

# 4275

BOSTON RD, BRONX, NY



**METRO-NORTH**  
LOGISTICS CENTER



## THE EDGE OF THE CITY

CONNECTING NYC, WESTCHESTER & FAIRFIELD COUNTIES

**CLASS A REDEVELOPMENT**

**73,450 SF WAREHOUSE | 90,237 SF LAND FOR LEASE**





# PROPERTY HIGHLIGHTS

Metro North Logistics Center is a Class A, institutional quality industrial redevelopment situated at the intersection of NYC and Westchester County. In addition to an extensive capital improvement plan, this high throughput asset will deliver a concrete exterior wall with 14 brand-new exterior loading dock positions, a 140' truck court, and 10 new, oversized drive-in doors.

## BUILDING SPECS

-  **73,450 SF Renovated Warehouse**
-  **90,237 SF Secured Industrial Land**  
Ample trailer, vehicle and employee parking
-  **14 Exterior Dock Doors**  
New Dock Packages  
New Curtain Wall
-  **10 New Motorized, Oversized Drive-In Doors**
-  **140' Truck Court**
-  **18'-21' Clear**
-  **New Interior / Exterior LED Lighting**
-  **3,370 SF Brand New Office Space**
-  **New Storefront Office Entrance**
-  **ICAP & REAP Eligible**

# SITE PLAN

- ▲ New Dock Doors
- New Drive-In Doors



HUTCHINSON RIVER

±73,450 SF

RAMP

BOSTON RD

99'-4"

96'

25'-6"

32'-10"

65'

140'

# DRIVE TIMES AND DEMOGRAPHICS

REACH OVER 15 MILLION CONSUMERS IN A ONE HOUR DRIVE TIME

## DRIVE DISTANCES

Whitestone Bridge	7 Miles
RFK Bridge	12 Miles
George Washington Bridge	13 Miles
LGA Airport	13 Miles
Gov. Mario M. Cuomo Bridge	17 Miles
Queens Midtown Tunnel	18 Miles
Queensboro Bridge	19 Miles
JFK Airport	20 Miles
Manhattan Bridge	20 Miles
Westchester County Airport	27 miles
Verrazzano Bridge	29 Miles
EWR Airport	33 Miles



### DRIVE TIMES

30 MINUTES

60 MINUTES



### POPULATION

4,206,737

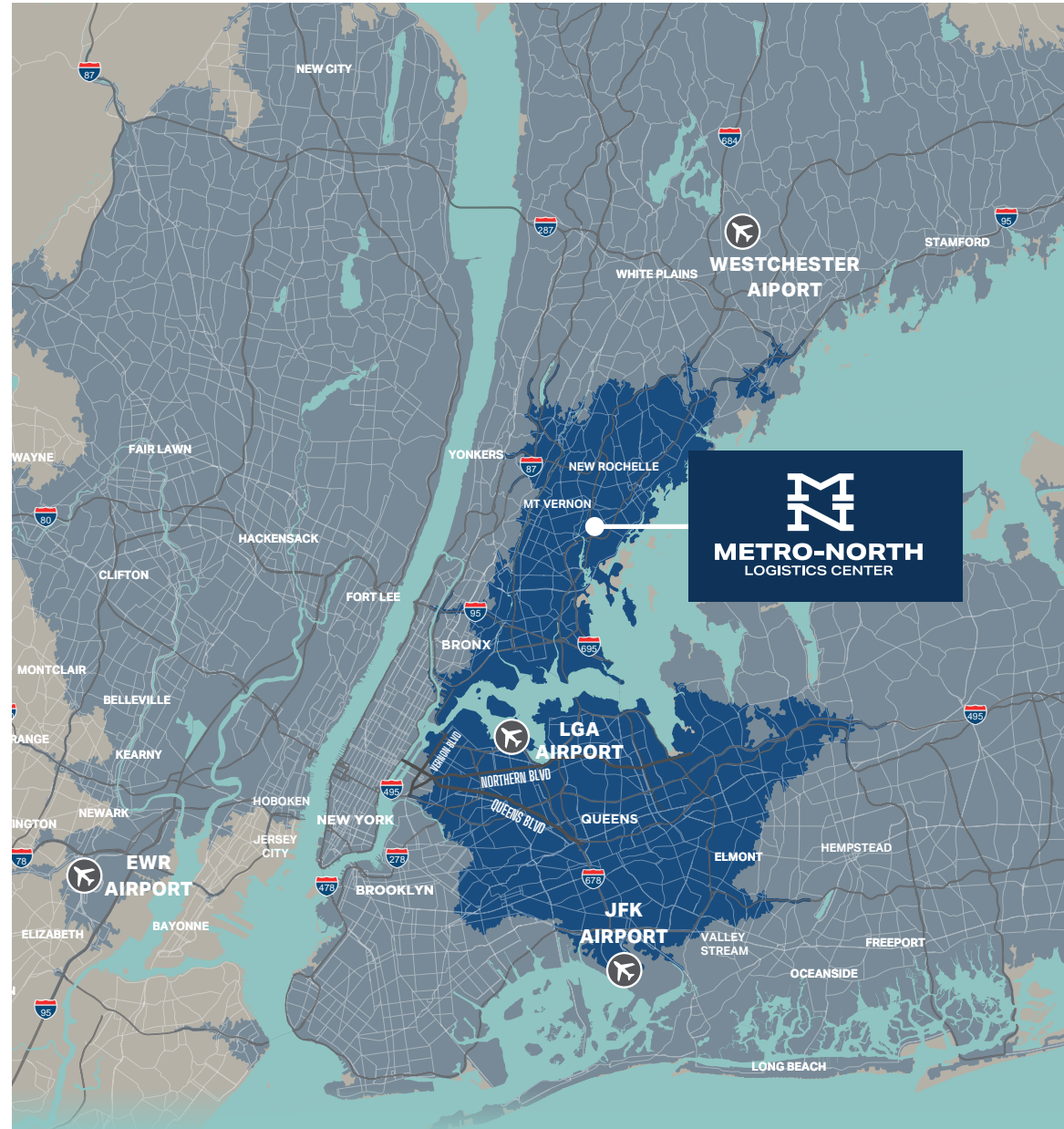
15,958,415



### AVG HH INCOME

\$73,814

\$94,097





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