

BLC BRONX LOGISTICS CENTER



A person wearing a hard hat and work clothes stands on a large, curved, blue structure that resembles a stylized letter 'R'. The structure is illuminated from above, creating a bright blue glow. The background is dark. The person is positioned near the top of the curve, looking out.

NEXT-LEVEL
LOGISTICS

A NEW SPEC STANDARD FOR NYC INDUSTRIAL DEVELOPMENT

At 1.3M SF, Bronx Logistics Center is not only the largest but the most thoughtfully-designed industrial development in New York City. The project offers two market-leading, 250K SF warehouse floors, accessed nearly 800 feet from one another through separate, exclusive entrances on E 149 St, and the single largest availability of parking in the market.

The project is a five-minute drive from Manhattan's Upper East Side, with the rest of New York City, Westchester, and Long Island within a 20-minute drive. Bronx Logistics Center provides tenants with unmatched access to the nation's largest city in a Class A building with market-leading specifications across the board.

1.3M SF

total project size

72

drive-in doors

585K SF

total warehouse area

4

freight elevators

730K SF

total parking area (inc. courts)

7,000A

total power

14.2-acre

total lot size

25%

parking electric vehicle ready

32' clear

warehouse ceiling heights

Q2 2023

delivery

40' x 40'

column spacing

Rail

optional dedicated rail

48

loading docks

5 min

walk to two subway stations (6 line)

DIRECT UPPER-LEVEL WAREHOUSE ACCESS

EXCLUSIVE, SEPARATE ENTRANCES FOR BOTH
WAREHOUSE FLOORS

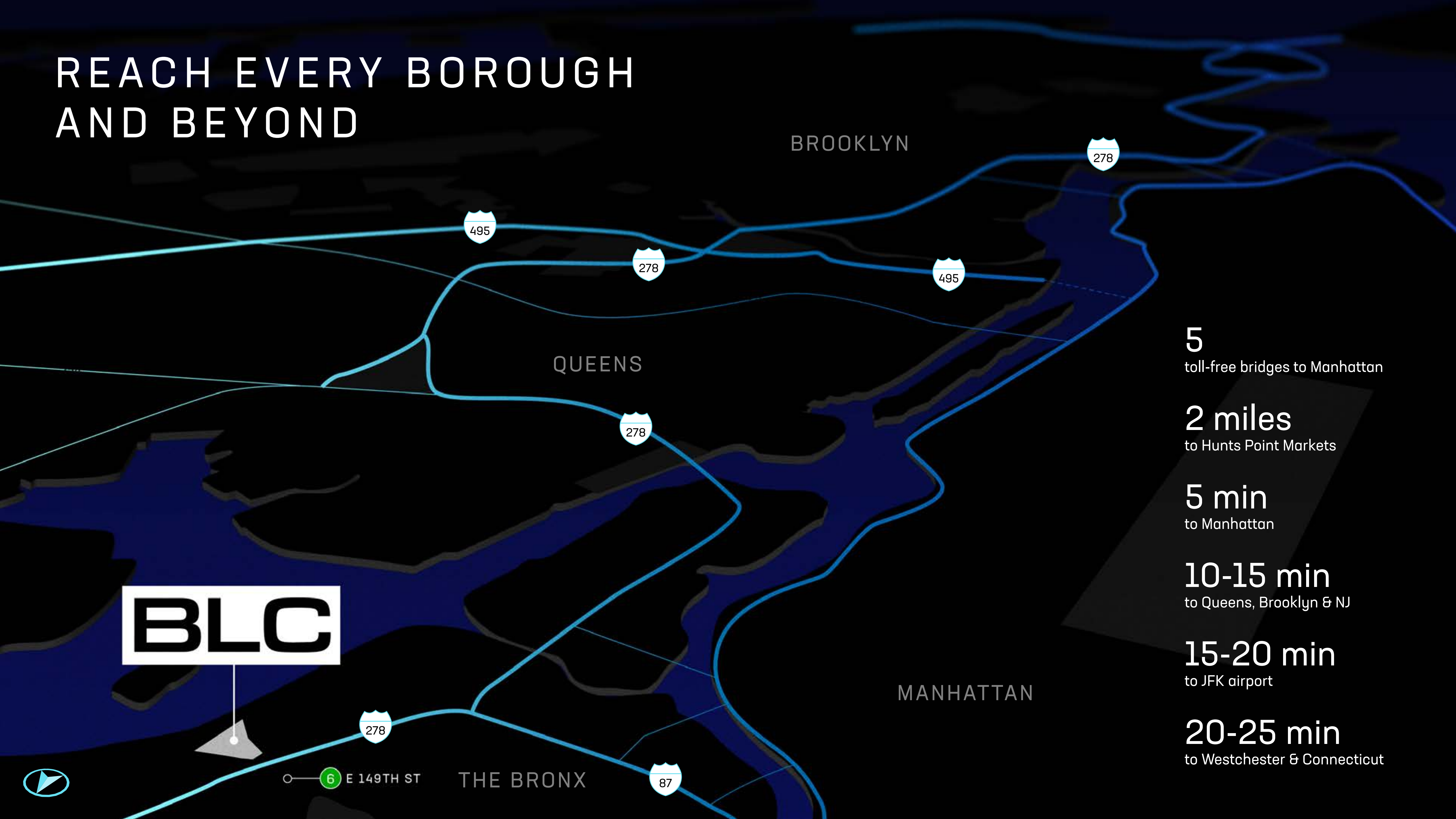


MAXIMAL EFFICIENCY

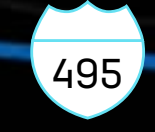
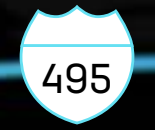
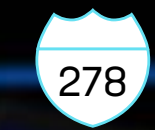
THOUGHTFUL WAREHOUSE, TRUCK COURT & PARKING LAYOUTS



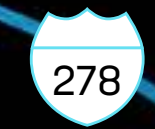
REACH EVERY BOROUGH AND BEYOND



BROOKLYN



QUEENS



5
toll-free bridges to Manhattan

2 miles
to Hunts Point Markets

5 min
to Manhattan

10-15 min
to Queens, Brooklyn & NJ

15-20 min
to JFK airport

20-25 min
to Westchester & Connecticut

BLC

MANHATTAN



6 E 149TH ST

THE BRONX



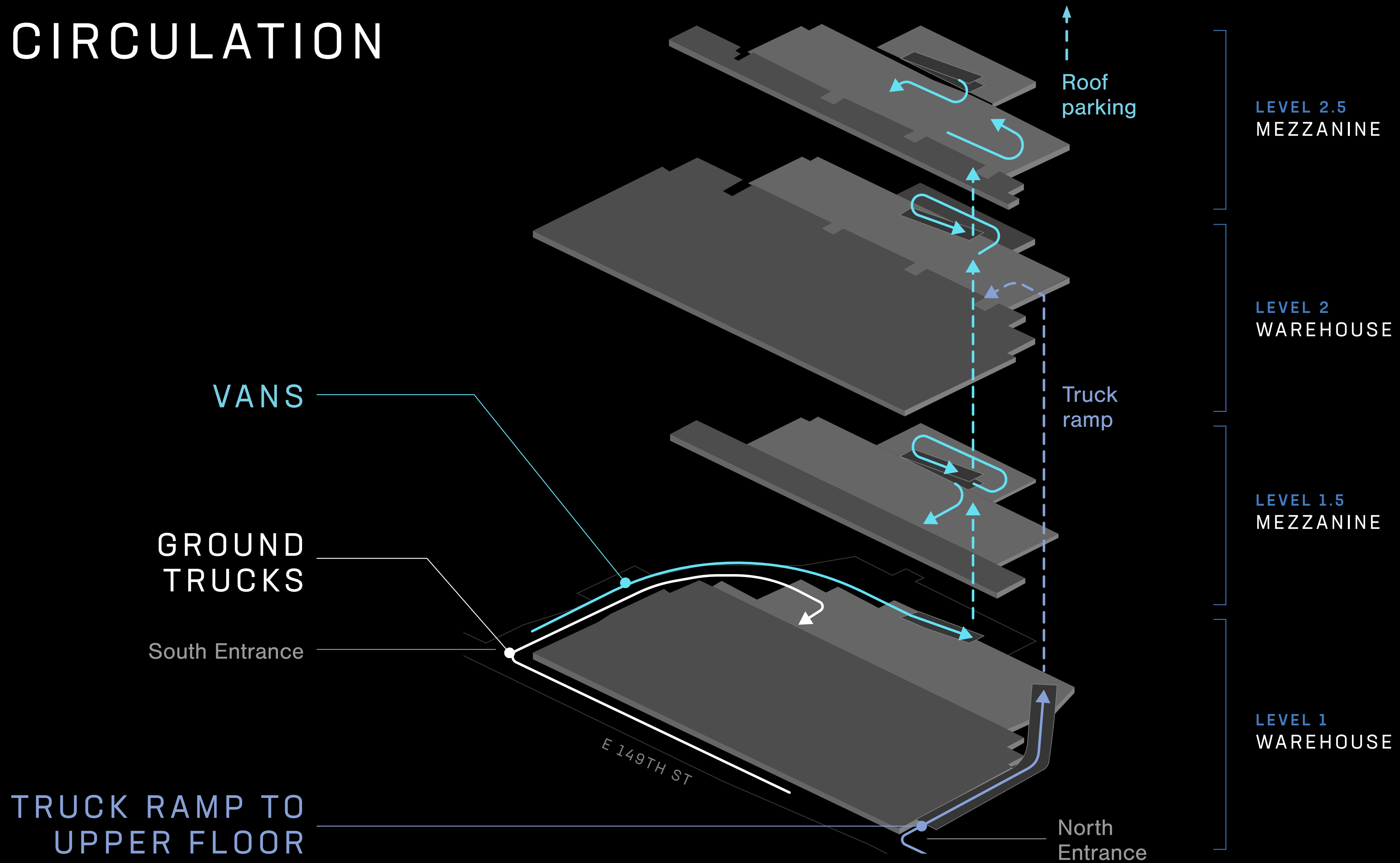
WAREHOUSE SPACE



PARKING GARAGES & TRUCK COURTS



CIRCULATION

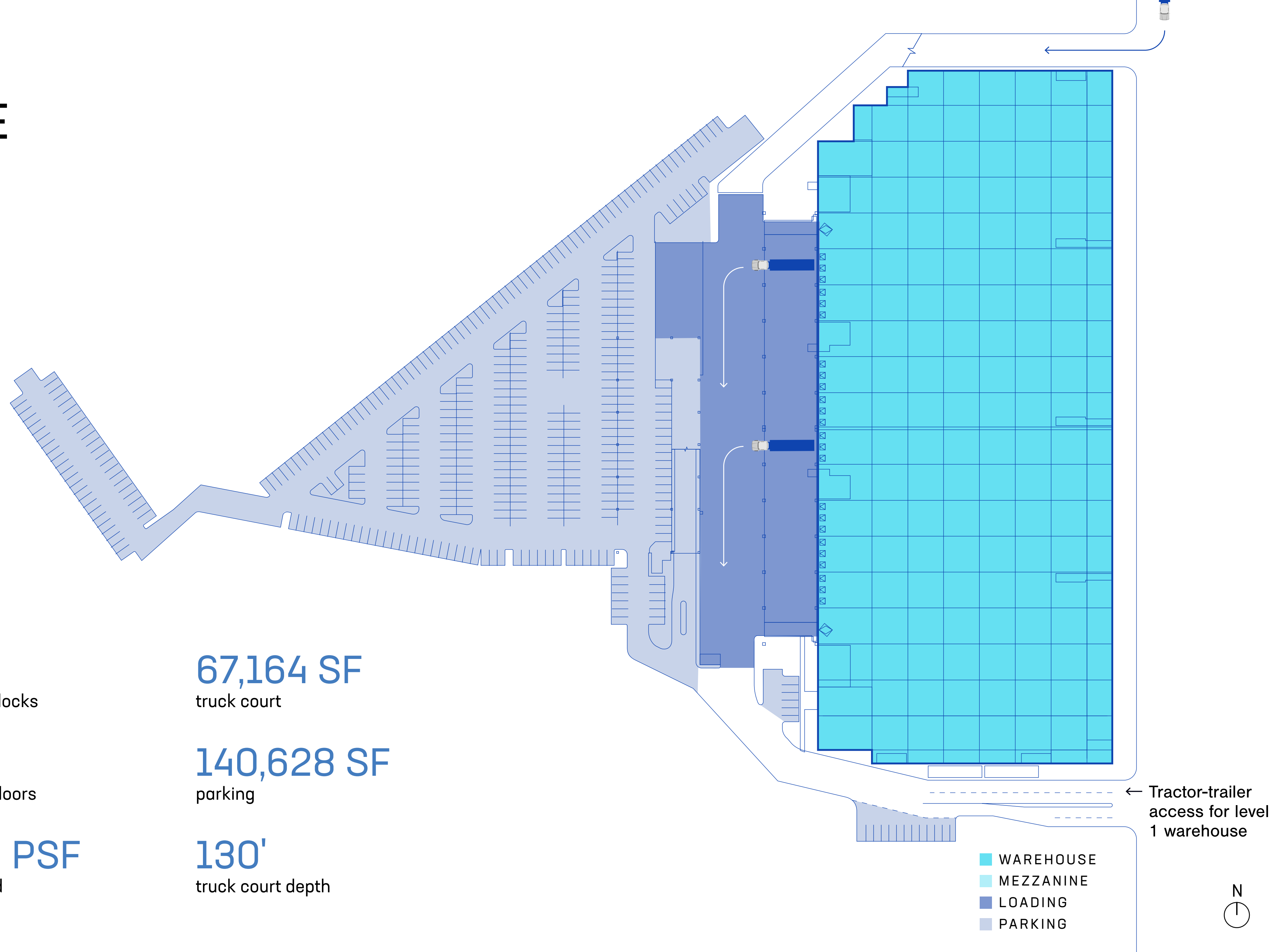




NYC'S LARGEST
INDUSTRIAL
DEVELOPMENT

LEVEL 1

WAREHOUSE



250,059 SF
warehouse

24
loading docks

67,164 SF
truck court

32' clear
ceiling height

10
drive-in doors

140,628 SF
parking

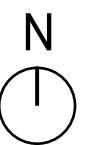
40' x 40'
column spacing

800 PSF
floor load

130'
truck court depth

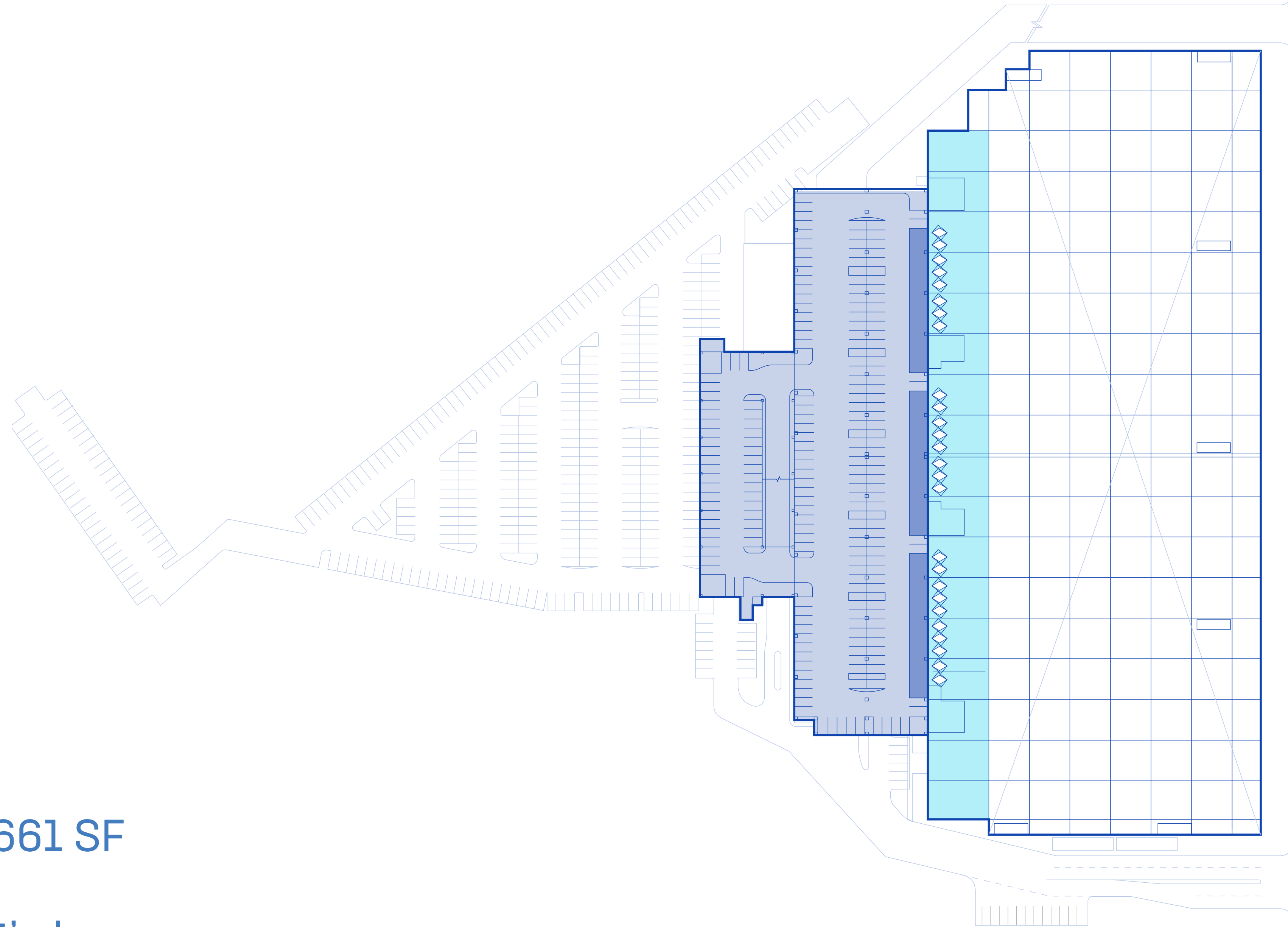
- WAREHOUSE
- MEZZANINE
- LOADING
- PARKING

← Tractor-trailer access for level 1 warehouse



LEVEL 1.5

MEZZANINE



42,634 SF

mezzanine

83,661 SF

parking

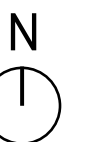
30

drive-ins

14.5' clear

ceiling height

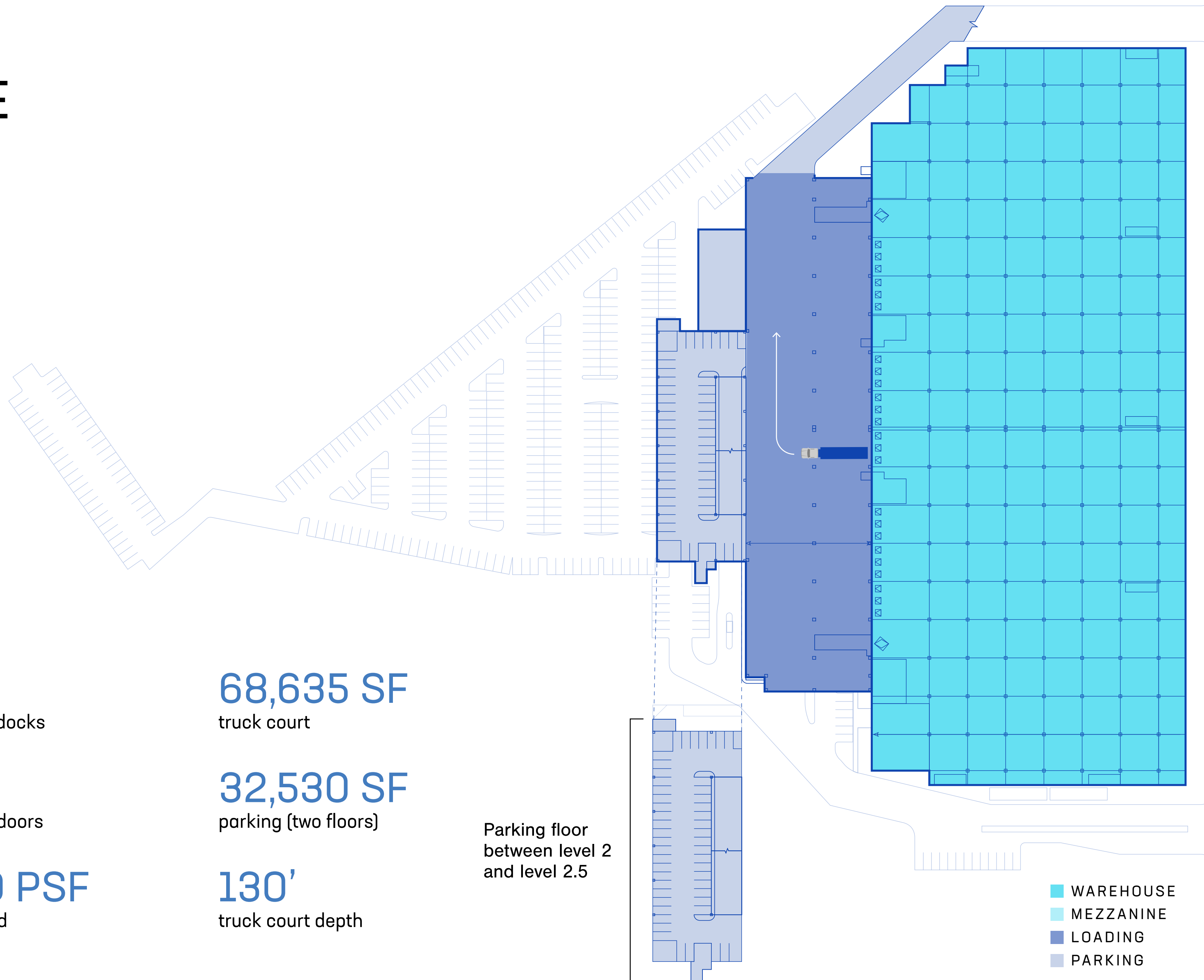
- WAREHOUSE
- MEZZANINE
- LOADING
- PARKING



LEVEL 2

WAREHOUSE

← Tractor-trailer access for level 2 warehouse



250,059 SF
warehouse

24
loading docks

68,635 SF
truck court

32' clear
ceiling height

2
drive-in doors

32,530 SF
parking (two floors)

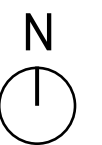
40' x 40'
column spacing

500 PSF
floor load

130'
truck court depth

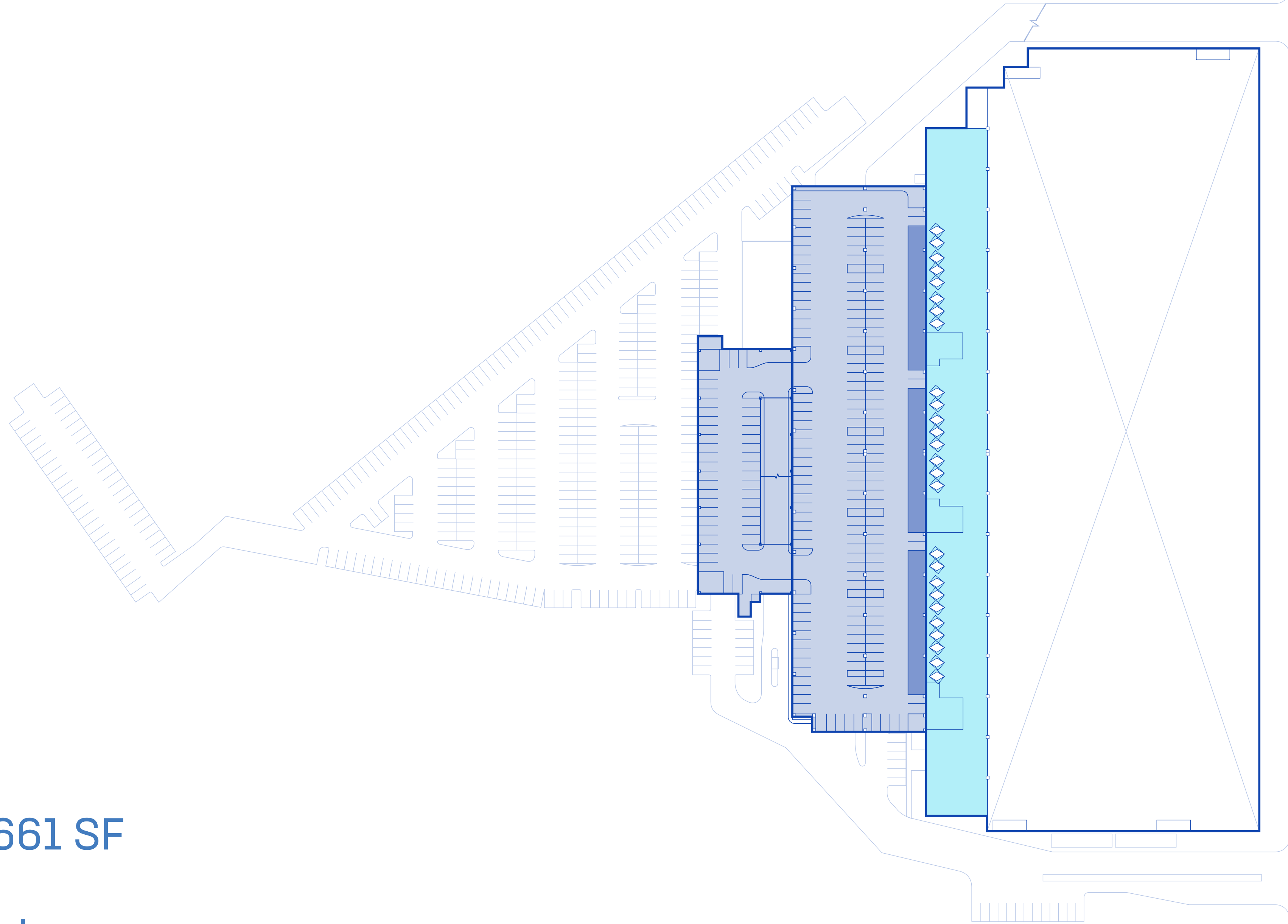
Parking floor
between level 2
and level 2.5

- WAREHOUSE
- MEZZANINE
- LOADING
- PARKING



LEVEL 2.5

MEZZANINE



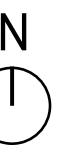
42,634 SF
mezzanine

83,661 SF
parking

30
drive-ins

14' clear
ceiling height

- WAREHOUSE
- MEZZANINE
- LOADING
- PARKING



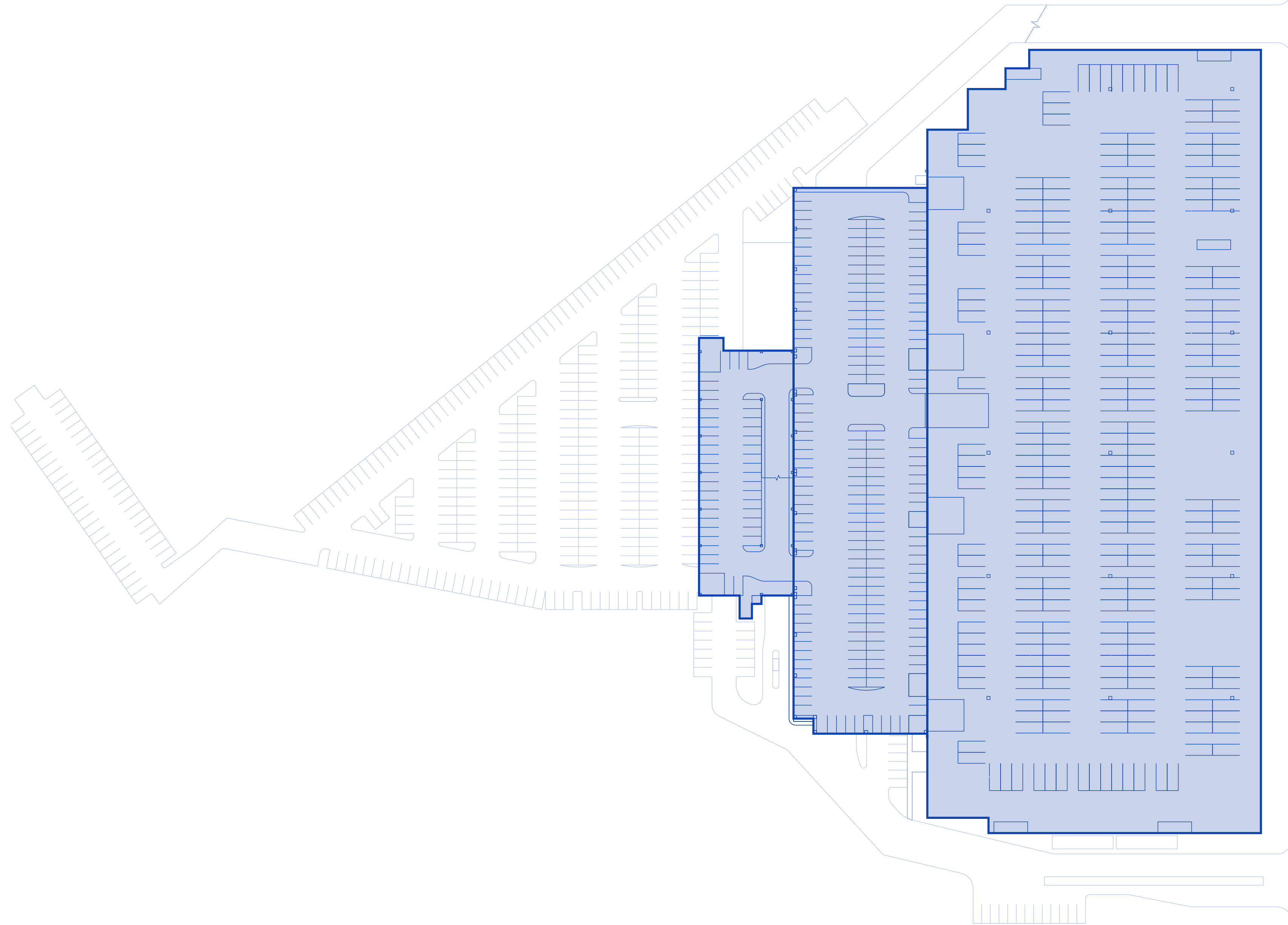
LEVEL 3

ROOF

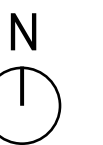
169,315 SF
rooftop parking

84,900 SF
garage parking

100 PSF
floor load

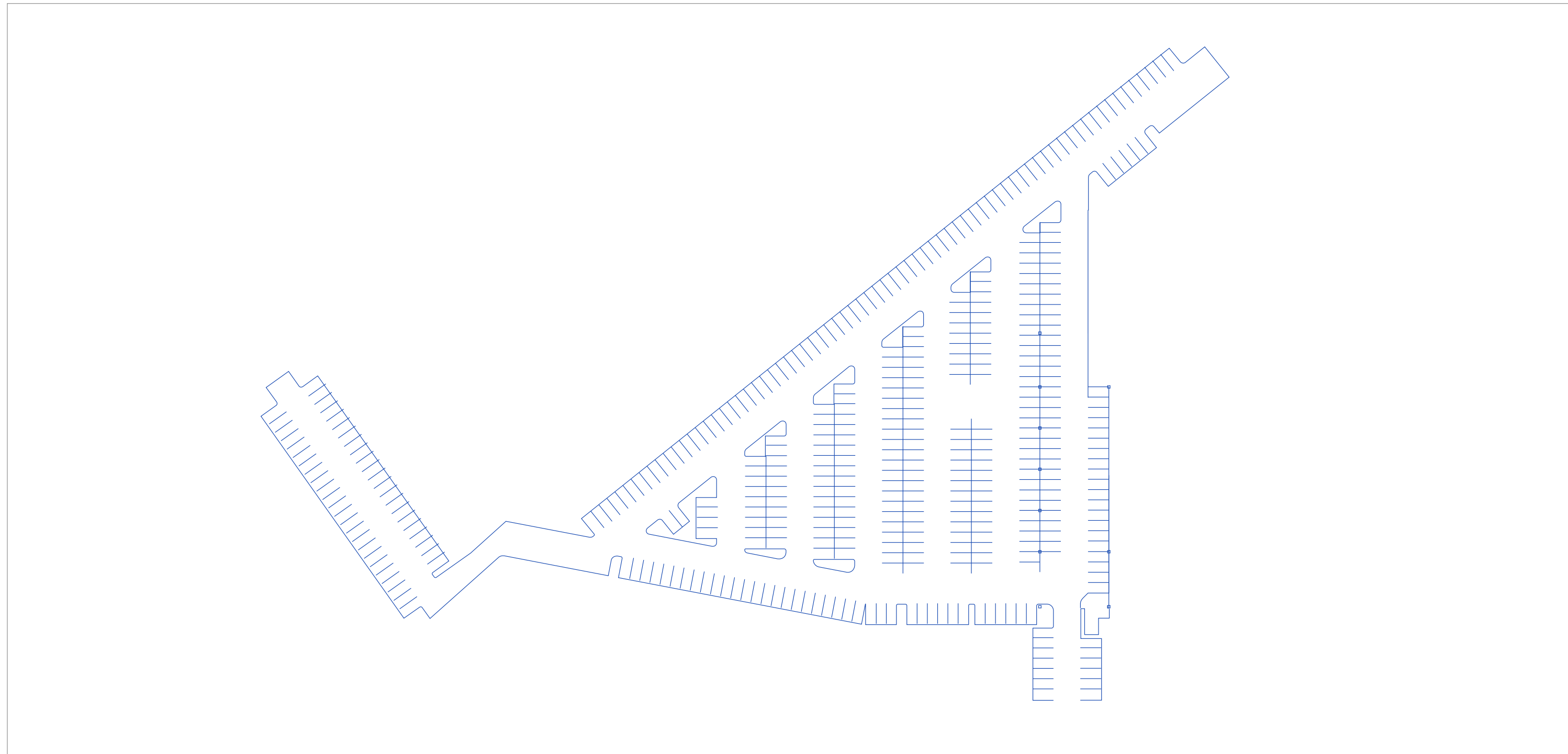


- WAREHOUSE
- MEZZANINE
- LOADING
- PARKING



PARKING SUMMARY

LEVEL 1 – WAREHOUSE

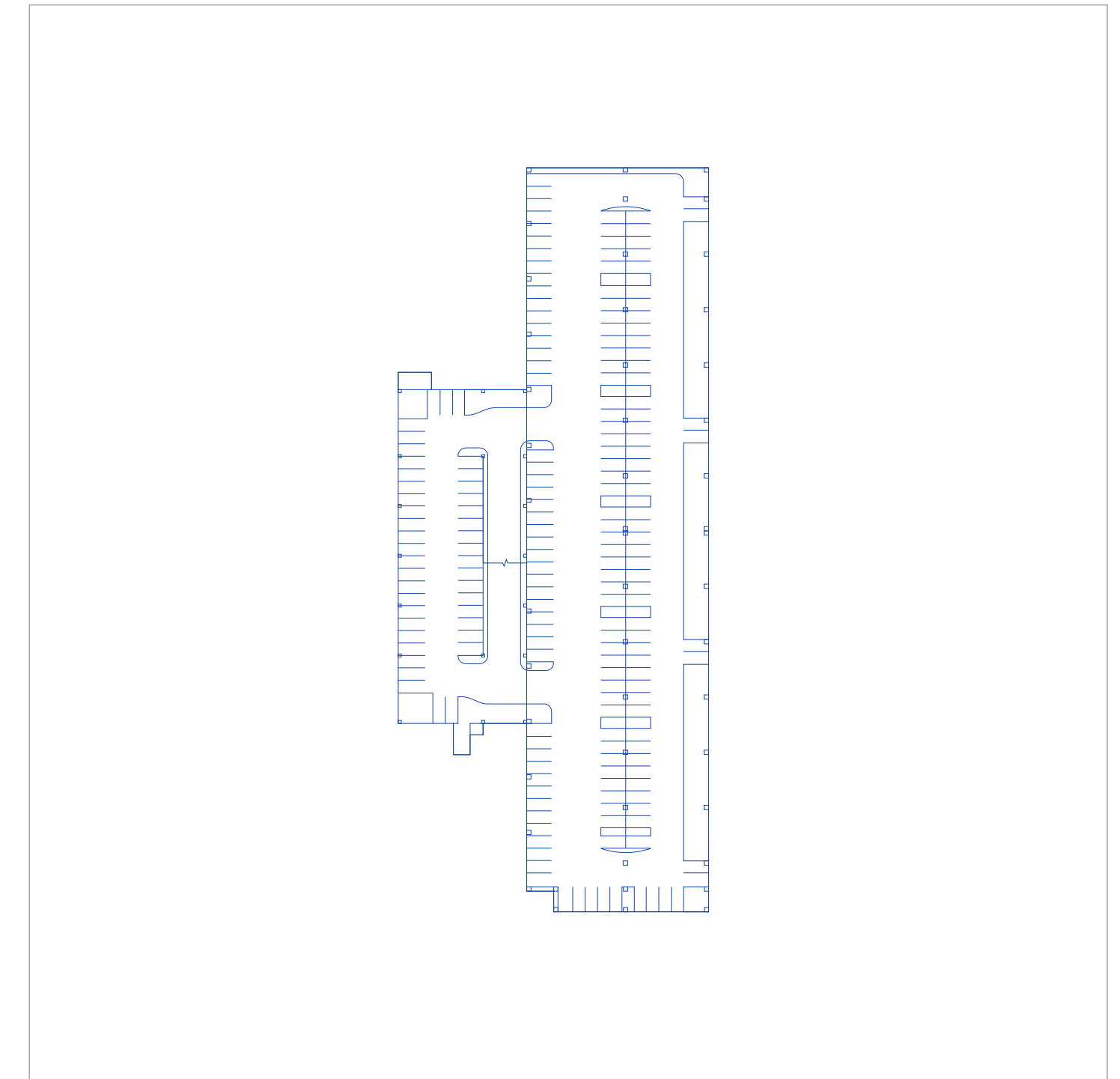


140,628 SF
parking

152
van-equivalent spots

408
standard auto spots (shown)

LEVEL 1.5 – MEZZANINE



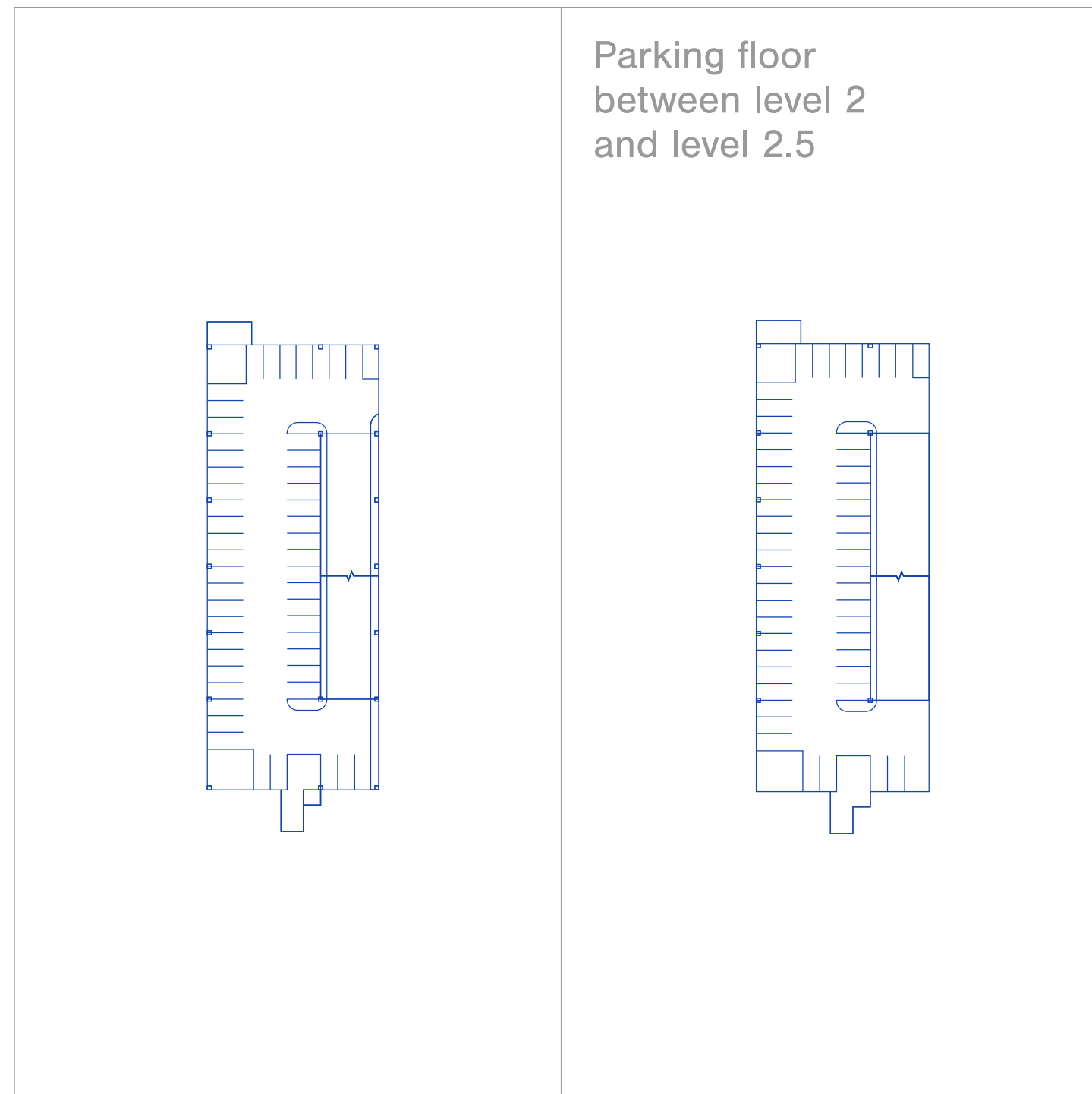
83,661 SF
parking

91
van-equivalent spots

196
standard auto spots (shown)

PARKING SUMMARY

LEVEL 2 – WAREHOUSE

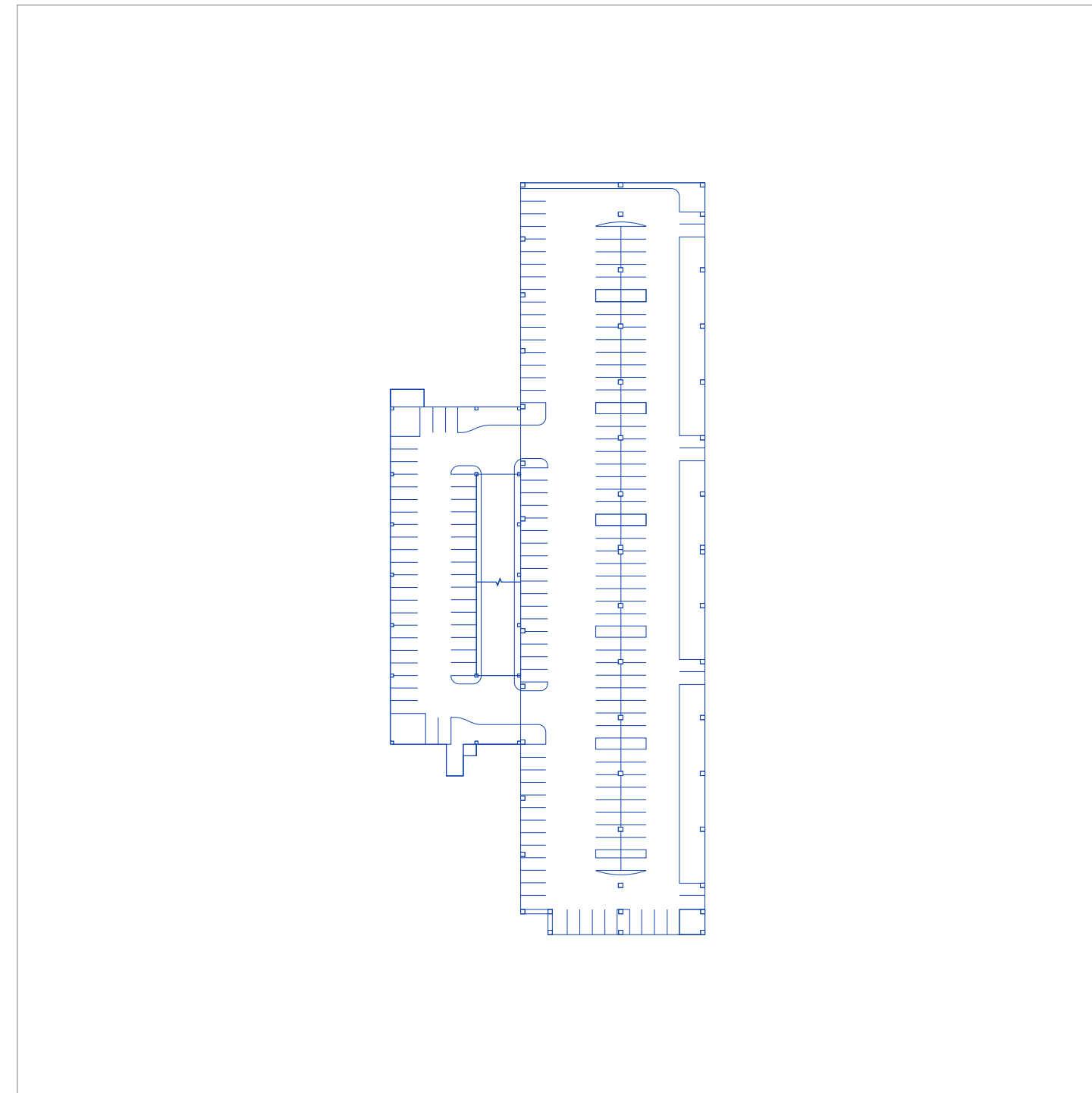


32,530 SF
parking

26
van-equivalent spots

86
standard auto spots (shown)

LEVEL 2.5 – MEZZANINE

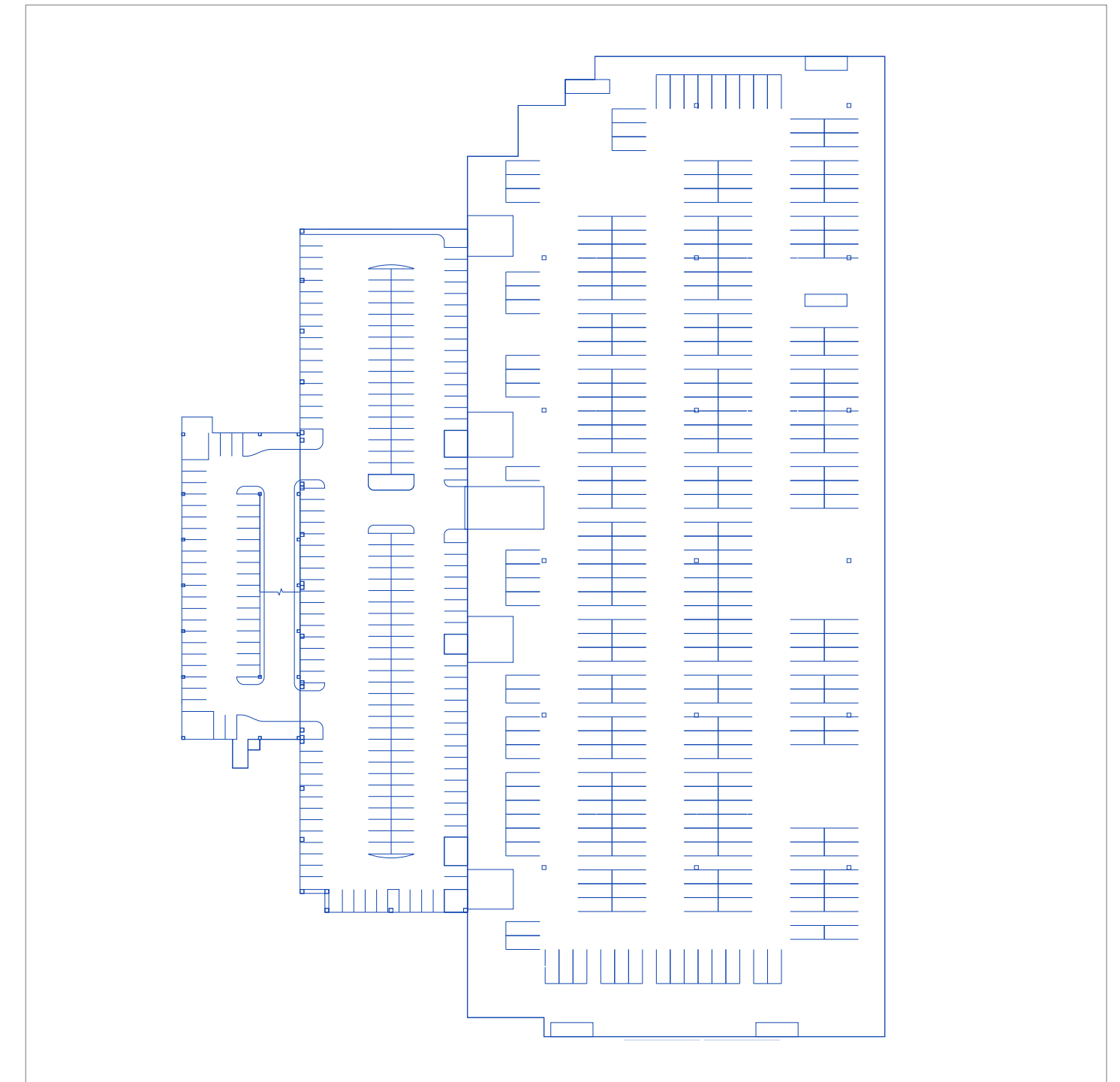


83,661 SF
parking

91
van-equivalent spots

196
standard auto spots (shown)

LEVEL 3 – ROOF



169,315 SF
rooftop parking

603
standard auto spots

84,900 SF
garage parking

380
van-equivalent spots

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