

NE BRONX MANUFACTURING | DISTRIBUTION WAREHOUSE

EXCEPTIONAL WESTCHESTER SQ INDUSTRIAL OPPORTUNITY

22,000 SF CONTIGUOUS SPACE | AVAILABLE ARE 16,500 SF

SFG

SOW FIGUEROA GROUP

Property Advisors

\$25 SF/YR



LOCATION: 1369 Blondell Avenue, Bronx, NY 10461

DESCRIPTION: Exceptional Westchester Square Light Manufacturing | Distribution Leasing Opportunity. The property contains 22,000 SF of contiguous warehouse; Available are 16,500 SF containing three drive in gates and two different ceiling heights.

IDEAL FOR:

- ❖ Contractor Laydown Area, Industrial Storage of Tools, Materials, Equipment, and Vehicles.
- ❖ Light Manufacturing, Packing and Shipping.

BLOCK/LOT: 04073/0023

LOT SIZE SF: 22,000 SF **LOT DIMENSIONS:** 201' x 116'

BUILDING DIMENSIONS: 201' x 110'

WAREHOUSE SF #1: 16,500 SF

OFFICE: 1,300 SF total; 650 SF Ground & 650 SF Mezzanine.

RESTROOMS: 3

SPRINKLERED: Yes

STORIES: 1

CEILING HEIGHTS: 14' (14,000 SF warehouse area with two drive-in gates) and 23' (2,500 SF warehouse area with one drive-in gate).

YEAR BUILT: 1956

ZONING: M1-1

DRIVE INS: Three (3) in 16,500 SF space.

TAXES: Base year taxes included

UTILITIES: Tenant Responsibility

LEASE TERM: 5 -10 Years +

INVESTMENT SALES

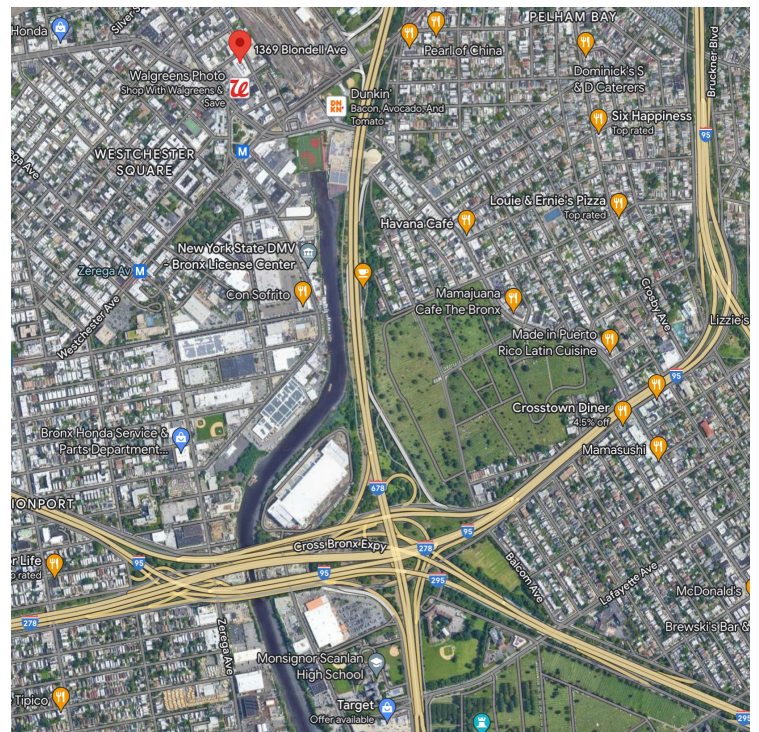
By Appointment Only: Drew R Figueroa

COMMERCIAL LEASING

INDUSTRIAL SALES/LEASING

SOW Figueroa Group

Drew R Figueroa | Drew@Sowfig.com | 212.982.5008 | 244 Madison Avenue, #382, New York, NY 10016



TRANSPORTATION

I95 | I295 | I695 | I678 | I278 | Bruckner Expy
MTA 6 Westchester Sq /E Tremont Av