliable at the time of its preparation. No representation is made, either express or implied, that this Offering Memorandum includes all information that a prospective purchaser should consider before buying this property or that information contained herein has not changed since this Memorandum has been prepared. Any prospective purchaser is responsible, in their sole discretion, as to the scope of due diligence they bring to bear regarding this property and any projections upon which they rely. The information contained in this Offering Memorandum, is confidential and furnished solely for the purpose of a review by a prospective purchaser. This Offering Memorandum should not be made available to any other person without the written consent of Seller or Choyce Peterson, Inc. Neither Seller nor Choyce Peterson, Inc. nor their respective officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum and no legal liability is assumed or shall be implied with respect thereto.

By acknowledging your receipt of this Offering Memorandum for 4341 Bullard Avenue, Bronx, NY you agree:

- 1) The Offering Memorandum and its contents are confidential; and
- 2) You will not disclose or permit anyone else to disclose this Offering Memorandum or its contents in any manner detrimental to the interest of the Seller.

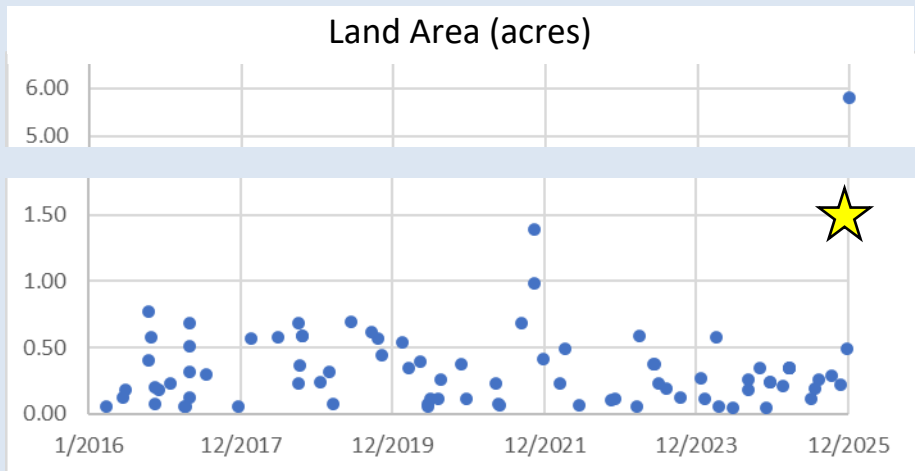
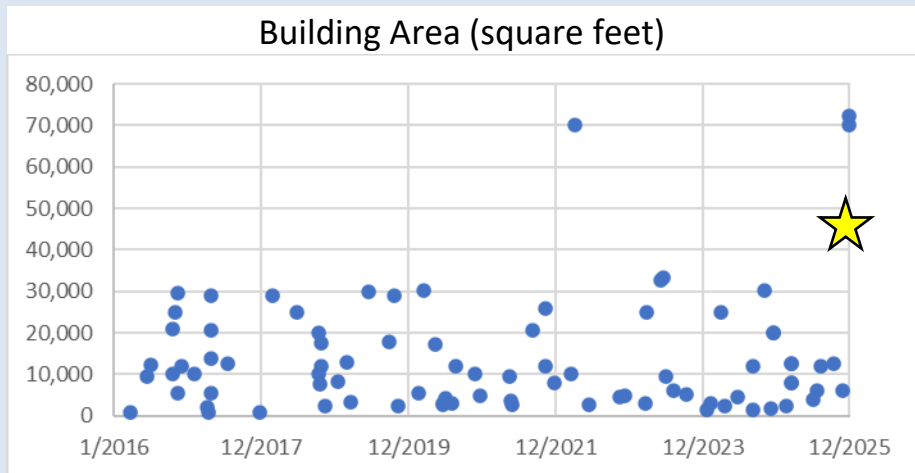
This Offering Memorandum does not create any obligation on the part of Seller. Any binding commitment for the Sale of this property is subject to the mutual execution of a Purchase and Sale Agreement between Seller and a prospective purchaser. Up until that time, Seller expressly reserves the right, at their sole discretion, to reject any and all expressions of interest, discontinue negotiations and terminate discussions with any person or entity regarding the possible purchase of the Property.

In no event shall a prospective purchaser have any claims against Seller or Choyce Peterson, Inc. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

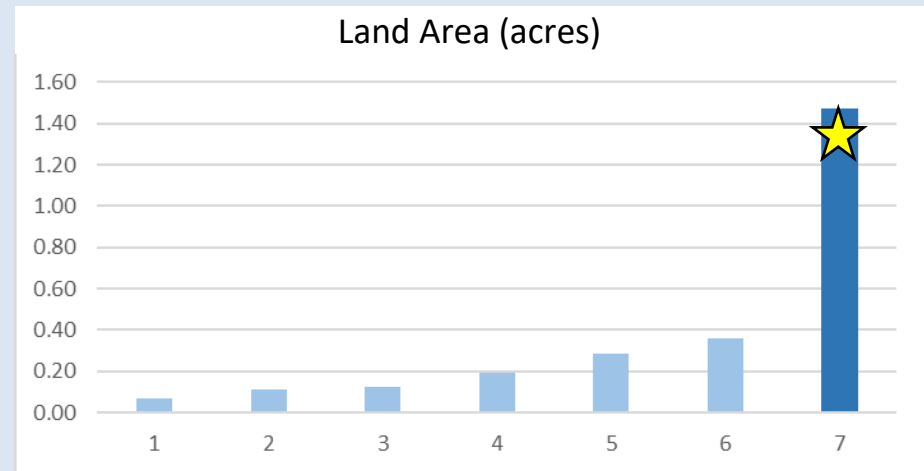
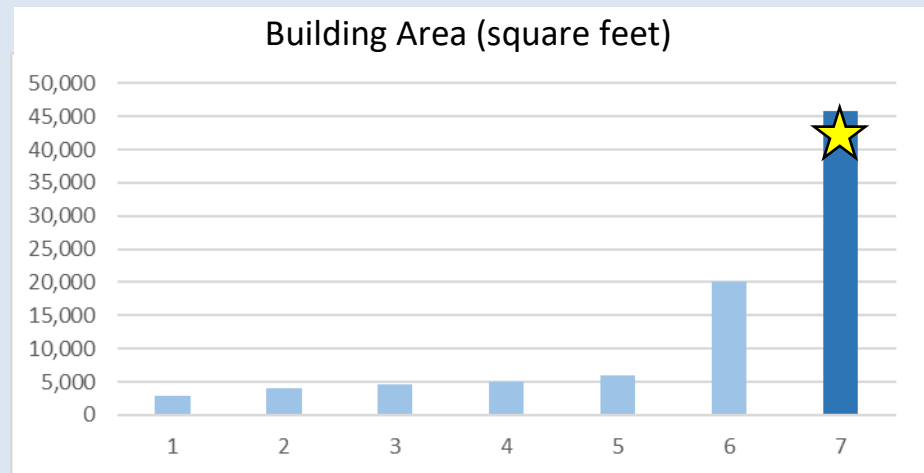
The Biggest

According to CoStar, there have been only two industrial buildings in the North Bronx* larger than 35,000sf sold in the last 10 years. In that time and area, there has been one sale of an industrial building with more land. There are only 6 other industrial properties in this area listed for sale** and 4341 Bullard Ave has vastly more building area and land.

Industrial Buildings Sold in the North Bronx* - 10 years



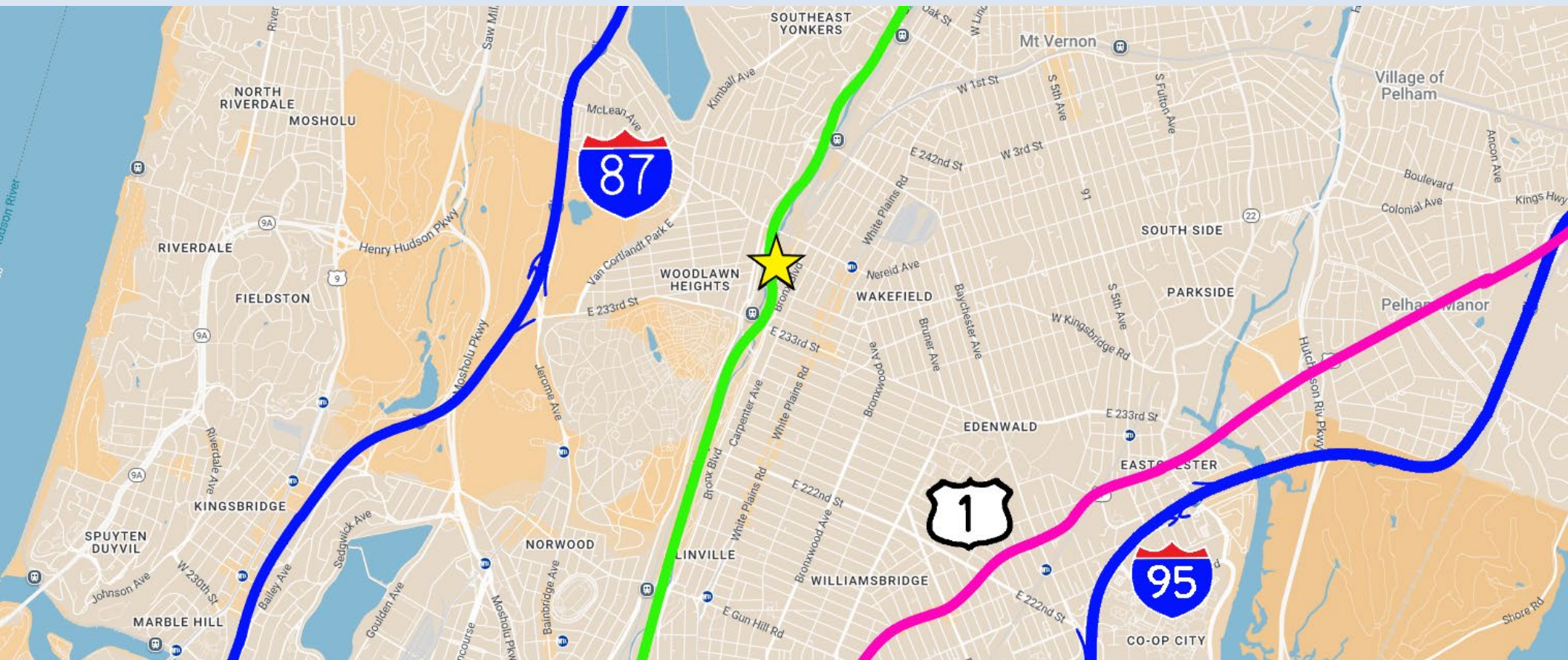
Industrial Buildings For Sale** in the North Bronx*



*North of Pelham Parkway N and E Fordham Rd. **As of November 2025. Data sourced from CoStar.

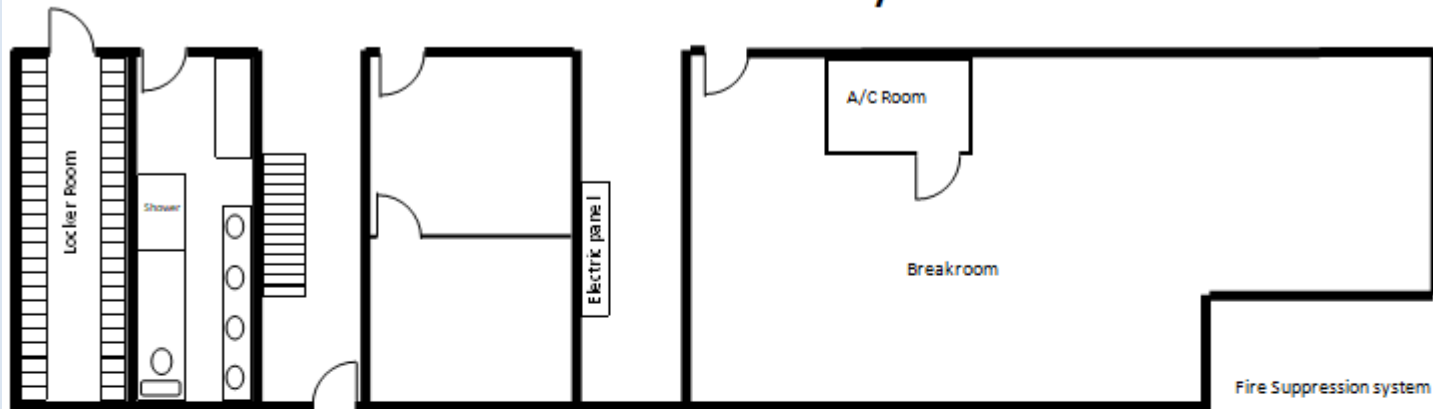
Highway Access

**Immediate access to Bronx River Parkway (green line below)
and close proximity to I-87, I-95, and Route 1.**

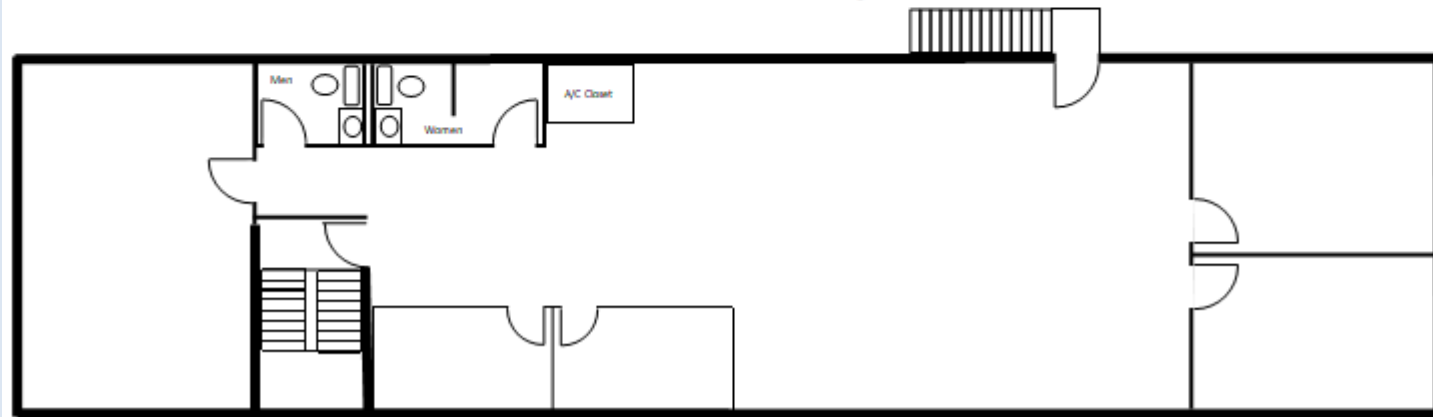


FLOOR PLAN

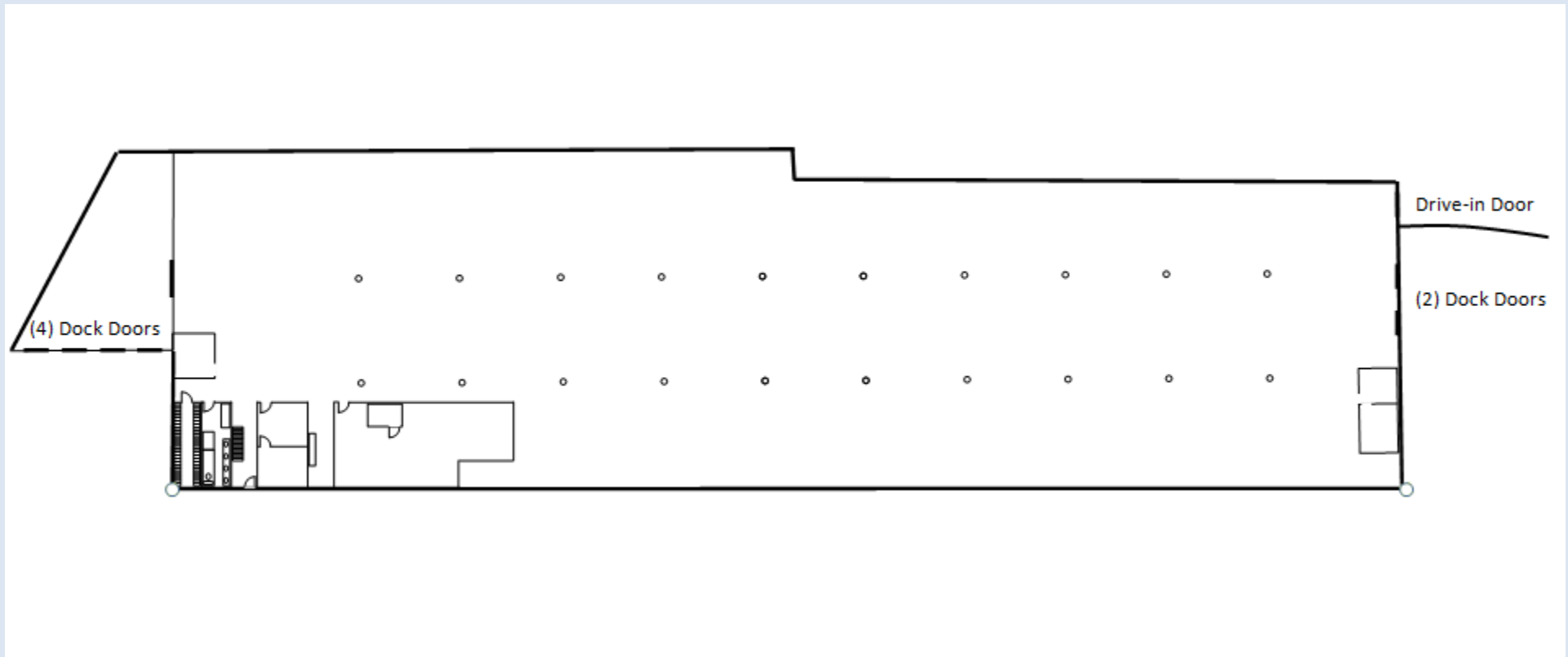
First Floor Main Office Layout



Mezzanine Office Layout



WAREHOUSE FLOOR PLAN



Site Overview

The property consists of a 45,876 sf on 1.47 acres in an M1-1 zone.



Building Information

| | |
|-----------------------|------------------------------|
| Year Built | 1961 |
| Rentable Area (SF) | 45,756 |
| Land (AC) | 1.47 |
| Zone | M1-1 |
| Stories | 1 |
| Occupancy | 1/1/2026 |
| Roof Structure | flat |
| Heating Fuel | gas |
| Heating Type | radiant + perimeter units |
| AC Type (office only) | Central |
| On Grade doors | 1 |
| Loading Docks | 5 |



Unique Real Estate

Extremely Limited Land Availability

Rare 1 to 1.5 Land-to-Bldg Ratio

Superior Ceiling Height vs 90% of Bldgs

Major Last Mile Location

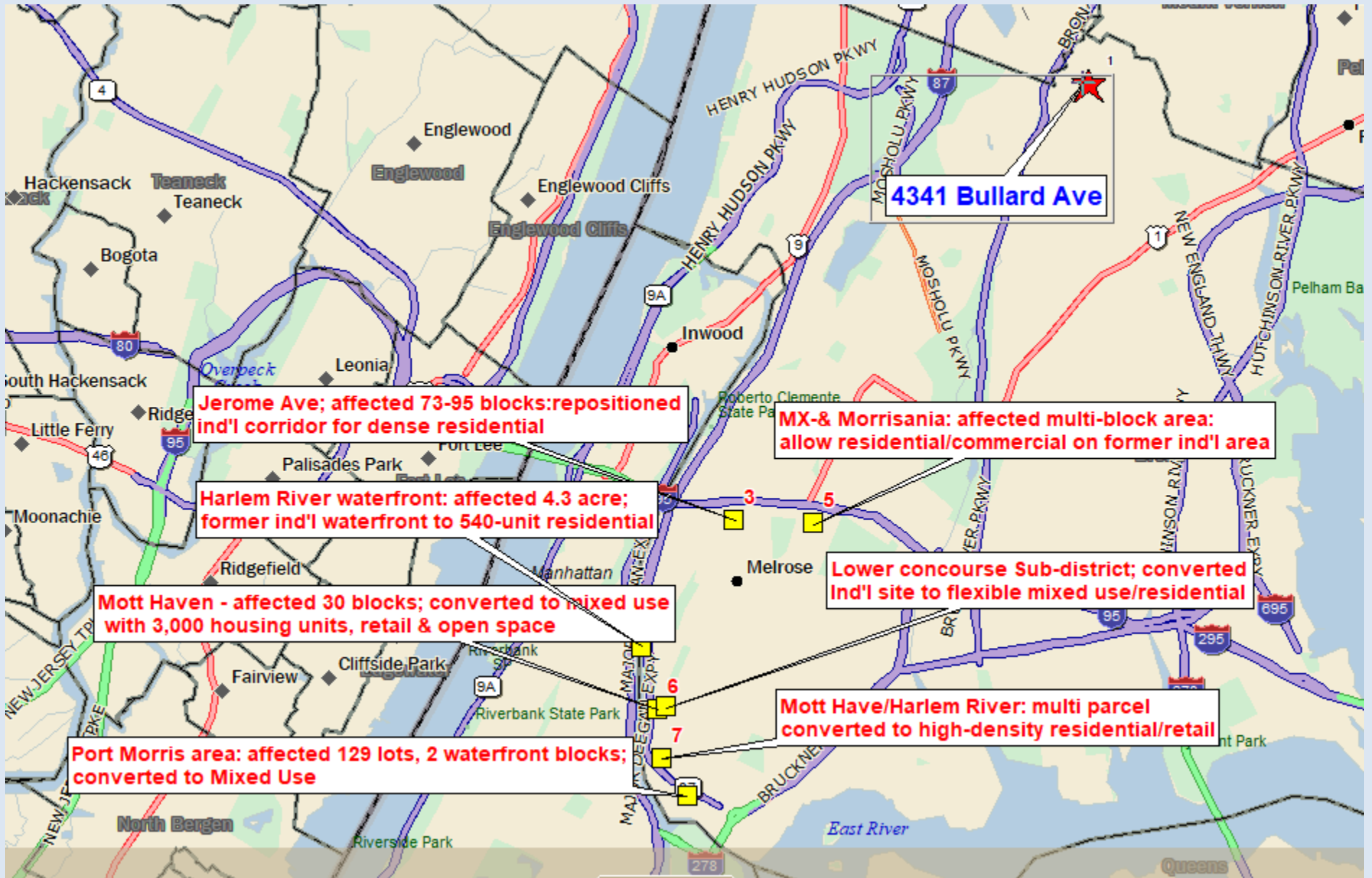
Zoning Flexibility vs Manhattan/Queens

45,876 SF – More Than 90% of Bldgs

Low Historic Vacancy Rate in the Area

Shrinking Ind'l Zoned Land

In recent years, the supply of Bronx industrial property has diminished as several parcels have been repurposed.



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Exterior Photos

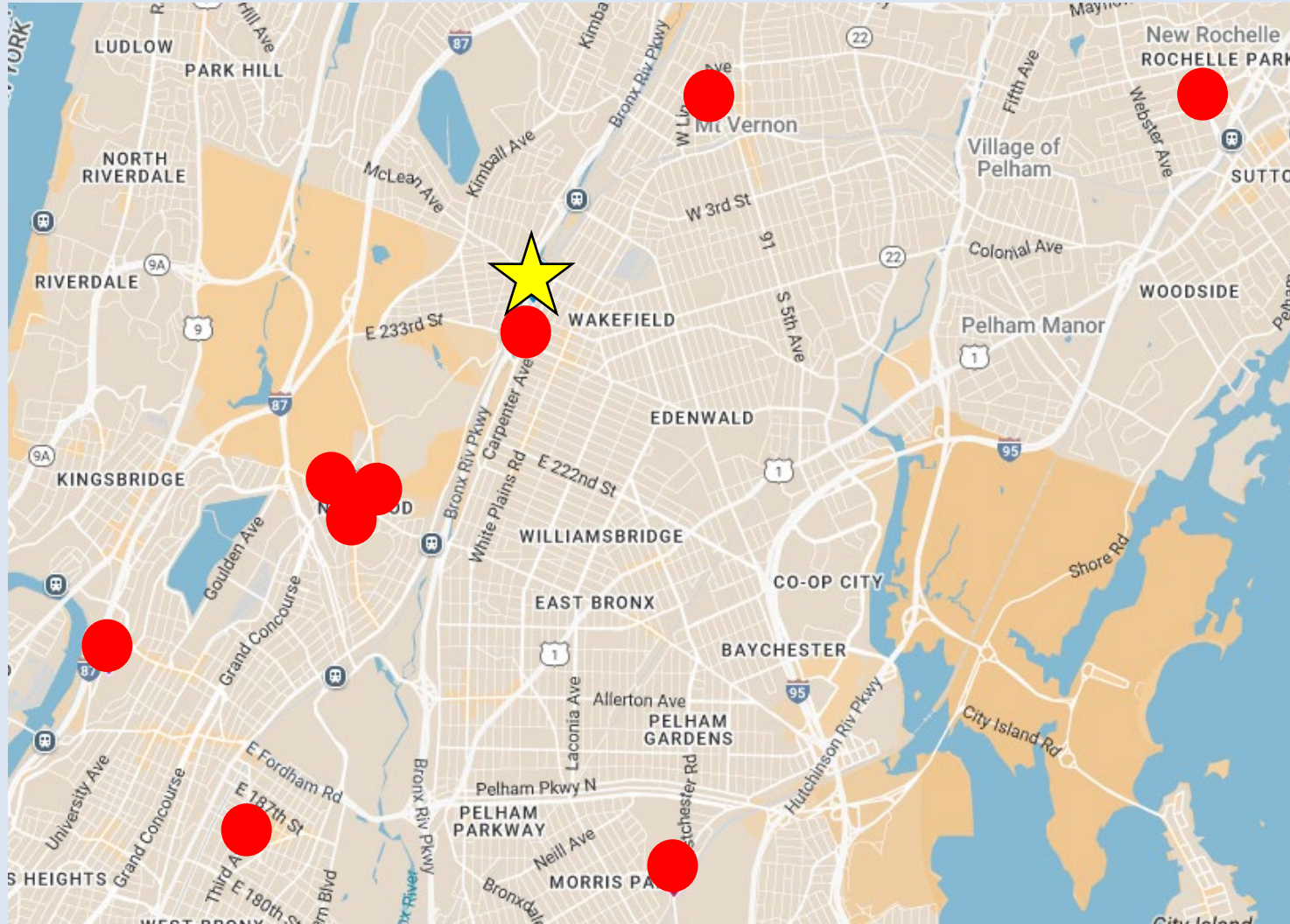


Exterior Photos



Excellent Hospital Supply Hub

There are nine hospitals within a 4-mile radius of the Property.



About Choyce Peterson

- ❖ Over 28 years in business serving local, regional and national companies
- ❖ Hundreds of clients both privately-held and publicly traded Fortune 50
- ❖ Millions of square feet of completed transactions



**Co-Founder
John P. Hannigan**

**Co-Founder
Alan R. Peterson**

Whether on a transactional basis for one or more deals or serving as day-to-day administrator of a real estate portfolio, Choyce Peterson partners with its clients to deliver capabilities comparable to those found in fully staffed internal corporate real estate departments without the need to add headcount. As a locally owned firm, our team is immersed in the developments of our individual communities as well as at the regional and state levels. Choyce Peterson's strength is its creativity in maximizing real estate value for clients. With our extensive client-side experience and entrepreneurial spirit, we are the professional lead negotiator-on-site offering clear, consistent communication and confidently managing the client's strategy and interests.

Contact

For more information contact
the seller's exclusive agent:

Scott C. Peterson - Vice President
203.810.4031
speterson@choycepeterson.com