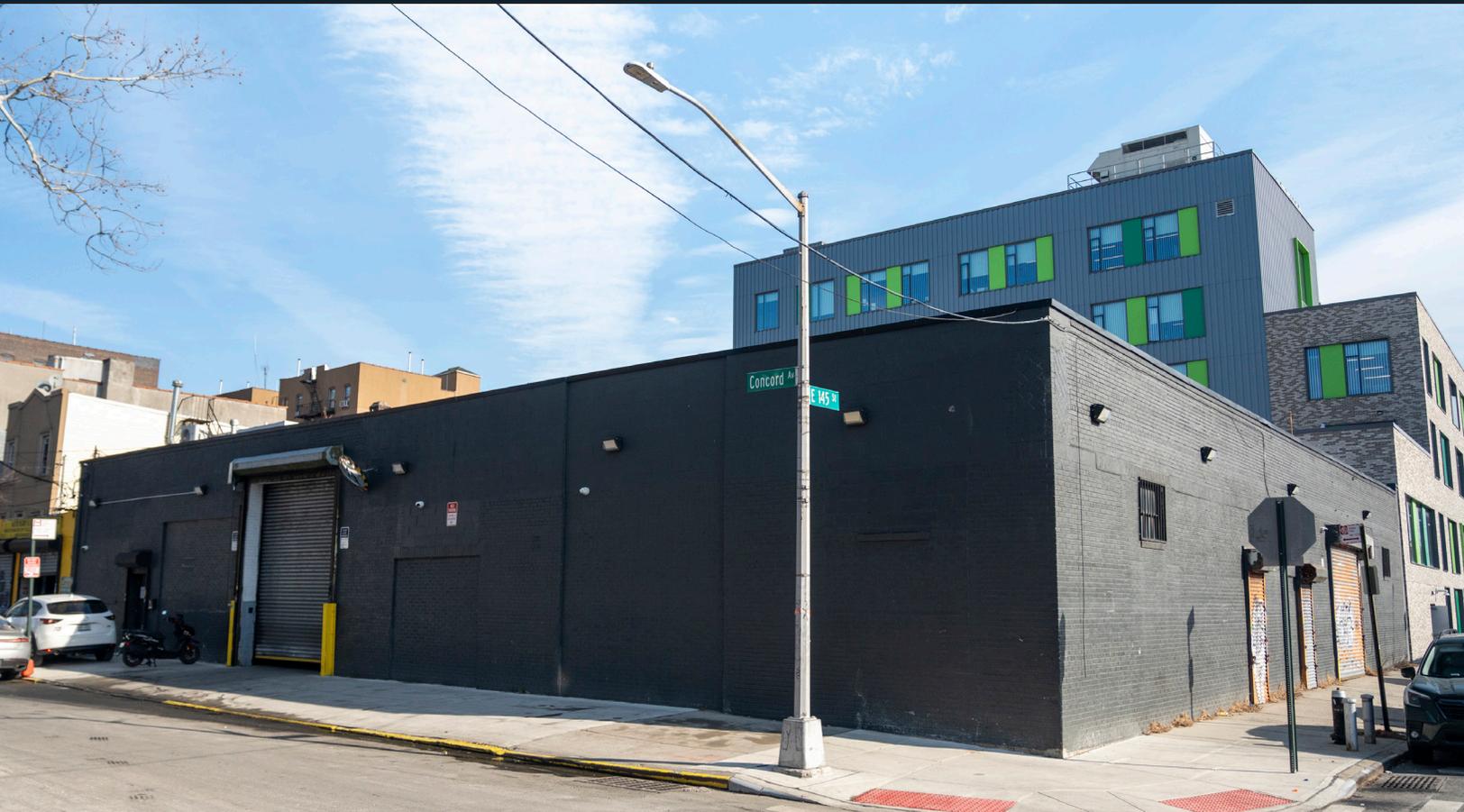




**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**452 CONCORD AVENUE**

**BRONX, NY 10455**

# Renovated 10,000 Sq. Ft. Warehouse

Minutes to the Subway & Manhattan!

Type

**Warehouse / Industrial / Office**



SQUARE FOOT

**10,000<sub>RSF</sub>**



ZONING

**R7-1**



CLEAR HEIGHT

**15'**



PARCEL ID

**2577**

BLOCK



LOADING

**2 DRIVE-INS**



**27**

LOT

PRICE

**Upon Request**

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

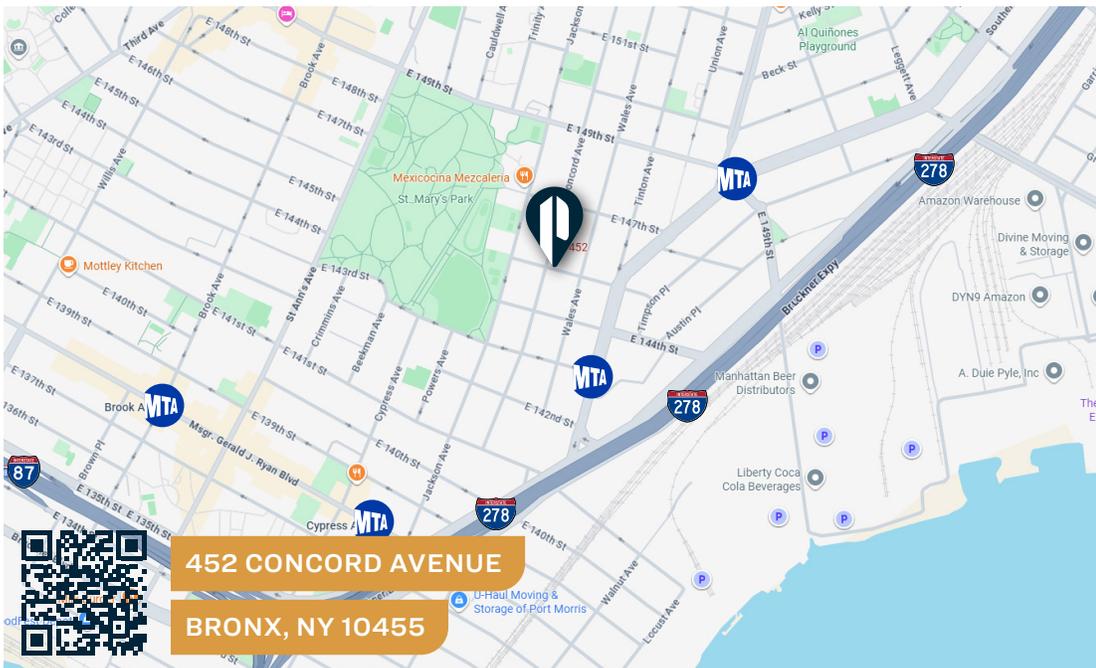
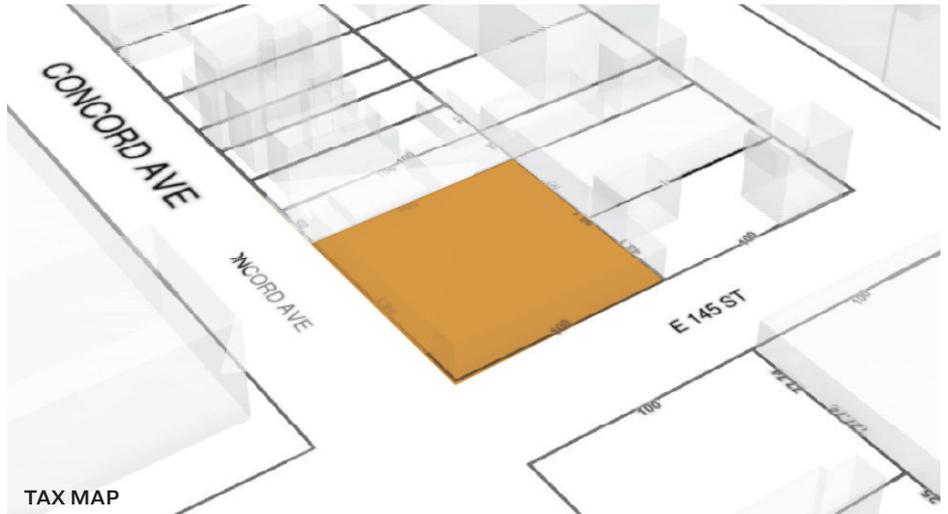
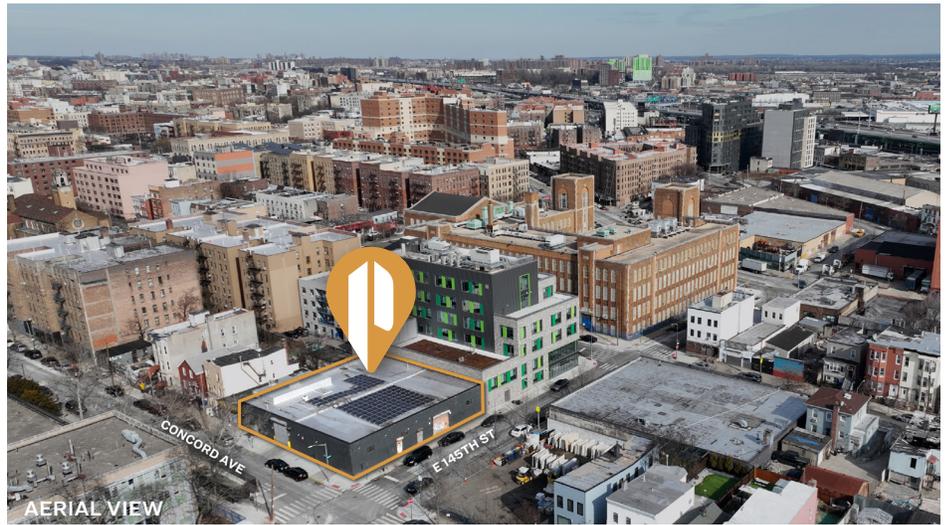
# Property Overview

## Features

- **Lot Size:** 100' x 100'
- **Warehouse Size:** 10,000 Sq. Ft.
- **Mezzanine Size:** 1,000 Sq. Ft.
- Completely Renovated in 2024
- 200 Amps 3 Phase Electric
- Solar Panels Provide Considerable Savings
- Gas Heat Blowers
- Renovated Mezzanine Offices & Restrooms
- L.E.D. Lighting Throughout
- Minutes to Manhattan!

## Ideal For:

- Warehouse & Distribution
- Contractors
- Showroom
- Non-Profits & More!



## TRANSPORTATION

6

E 143RD ST -  
ST. MARY'S ST  
E 149TH ST



BRUCKNER EXPY  
MAJOR DEEGAN  
EXPY  
ROBERT F.  
KENNEDY  
BRIDGE



BX17, BX19:  
E 149TH ST /  
CONCORD AVE



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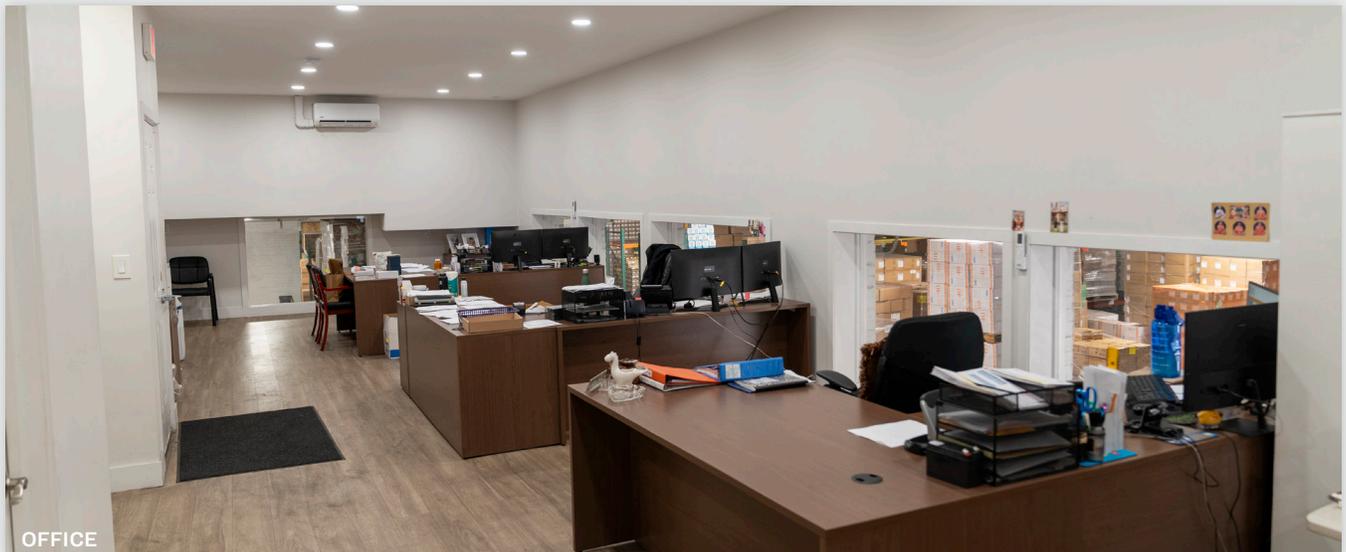
PICTURES



WAREHOUSE

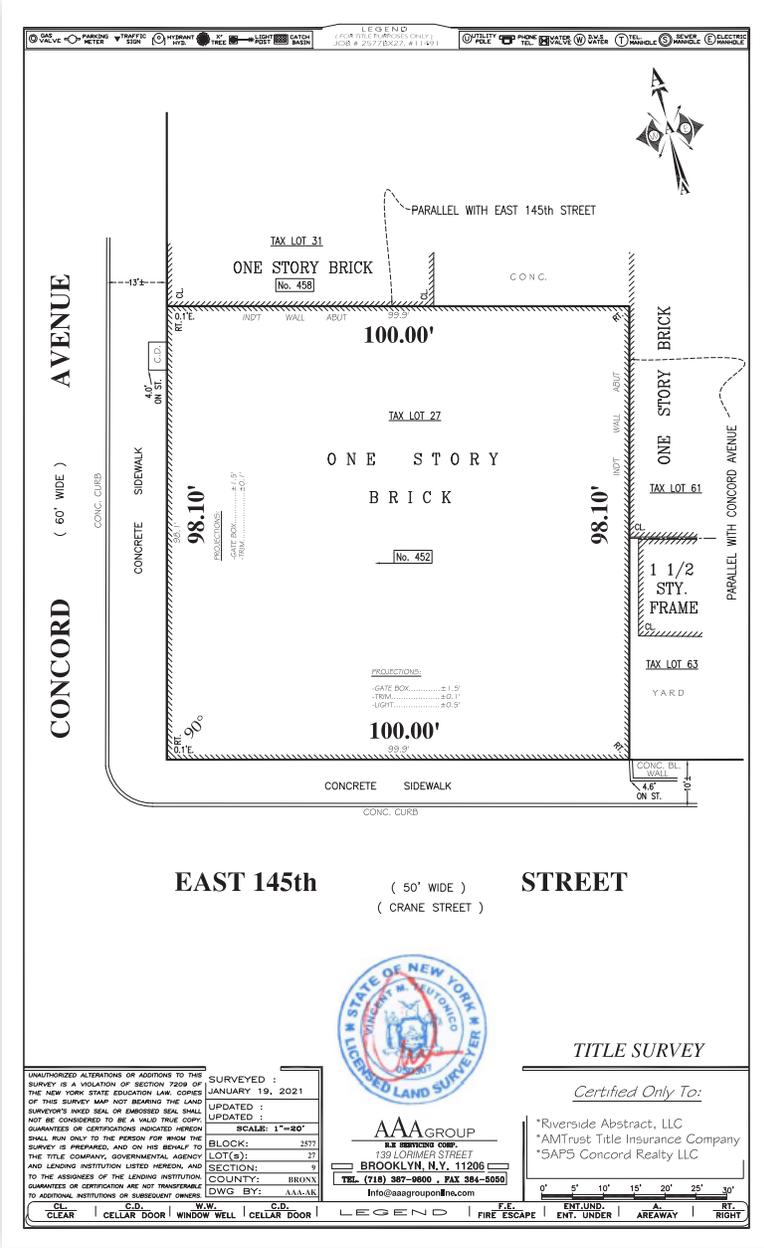


WAREHOUSE



OFFICE

**SURVEY**



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 Long Island City, NY 11101  
 718-784-8282  
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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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