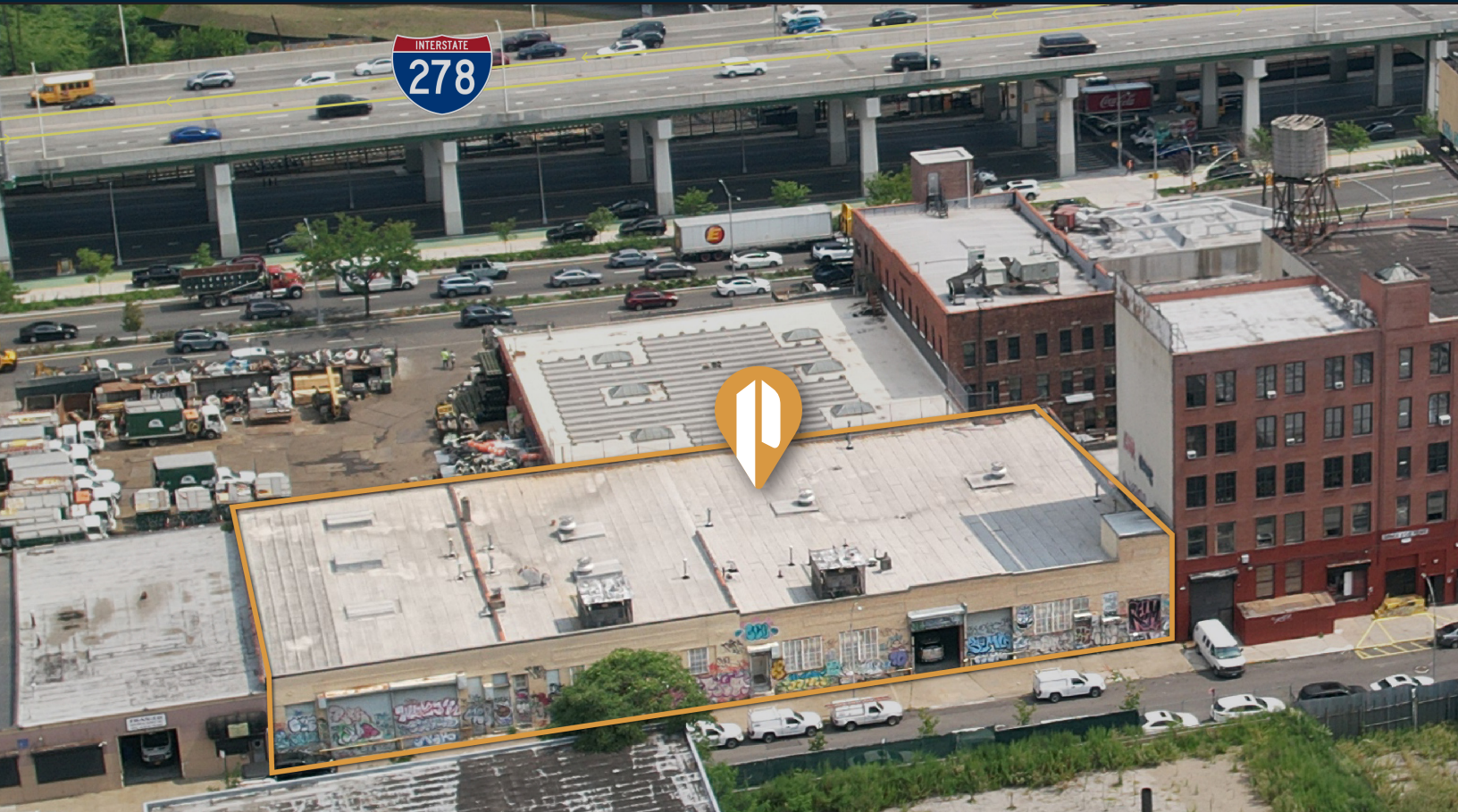




**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE**



**450 AUSTIN PLACE**

**BRONX, NY 10455**

**20,000 Sq. Ft. of  
Prime Warehouse  
+ 10,000 Sq. Ft.  
Usable Cellar.**

**Seller Financing Available.**

Located in Mott Haven 2 Blocks  
From the Subway!

Type

**Warehouse / Industrial**



SQUARE FOOT

**30,000<sup>SF</sup>**



CLEAR HEIGHT

**12' - 15'**



LOADING

**4 INTERIOR LOADING DOCKS**



ANNUAL R.E. TAXES

**\$62,738**



ZONING

**M1-3**



PARCEL ID

**2601**

BLOCK



**12**

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

Pinnacle Realty of NY has been retained as the exclusive broker for a warehouse totaling 30,000 SF located in the highly desirable neighborhood of Mott Haven. The property features 20,000 SF on the ground floor and an additional 10,000 SF of usable lower-level space, making it well suited for a wide range of industrial and commercial users.

The building is equipped with an impressive array of features, including four loading docks, an exterior loading area, and a freight elevator providing direct access to the lower level and ground floor, allowing for efficient operations and logistics.

Situated within an M1-3 zoning district, the property permits up to a 5.0 FAR (100,000 SF) for industrial development and up to 6.5 FAR (130,000 SF) for community facility use, offering significant future development potential.

Conveniently located just minutes from Manhattan, the property provides excellent accessibility to major transportation routes, including Bruckner Boulevard, the Major Deegan Expressway, and nearby bridges, making it an ideal location for businesses seeking a strategic Bronx presence near Subways.

## Features

- **Building Dimensions:** 200' x 100'
- **Building Size:** 20,000 Sq. Ft. Ground Floor
- **Lower Level:** 10,000 Sq. Ft. Usable Basement with 9' Ceilings
- **Commercial FAR 5** (100,000 BSF)
- **Community Facility FAR 6.5** (130,000 BSF)
- **Industrial Freight Elevator:** 9' x 12'
- Fully Sprinklered Building
- 400 AMP Electric (3 Phase)
- Gas Heat
- 4 Interior Loading Docks (25' Deep)
- Walking Distance to Subway

## Office

- 3,000 Sq. Ft. of Office Space

## INTERIOR PHOTO





## INTERIOR PHOTOS



## LOWER LEVEL



34-07 Steinway Street, Suite 202  
Long Island City, NY 11101  
718-784-8282  
[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS  
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ACCESSIBILITY

# Ideally Positioned



450 AUSTIN PLACE

YANKEE STADIUM | 3.5 MI

HUNTS POINT | 1.6 MI

RFK BRIDGE | 2.2 MI



LAGUARDIA AIRPORT | 6.9 MI

