



EXCLUSIVE LISTING



PINNACLE REALTY
OF NEW YORK, LLC

Short Term Occupancy Building & Land

Up to 95,000 SF Building and Up to 7 Acres of Land for Parking

Smaller Divisions All Sizes Considered

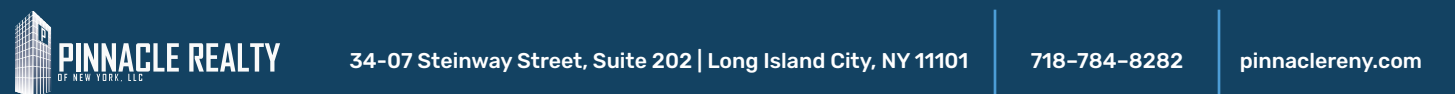
**1110 Oak Point Ave
Hunts Point, Bronx, NY 10474**








**For Lease
Price Upon Request**

Hunts Point contains the largest concentration of industrial and distribution in the Bronx. Mostly due to its close proximity to Manhattan and all Boroughs by Bridges and I 87, I 95 and Bruckner expressway. Traditionally has been home to largest food distribution center in the country with Bronx Produce, Bronx Cooperative and Fulton Fish Markets with combined annual sales of over \$3 Billion spread over approximately 155 companies.

There are very limited opportunities for capturing existing buildings with access to land. This 10+ acre parcel has that, combined with multi street access. Additional capabilities are the potential of rail siding if required as well as barge access.

Hunts Point, Bronx, NY permits companies to reach up to 8 million consumers within 30 minutes and up to 10 million consumers within one hour. In addition to the fast delivery times, The Bronx was found to be 22% more cost effective than alternative locations due to short turn-around times, lack of tolls, and lower overall trucking expenses, according to a Deloitte 2019 case study.



Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID	
					 Blocks	2606 2771
95,000 Bldg	Warehouse	4 Drive-Ins	18' - 60'	M3-1	 Lots	30 74
7 Acres Land	Land	Add'l Docks				

Features

- ✓ 4 Drive-In Doors plus Loading Docks
- ✓ Drive-Through Fulfillment Access
- ✓ 18' - 60' Ceilings
- ✓ Potential Barge Access



Property Photos



For More Information About This Property Contact Exclusive Agents:

Fredric Stein
Associate Broker
fstein@pinnaclereny.com
 718-371-6409

David Junik
Partner
djunik@pinnaclereny.com
 718-371-6406



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

718-784-8282

pinnaclereny.com