



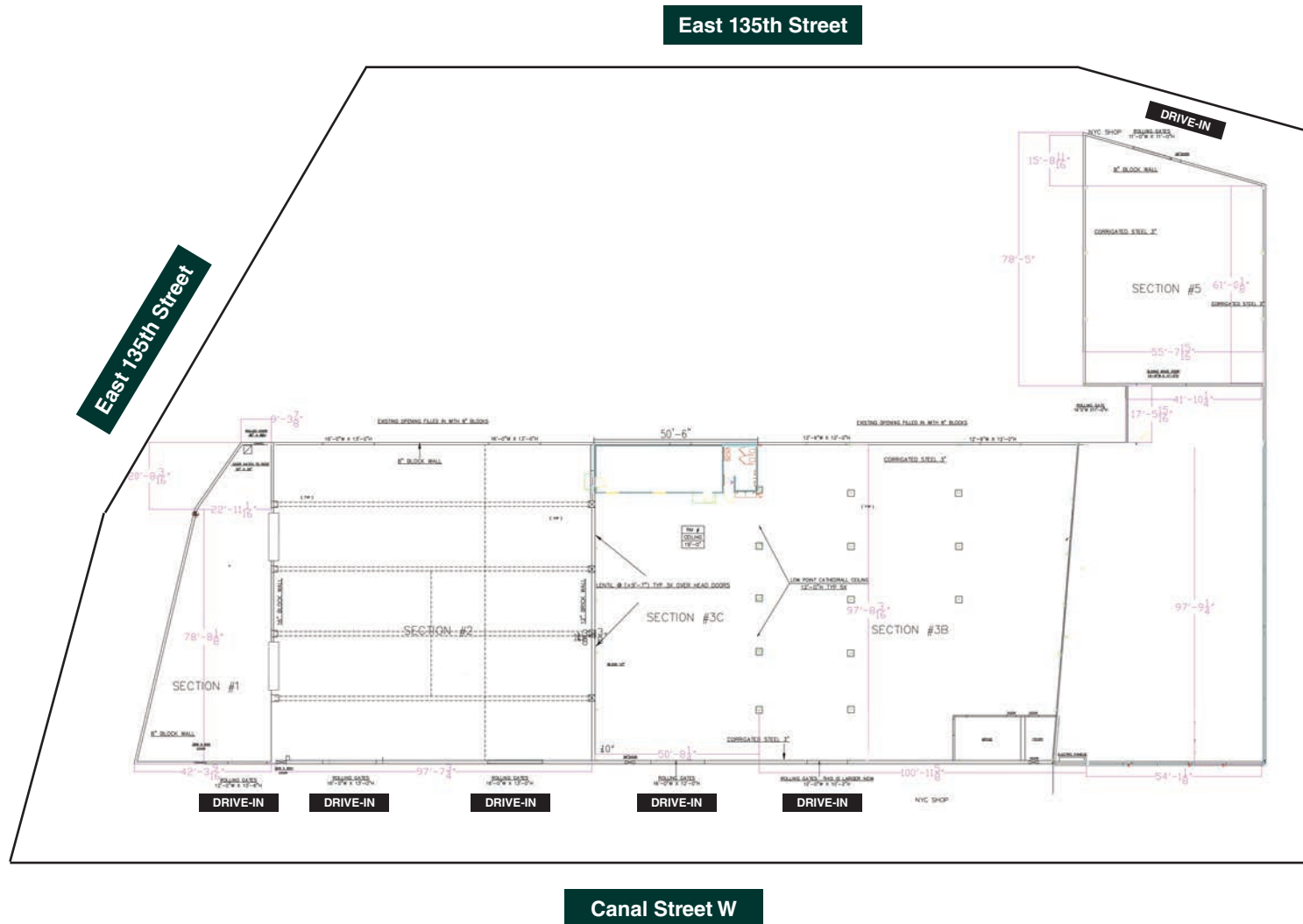
38,100 sf Bronx Warehouse / Parking For Lease

175 Canal Street W, Mott Haven, Bronx



PROPERTY INFORMATION

38,100 SF BRONX WAREHOUSE FOR LEASE
175 CANAL STREET W, MOTT HAVEN, BRONX



DY Realty Group has been retained on an exclusive basis to handle the leasing of 175 Canal Street W, a 38,100 sf warehouse located in the Mott Haven section of the Bronx, just minutes from Manhattan.

This 38,100 sf corner warehouse features clear heights up to 22.5 feet, loading through 6 drive-in doors, heavy power, three-street frontage, and great exposure to the Major Deegan Expressway.

Conveniently located at the 4, 5 & 6 subway lines and located between two toll-free Manhattan bridges.

Divisions will be considered. Contact the Exclusive Agents for more information or to schedule a tour.

Available Space	38,100 sf 1-Story Building
Divisions	Considered
Clear Height	Up to 22.5'
Loading	6 Drive-in Doors
Zoning	M1-4
Power	1,260 Amps
Upgrades	Planned - Info To Follow
Possession	LL Can Terminate Existing Lease With 90 Day Notice
Block / Lot	2322 / 1
Lease Price	Call or E-mail

For More Information or To Schedule A Tour, Contact Exclusive Agents:

Mathew Diana | 718-729-7474 x134 | 718-541-6835 Cell | MDiana@DYRealty.com
Peter Derbar | 718-729-7474 x124 | PDerbar@DYRealty.com
Justin Butts | 718-729-7474 x130 | 516-369-8708 | JButts@DYRealty.com

LANDLORD IMPROVEMENTS

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The Landlord is planning improvements to the site, including:

- Build Out of New Office Space & Restrooms
- Renovation of Existing Office Space & Restrooms
- Installation of New LED Lights Throughout the Building
- Installation of a New Roof & Gutter System
- Installation of New Exterior Lights
- Installation / Repairs of HVAC / Heating System
- Installation of New Drive-In Doors
- Painting of the Exterior Walls, Interior Walls, and Columns
- Landlord Will Install a New Sprinkler System if Required For Tenant Use
- Tenant Improvement Allowances Considered

Premier Institutional Ownership: Terreno Realty

Terreno Realty is a premier institutional owner, operator, and developer of industrial real estate, specializing exclusively in six major coastal U.S. markets, including the New York City metropolitan area. As a well-capitalized, publicly traded company with a robust national portfolio, Terreno brings a level of financial stability and operational sophistication that sets them apart in the industrial sector. Their strategic focus on infill locations means they deeply understand the unique logistical challenges and opportunities of operating in dense, urban environments like the Bronx.

Committed to Delivering a Superior Product

Terreno is uniquely positioned to execute complex, site-wide capital improvement programs without hesitation. They specialize in acquiring highly functional industrial sites and elevating them to meet the rigorous, modern demands of today's distribution, manufacturing, and logistics users. This proactive approach ensures that tenants step into facilities optimized for peak operational efficiency from day one.

Execution and Reliability

The extensive planned renovation program currently underway at 175 Canal Street West is a direct testament to Terreno's reputation. From state-of-the-art infrastructure upgrades to modern office build-outs, Terreno invests heavily upfront to provide a turnkey experience, ensuring the space is perfectly primed for your operations.

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DIVISION / LAYOUT OPTIONS

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Multiple Configurations Possible

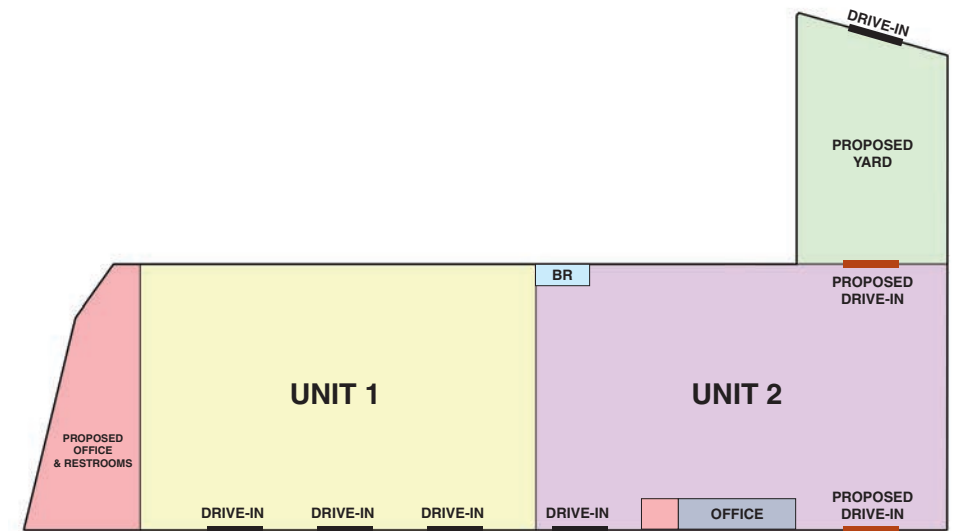
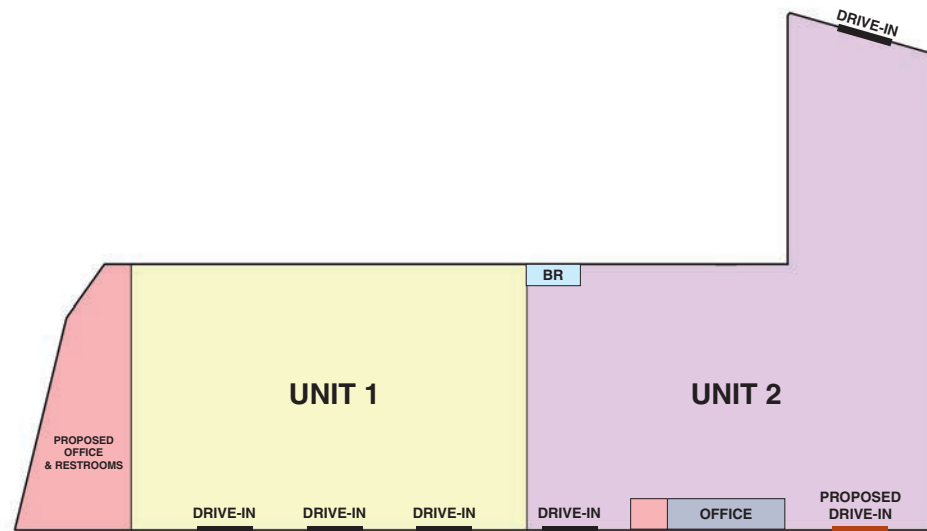
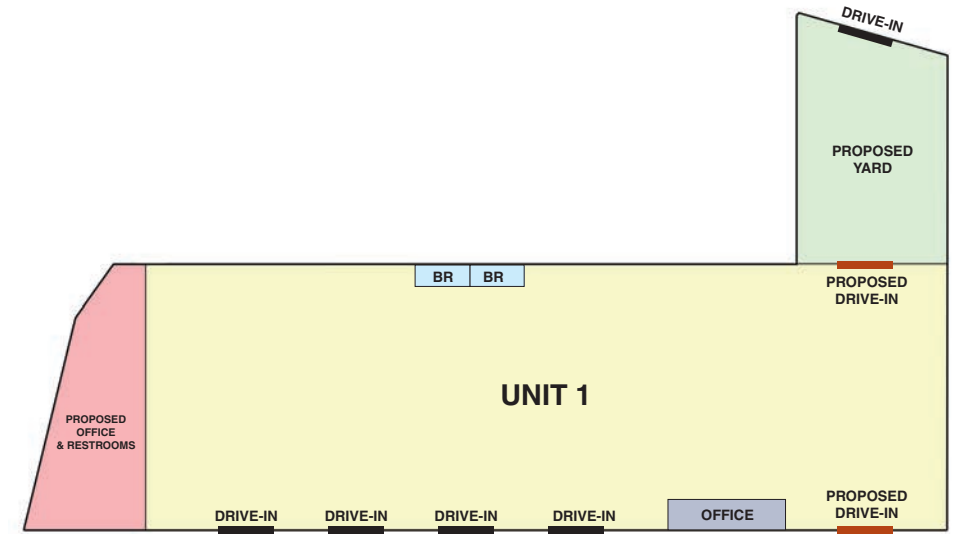
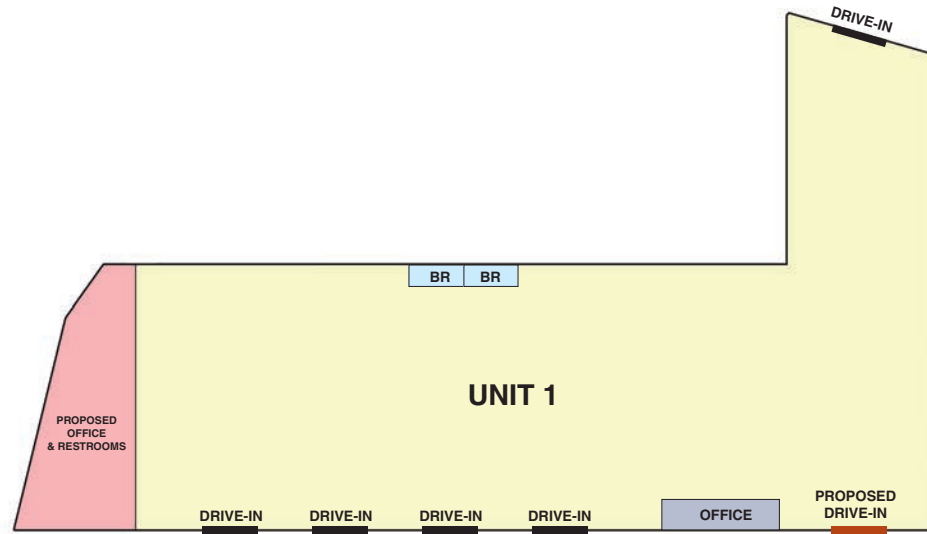
The property offers exceptional flexibility to accommodate a variety of industrial requirements. Utilizing the heavy frontage and six existing drive-in doors, ownership is prepared to customize the layout to suit specific tenant needs.

In addition to the existing configuration shown on the Property Information page, the building easily divides into two independent, fully functional units, each built out with dedicated office space and restrooms.

Alternatively, the Landlord can convert the rear portion of the property into a private yard or parking area to service the front unit.

Regardless of the configuration, tenants will benefit from multiple drive-in access points, including the proposed installation of a brand-new drive-in door offering direct, convenient loading from the newly created yard.

The proposed layouts shown to the right demonstrate several ways the Landlord can build out the site. Reach out to the Exclusive Agents to learn more about these division opportunities.



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LOCATION PROFILE

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Exceptional Access to Manhattan

The property features three-street frontage and sits immediately adjacent to the Major Deegan Expressway (I-87), ideally located between the Third Avenue and Madison Avenue bridges. This positioning provides immediate, toll-free freight access into Manhattan and seamless connectivity to major regional commercial arteries, including I-278 and I-95, facilitating rapid last-mile distribution across New York City, Long Island, Westchester, New Jersey, and Connecticut.

Distance to Subway

The location offers excellent access to the Lexington Avenue subway line, providing a fast commute to Midtown Manhattan:

Subway Station	Train Lines	Distance
138th Street – Grand Concourse	4 5	0.2 miles
3rd Avenue – 138th Street	6	0.3 miles

Commute time to Grand Central Terminal in Midtown is roughly 25 minutes via the 4 or 5 trains.

Highway and Bridge Access

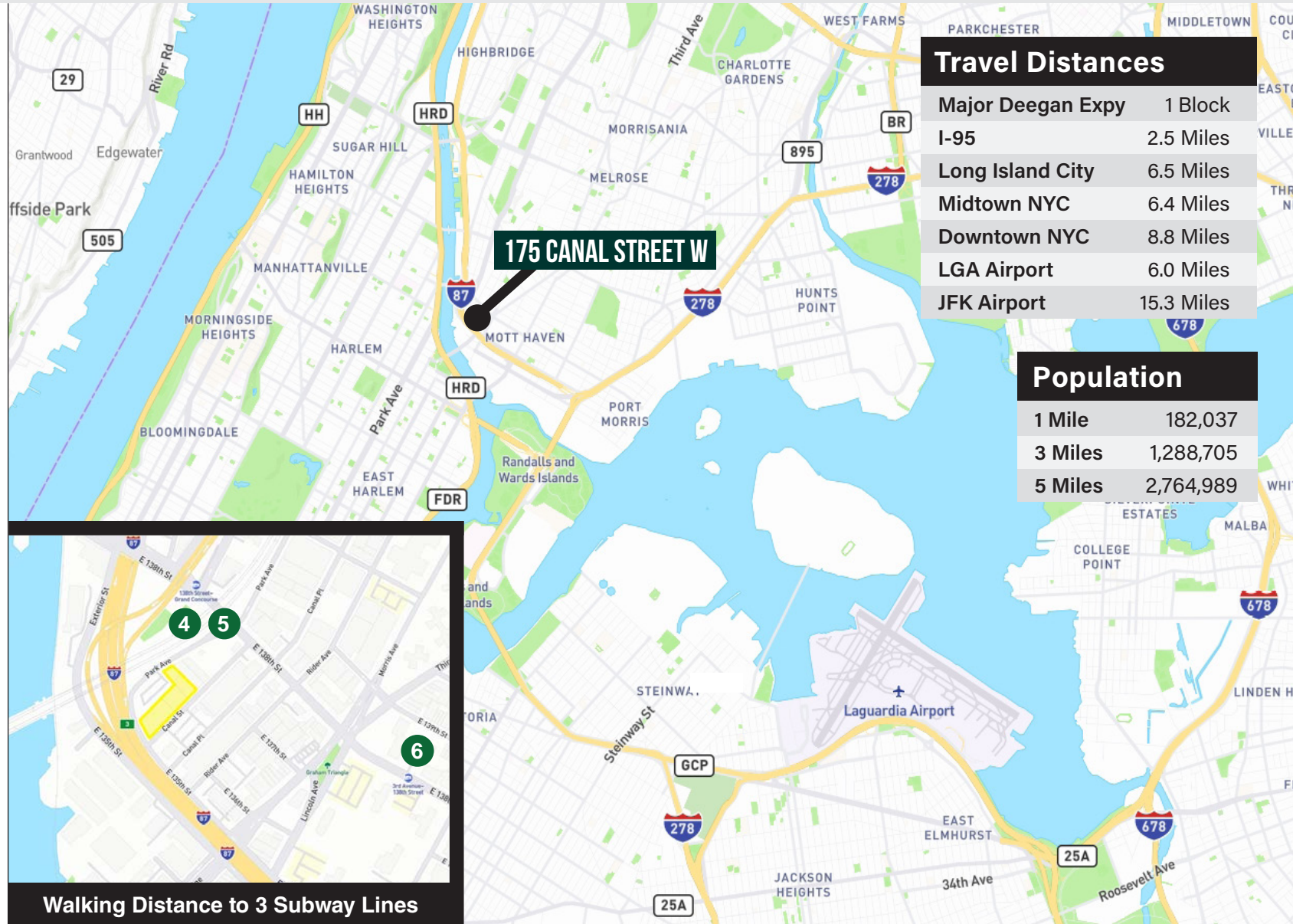
The property has some of the best vehicular access in the Bronx due to its location next to major highways and bridges connecting directly to Manhattan:

Major Deegan Expressway (I-87): The property sits with great exposure to the Major Deegan, providing immediate access to this primary north-south route through the Bronx.

I-278 (Bruckner Expressway): Access to I-278 is also very convenient, connecting to Queens, Brooklyn, and New Jersey.

Bridges to Manhattan (Toll-Free): The location is situated between several toll-free bridges to Manhattan:

- Madison Avenue Bridge
- Third Avenue Bridge
- Willis Avenue Bridge

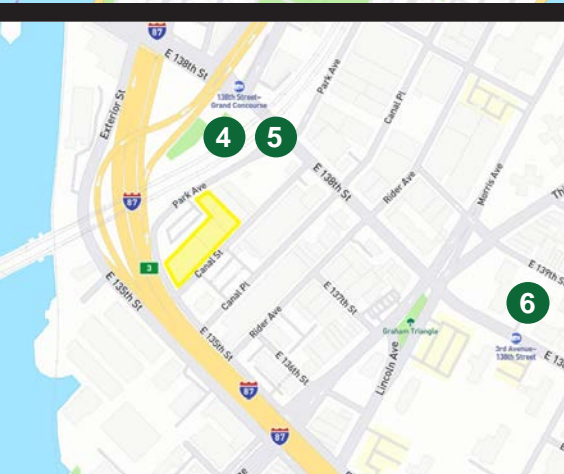


Travel Distances

Major Deegan Expy	1 Block
I-95	2.5 Miles
Long Island City	6.5 Miles
Midtown NYC	6.4 Miles
Downtown NYC	8.8 Miles
LGA Airport	6.0 Miles
JFK Airport	15.3 Miles

Population

1 Mile	182,037
3 Miles	1,288,705
5 Miles	2,764,989



Walking Distance to 3 Subway Lines

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