




**PINNACLE
REALTY**
OF NEW YORK, LLC



 **2505
Bruckner**

Urban Industrial Center

2505 BRUCKNER BOULEVARD, BRONX, NY 10465

2505BRUCKNER.COM

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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Overview



NUMBERS AT A GLANCE

 BUILDING
SQUARE FOOTAGE

244,208 RSF

DIVISIONS AVAILABLE FROM

72,461 RSF AND UP

217,385 RSF

Warehouse One Level -
Direct Loading

26,823 RSF

Office

100,388 RSF

Truck Court

154,415 RSF

361 Car / Van Parking Spaces

PROPERTY OVERVIEW

Newly Built State of the Art Urban Industrial Complex



New and expansive 217,385 RSF Warehouse facility with immediate delivery.



Features multiple points of ingress/egress, and the ability to support **500 PSF** floor loads.



Strategically located with easy access to **I-95, I-278, I-295**, and Hutchinson Parkway all converge Access to Throggs Neck, Whitestone Bridge and George Washington Bridges.

Pinnacle Realty of New York, LLC has been appointed as the exclusive agent to facilitate the leasing of 2505 Bruckner Blvd, Bronx, NY 10465

ZONING **C8-1**

PARCEL ID **5293**
BLOCK

1
LOT

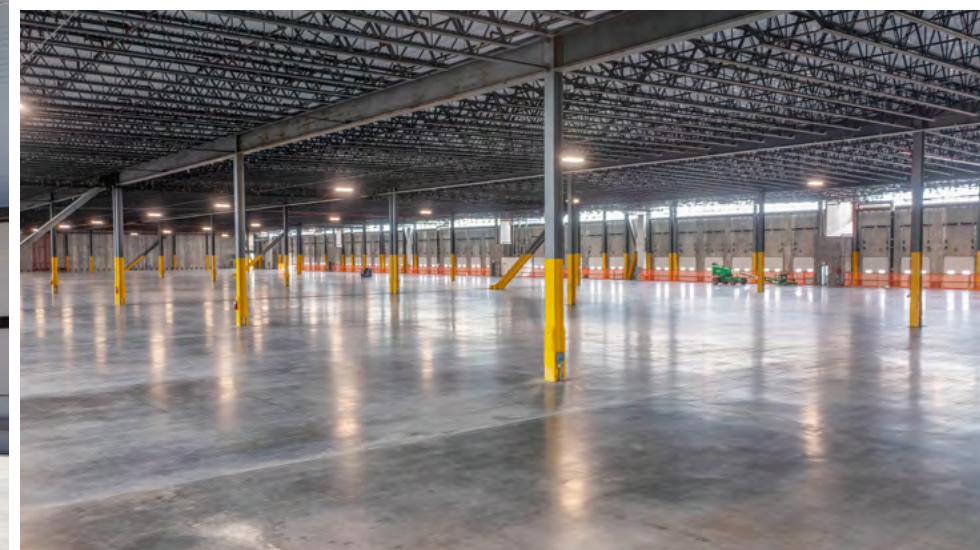
Site is above the 500 year floodplain

FEATURES

- 35 Loading Docks
- 2 Drive In Doors
- 28' Ceiling Heights
- ~16,000 Amps Power
- LED Lighting
- ESFR Fire Sprinkler
- Solar Panel Rooftop

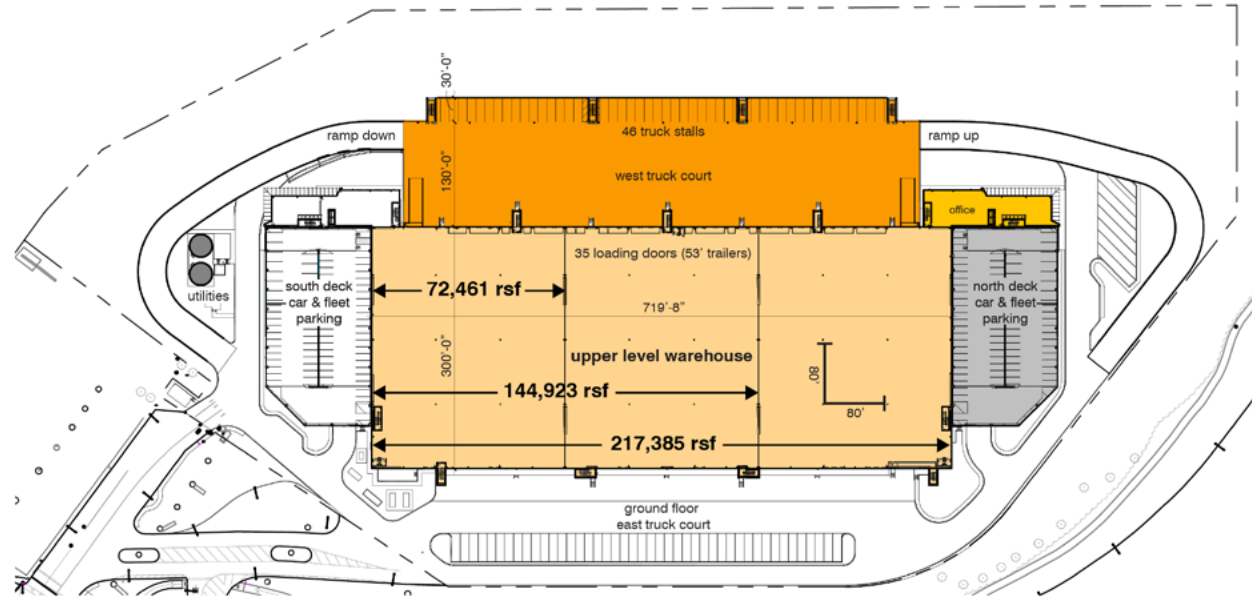
TRUCK FRIENDLY

- 80' X 80' Column Spans
- Up To 500 Psf Floor Loads
- 100,388 Sq. Ft. Truck Courts
- 254,803 Sq. Ft. (5.85 Acres) Secure Truck Court/ Indoor Car And Van Parking



divisions available

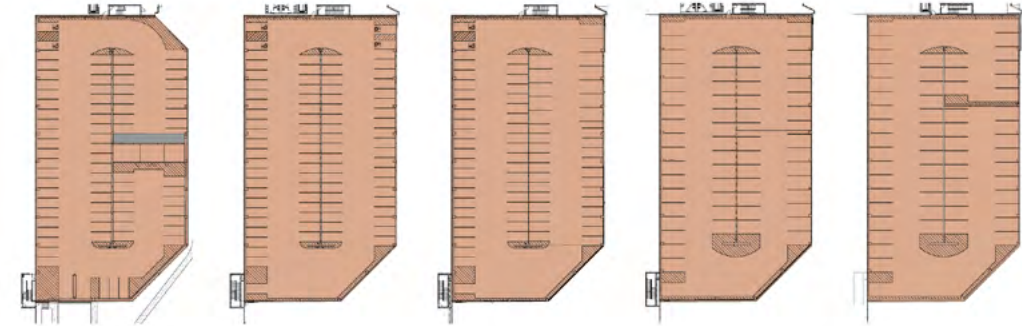
72,461 rsf and up in increments of 24,154 rsf



unmatched parking

The parking decks can accommodate up to 361 Cars/Fleet parking, and all spaces is prepared to accommodate electric vehicle charging stations.

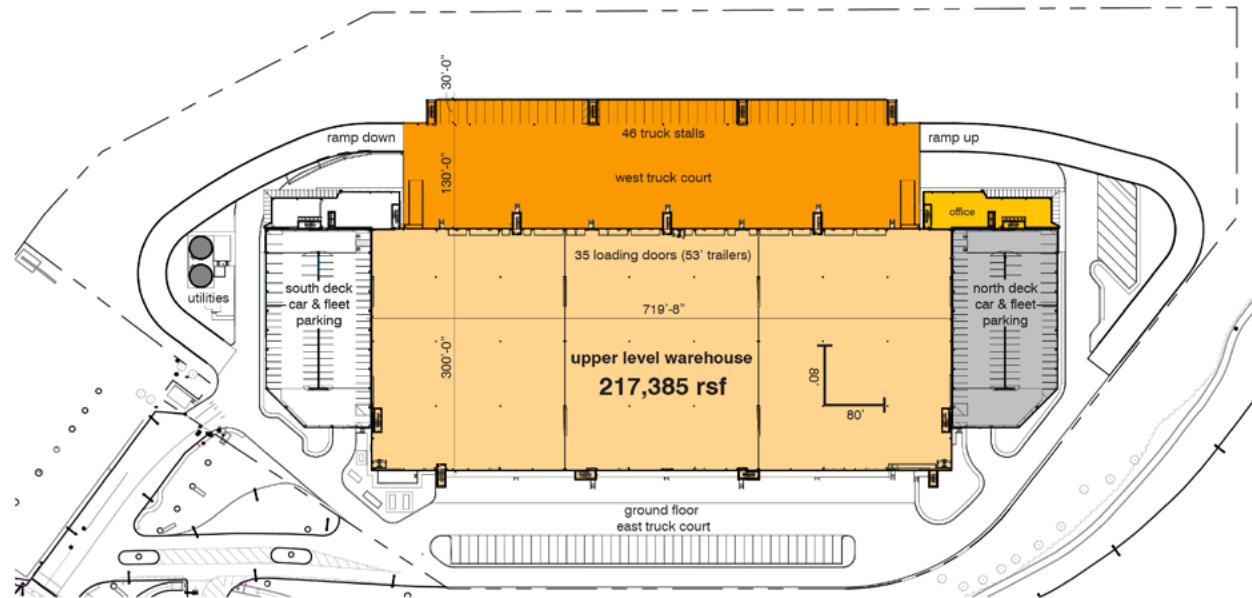
north deck
154,415 Sq. Ft.



level	area / capacity
level 1	31,318 sf 73 spaces
level 1.5	31,318 sf 85 spaces plus 44 electric vehicle charging stations
level 2	31,318 sf 85 spaces plus 42 electric vehicle charging stations
level 2.5	29,143 sf 61 spaces plus 32 electric vehicle charging stations
roof level	31,318 sf 61 spaces plus 30 electric vehicle charging stations

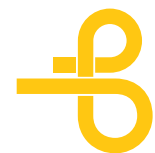
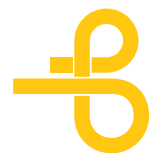
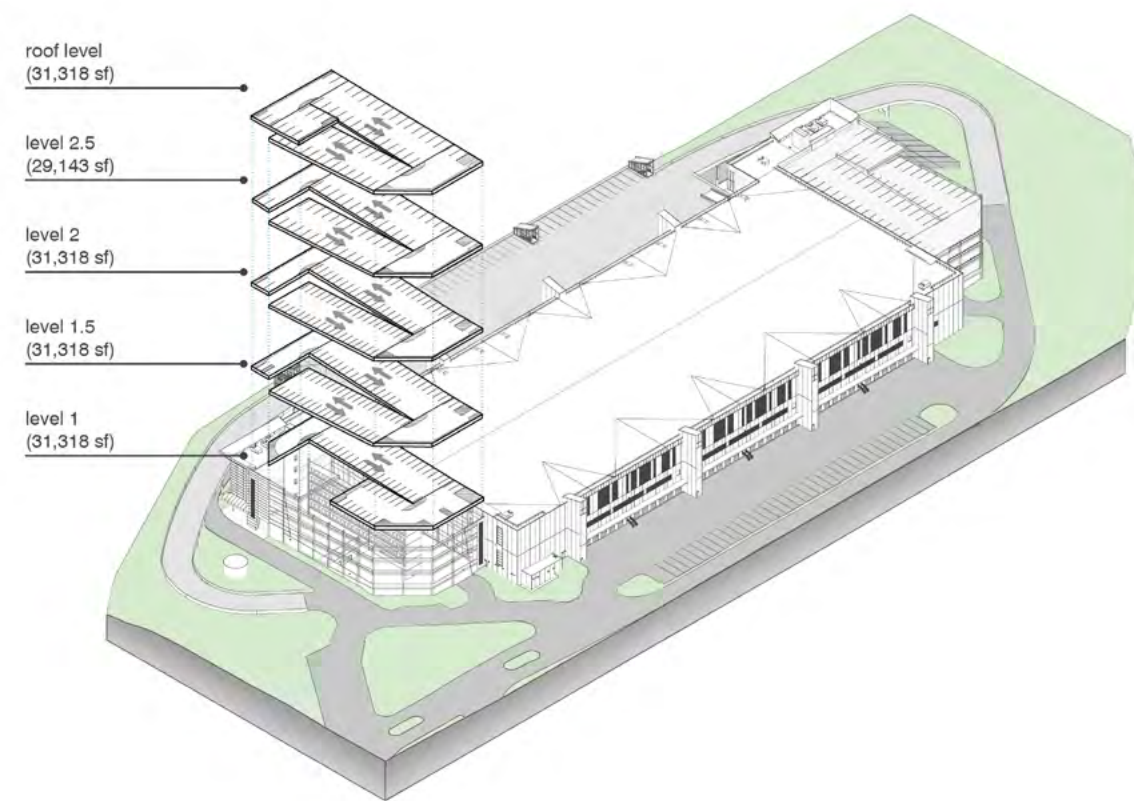
upper level—direct access

available for lease



warehouse 217,385 rsf divisions available 75,000 rsf and up	column spacing 80' x 80' typical	drive-in doors 2 drive-in doors	key
office 26,823 sf	floor load up to 500 psf	truck courts 100,388 sf	open warehouse
ceiling height 28' clear	loading docks 35 doors	power 11,000 AMPS	office
fire protection ESFR			truck court
			parking

typical parking deck



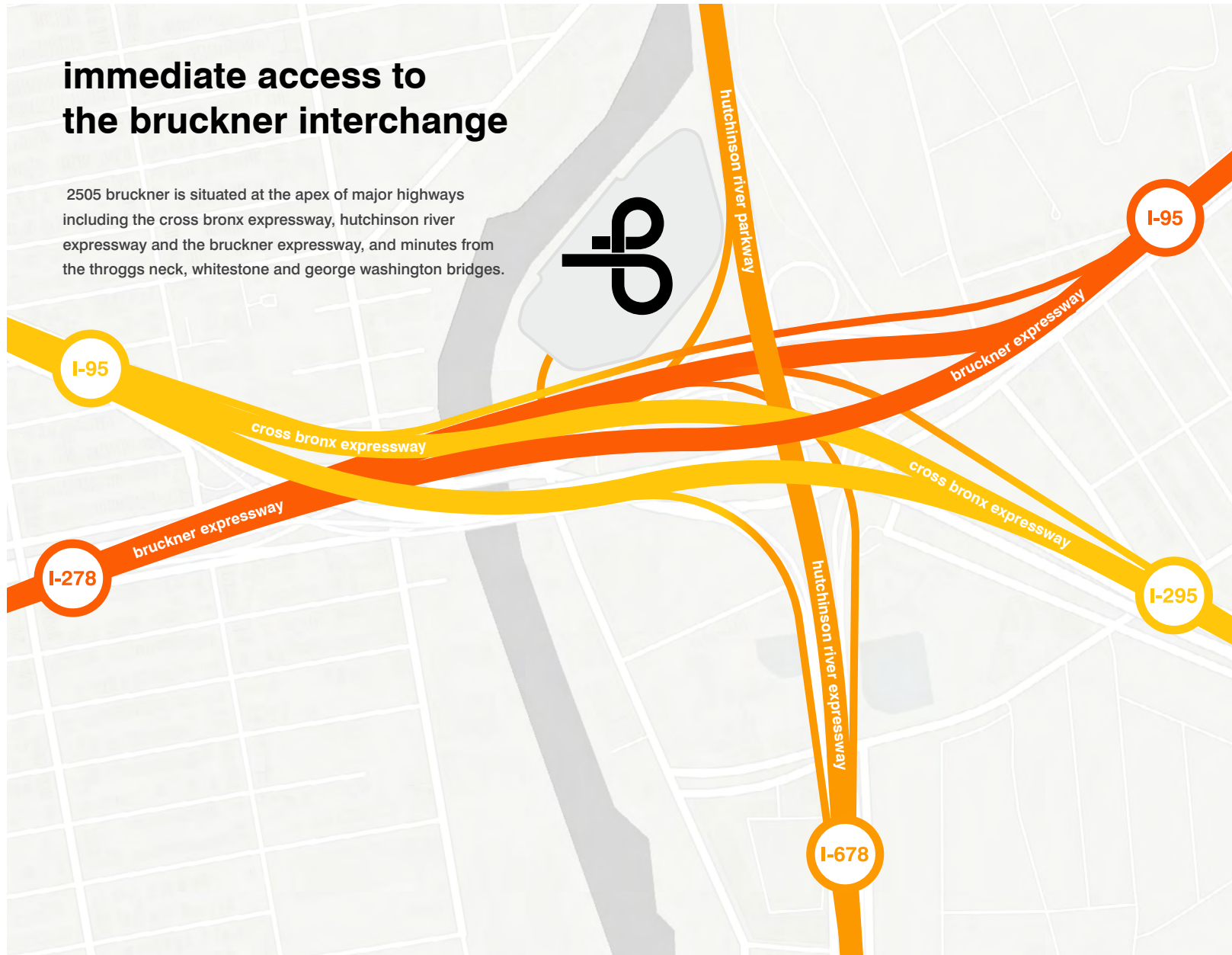
access to the entire tri-state

2505 bruckner accommodates a regionally-focused user that wants to deliver to eastern long island, westchester and connecticut.



immediate access to the bruckner interchange

2505 bruckner is situated at the apex of major highways including the cross bronx expressway, hutchinson river expressway and the bruckner expressway, and minutes from the throgs neck, whitestone and george washington bridges.





ACCESSIBILITY

Ideally Positioned



HUTCHINSON RIVER PKWY

CROSS BRONX EXPY

2505 BRUCKNER BLVD, BRONX

THROGS NECK BRIDGE (6 MI)

BRUCKNER EXPY

HUTCHINSON RIVER PKWY

WHITESTONE BRIDGE

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