

Bathgate Industrial Park

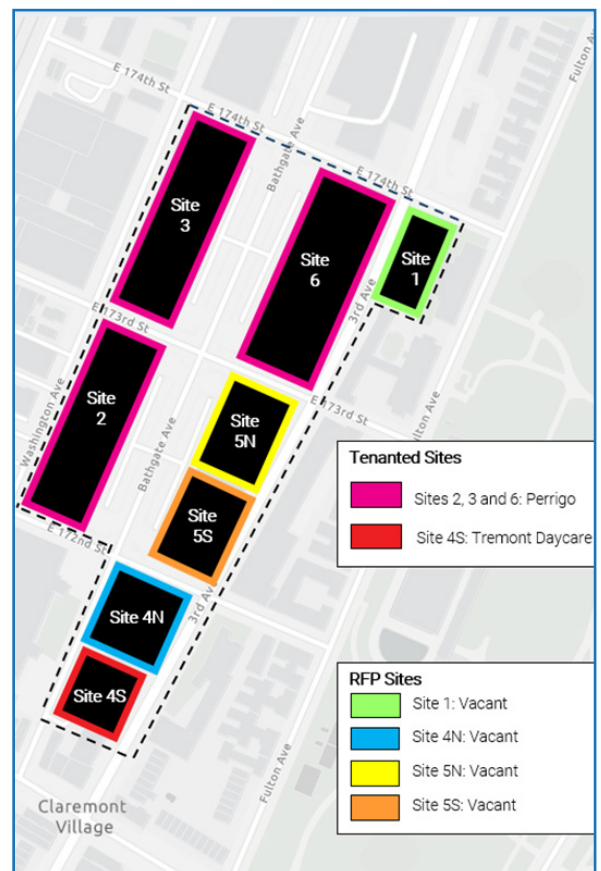


What Makes The Bathgate Industrial Park Special

- Opportunity to lease up to approximately 113,000-SF industrial and mixed-use space with on-site parking
- Located in an Industrial Business Zone (IBZ), with support from the City and NYCEDC and eligible for IBZ Relocation Tax Credit
- Home to thriving manufacturing businesses (~300 employees) and daycare facility
- Ideal location for industrial facilities, with optimal transit to the Cross Bronx Expressway; the 2, 4, 5, B and D subway lines; and Metro North
- Approximately 60,000 SF of sidewalks were repaved by NYCEDC and are ADA compliant



Scan here
for a virtual
tour of
the spaces.



Site 1: 4006 3rd Ave



- **Leasable area:** 17,472 SF
 - Two floors and 10,000-SF parking lot
 - Industrial refrigerator and kitchen
 - Opportunity to tenant full site or have multiple users
 - Site previously used as a medical office, post office, and catering hall
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Site 4N: 1610 Bathgate Ave



- **Leasable area:** 22,220 SF
 - Two floors; ground floor best suited for manufacturing area and second-floor office
 - Parking lot and two loading docks
 - Previously a dry cleaner and food-packaging facility
 - An on-site system is in place to measure and contain any potential contamination in the soil due to prior occupancy of this site by the dry cleaner
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Site 5N: 1666 Bathgate Ave



- **Leasable area:** 39,297 SF
 - Opportunity to combine with Site 5S (1628 Bathgate Avenue) for a total leasable area of 73,106 SF
 - Parking lot and loading docks
 - Previously used as a vocational school
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Site 5S: 1628 Bathgate Ave



- **Leasable area:** 33,809 SF
- Opportunity to combine with Site 5N (1666 Bathgate Avenue) for a total leasable area of 73,106 SF
- Parking lot and loading docks
- Previously used as a baked goods distribution center