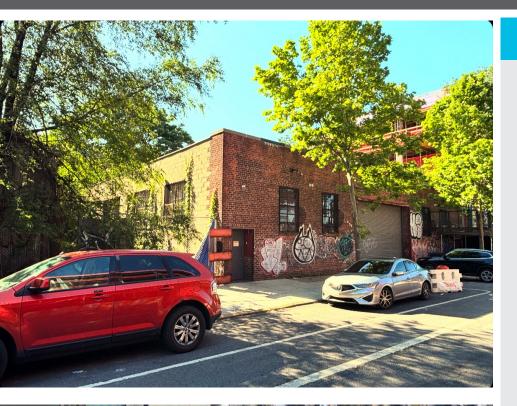
## 620 Gerard Ave, Bronx, NY

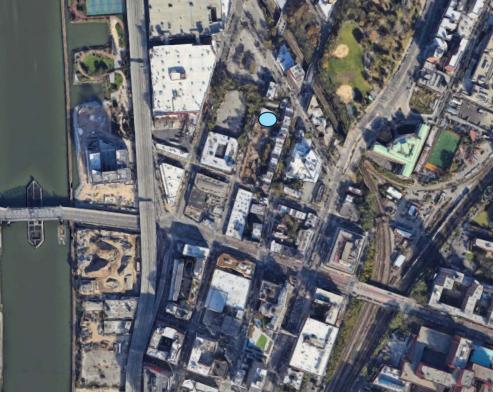
## LOWER CONCOURSE LEASING OPPORTUNITY



## **PROPERTY HIGHLIGHTS**

Somerset Real Estate LLC is pleased to present 620 Gerard Ave for lease in the Lower Concourse neighborhood of the South Bronx. The property's interior is built as a commercial kitchen with an expiring lease utilizing a 7,500 SF building, adjacent 1,200 SF yard and 3,000 SF shed. With loading dock, walk-in fridge and freezer, cooking hoods, drainage, and prep rooms, this property is perfect for a food operator.

LEASING PRICE: UPON REQUEST



## **BUILDING FEATURES**

11,700 sq/ft.

Zoning M1-1

Quick Access to Manhattan

Loading Dock

Walk-In Fridge, Walk-In freezer, Cooking Hood, Floor Drains

Next to Franz Sigel Park

Next to Bronx Terminal Market, Yankee Stadium, and the new Hip Hop Museum



Licensed Real Estate Broker

Office: 212.825.1300 Mobile: 646.431.7947 aroth@somersetres.com