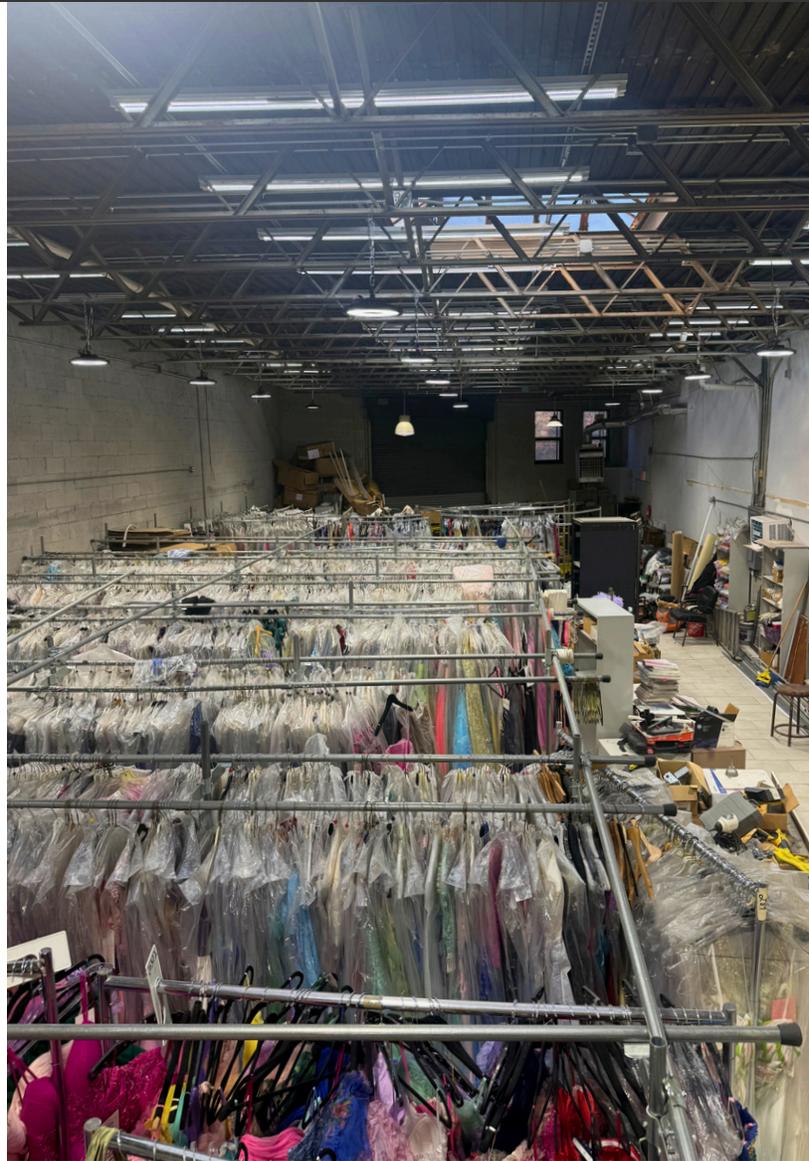




BRONX INDUSTRIAL SPACE FOR LEASE

1385 SEABURY AVENUE SPACE A • BRONX, NY 10461



Details:

Size: 3,300 SF + 480 SF Mezz

Rent: \$8,000/month

Zoning: M1 (Industrial)

Notes: 16 ft. ceiling in front part of space, Very clean space, secure windows, 1 overhead door, LED lighting, Tiled floors

Features:

- Located in Zerega Industrial Business Zone
- Easy access to Bruckner Expressway (I-278), Cross Bronx Expressway (I-95), and Hutch
- 5 Min Walk To Subway

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Contact Exclusive Broker

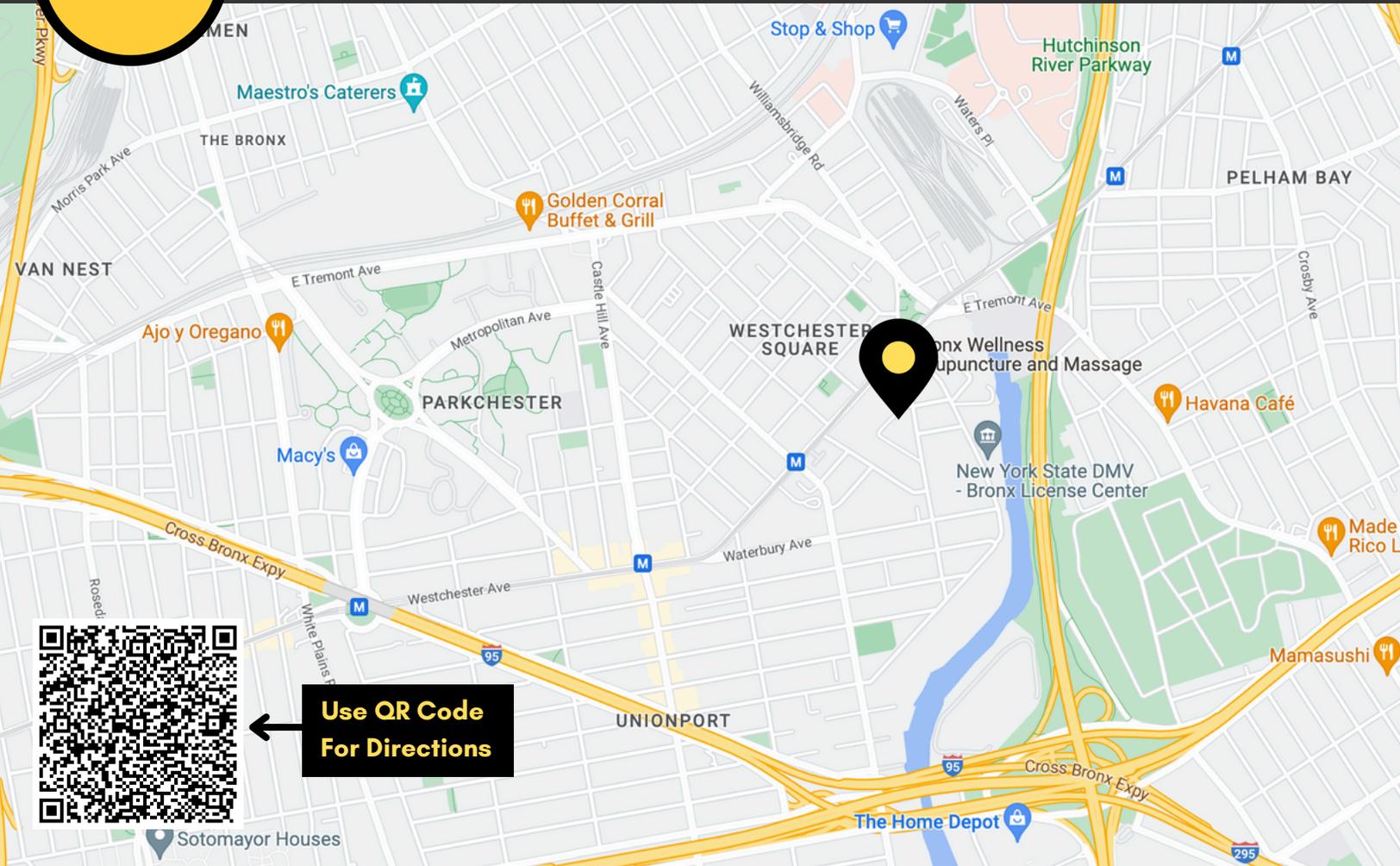
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www.southbronxcommercial.com



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Offering Details

- Rental Rate: \$8,000/month (Includes Water and Taxes)
- Available Space:
 - 3,300 SF First Floor + 480 SF Mezzanine
- Notes: 1 overhead door, LED lighting, Tiled floors, Very clean space

Property Overview

- Close by:
 - DMV (Commerce Ave)
 - Key Food
 - White Castle
 - Walgreens

Location Details

- Located in the Zerega Industrial Business Zone
- 3 minute walk to subway
- Easy access to I-95, I- 278, I-295, and Hutch
- Very close to Westchester Square

Commentary:

This industrial-zoned property is ideal for a range of uses including light manufacturing, storage, warehousing, and creative studios, thanks to its high ceiling and secure environment. Its adaptability makes it suitable for businesses from tech startups to traditional manufacturing.

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