

**425 Devoe Avenue
West Farms Bronx, NY 11460**

***For Lease 90,000 SF Loft Building - Divisible
On 1st Fl. 6K SF / 7.5K SF / 11.5K SF / 15K SF / 22,500
Lower Level with Direct Loading 15,000 to 30,000 SF
2nd Floor 15K SF / 3rd Floor 8K SF / Or 53K SF on 4 Levels***



Features:

- ❖ 1st Floor 36,000 RSF 22'-12' ceiling, multi loading, Divisible to: **6,000 SF / 7,500 SF / 13,500 SF / 15,000 SF / 22,500 SF**
- ❖ Lower level 30,000 RSF 14' ceiling, drive-in
- ❖ 2nd floor 15,750 RSF 10'-12' ceiling
- ❖ 3rd floor 8,000 RSF 10'-14' ceiling
- ❖ Gas heat, Heavy power, freight elevators 8'X8' 8,000 LBS
- ❖ Sprinklered, Zone M1-1, Multi loading docks & 4 drive-ins.
- ❖ 3 Story 90,000 SF Loft Building, Block & Lot 4003-16

Ideal For:

Distribution, Warehouse–Storage, Manufacturing.
Wood-Working, Iron Work, Cash & Carry, Plumber, Electrician.

Location:

Located in the West Farms neighborhood of the Bronx.
Fast & Easy access to Manhattan & Tri state Area via
Cross Bronx & Sheridan Expressways.

Subway: Two blocks from # **2** **5** lines at West Farm
Square – East Tremont Avenue Station.



For Further Information and Inspection, Please Contact Exclusive Agents:

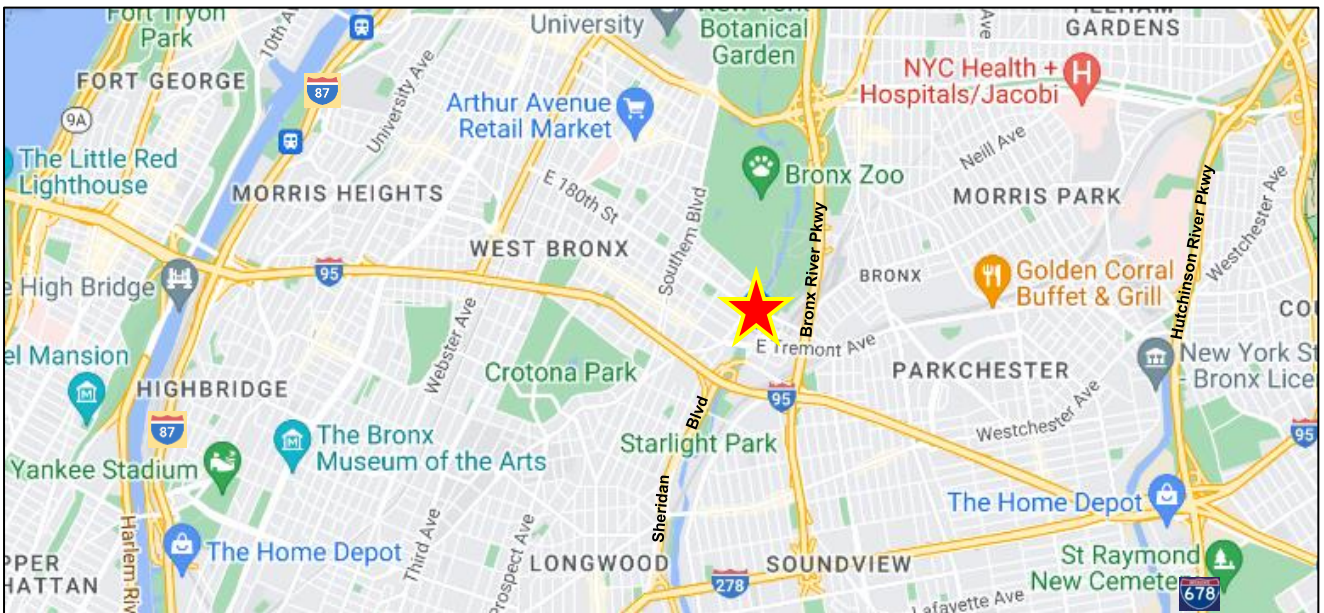
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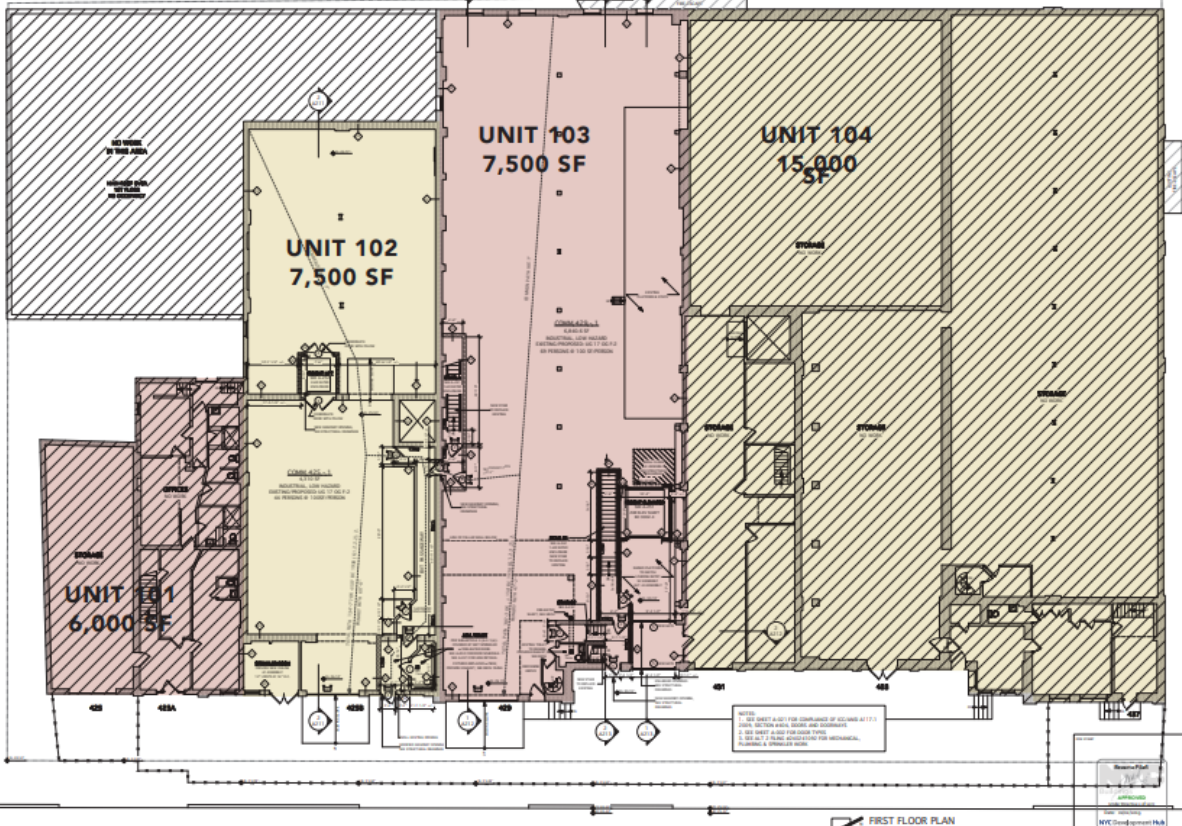
UNIT	FLOOR	RSF	NOTES
101	Ground Floor, 2nd	6,000	Warehouse/office, drive-in
102	Ground Floor	7,500	Ground floor plus mezzanine warehouse with lift access, drive-in, 12'-18' ceiling
103	Ground Floor	7,500	Drive-in, 22' ceiling
104	Ground Floor	15,000	Loading dock, 9'-12' ceiling
204	2nd Floor	15,750	Warehouse plus office, loading dock, freight elevator, 9'-17' ceiling
304	3rd Floor	8,000	Column-free warehouse, loading dock, freight elevator, 8.5'-13' ceiling
LL	Lower level	30,000	Warehouse, drive-in, 13'-15' ceiling, freight elevator



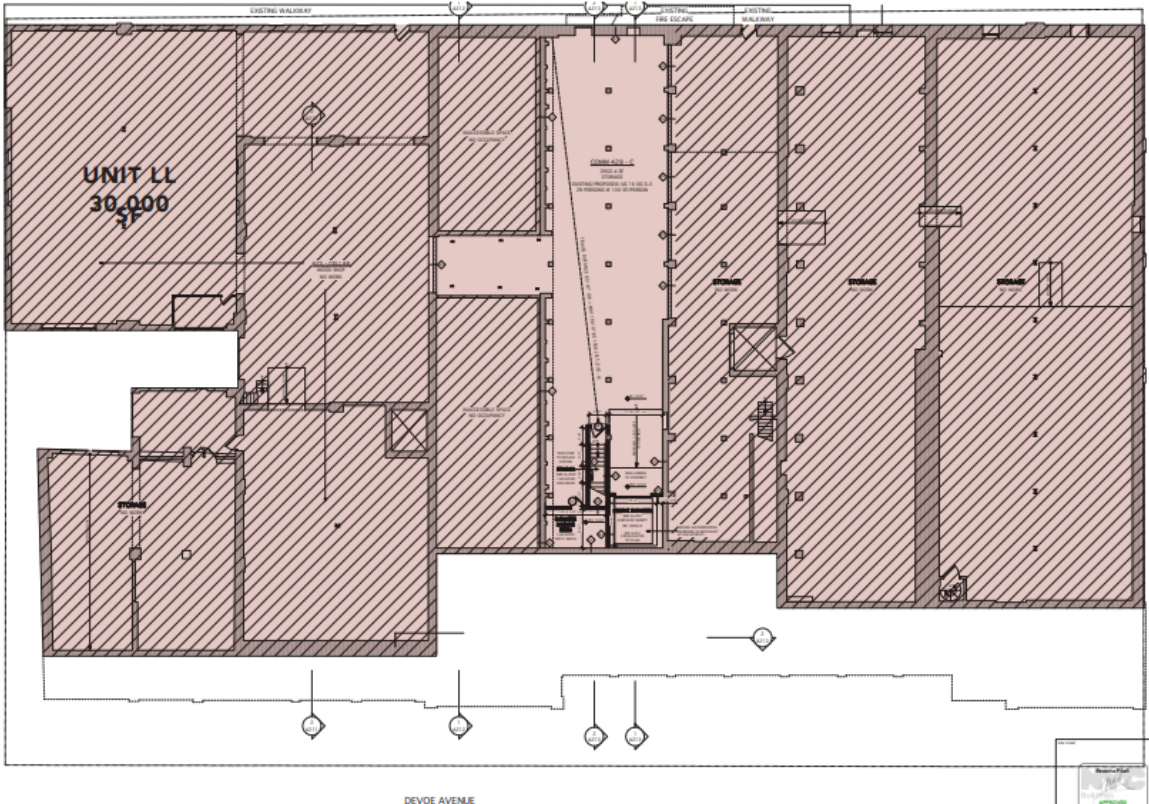
Although all information is from sources deemed reliable, and no representation is made as to the accuracy thereof, it is submitted subject to errors, omissions, changes of price, prior sale, or withdrawal without notice.

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first Floor

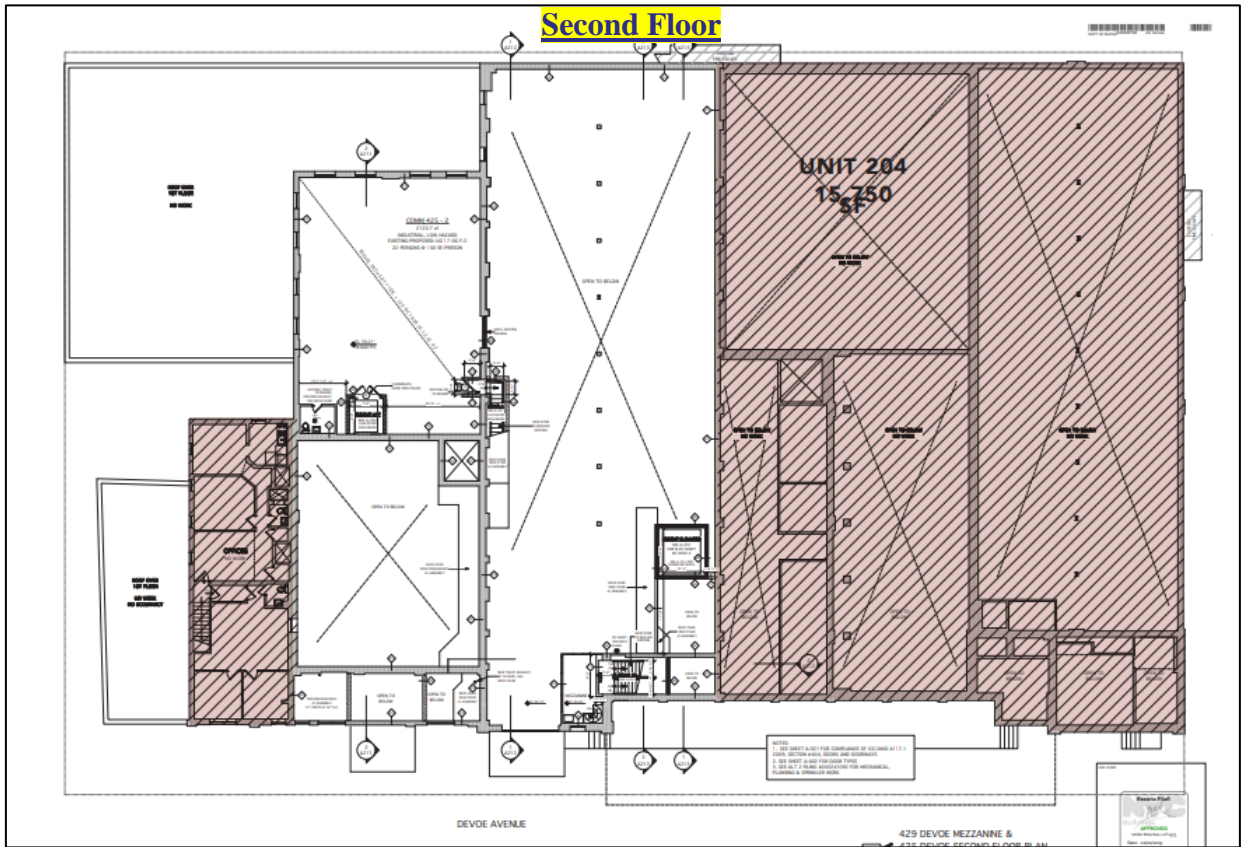


Lower Level



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Second Floor



Third Floor

