



EXCLUSIVE LISTING








PINNACLE REALTY
OF NEW YORK, LLC

**450 Zerega Avenue
Bronx, NY 10473**

For Lease

Two Level 40,000 Sq. Ft. Industrial Warehouse Plus Parking For Lease

22,000 Sq. Ft. Warehouse + 18,000 Sq. Ft. Drive-Up 2nd Level plus 15,000 Sq. Ft. Parking for lease

Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID	
					 Block	3513
22,000 Ground Floor	Industrial	Drive-Up	12-16'	M1-1		
18,000 Drive-Up 2 nd Level	Land				 Lots	32
15,000 Land						



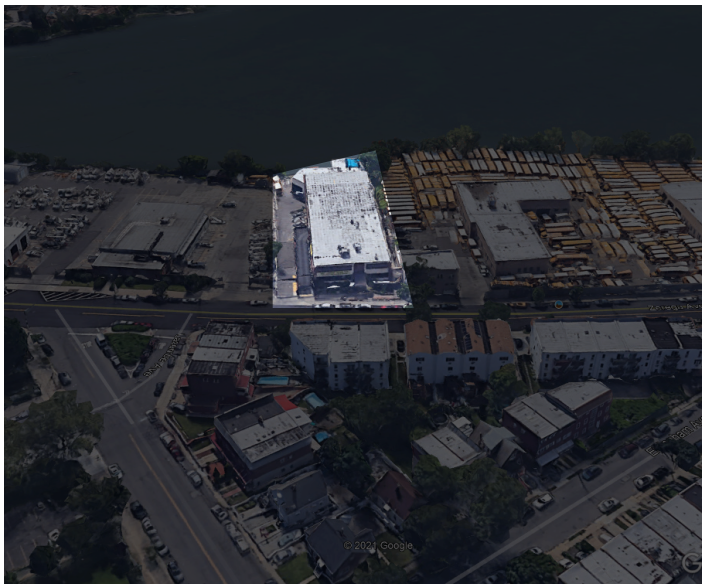
34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

718-784-8282

pinnacclereny.com

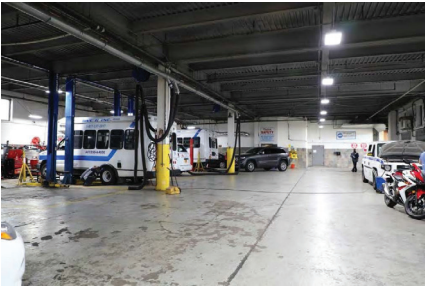
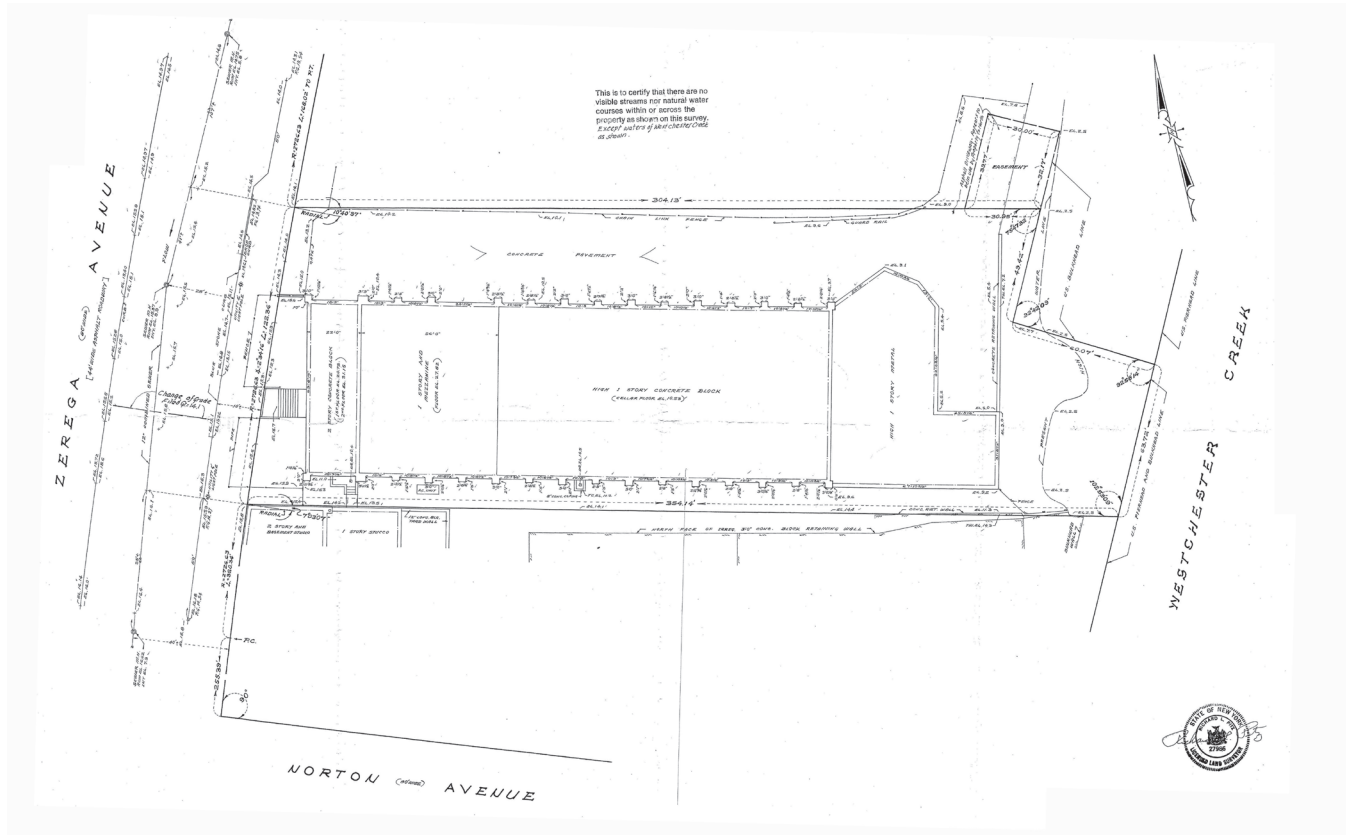
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1" = 30'-0" SEPTEMBER 29, 2017



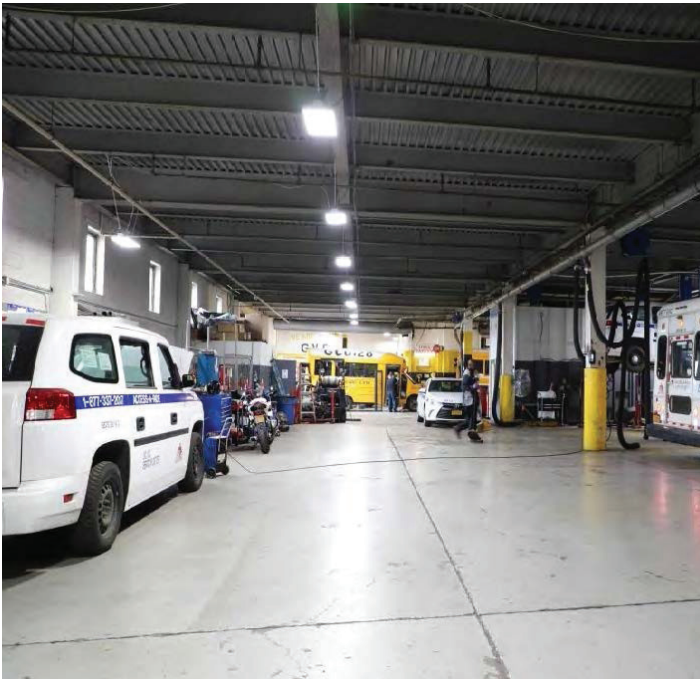
All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

SURVEY | PHOTOS



IDEAL FOR

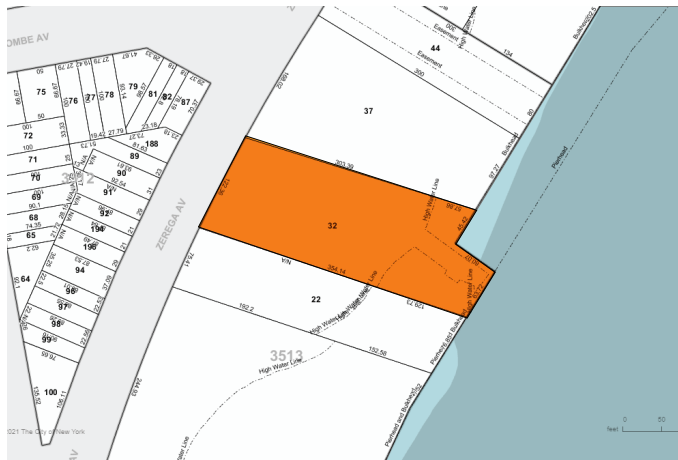
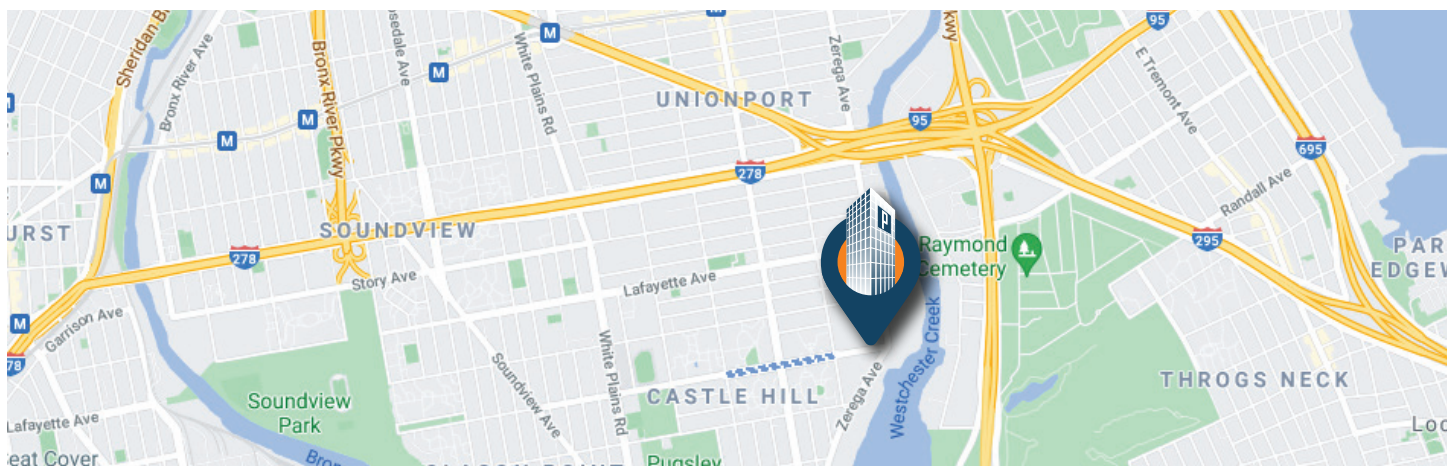
FLEET VEHICLE MAINTENANCE | SHOWROOM/STORAGE | COOPERATE HEADQUARTERS | SERVICE CENTER



FEATURES

- ✓ Lot Size: 122' x 350'
- ✓ Ground Floor: 22,000 Sq. Ft. Warehouse & Offices
- ✓ 2nd Level: 18,000 Sq. Ft. Warehouse & Offices
- ✓ Parking/Loading: 15,000 Sq. Ft.
- ✓ Ceiling Height: 12'-16'
- ✓ Zoning: M1-1
- ✓ HVAC: Gas
- ✓ Electric: 800 AMP Service
- ✓ Offices: 13,000 Sq. Ft. of Class A Offices

Property Map
450 Zerega Avenue
Bronx, NY 10473



NEARBY & TRANSPORTATION



Castle Hill Avenue
Huntchinson River Parkway
Bruckner Boulevard
Bruckner Expressway



Bx22: Castle Hill Ave/Lacombe Ave



Castle Hill Avenue Station

For More Information About This Property Contact Exclusive Agents:

Ariel Castellanos
Associate Broker

acastellanos@pinnacleereny.com
718-371-6412

Federico Mazzeo
Salesperson

fmazzeo@pinnacleereny.com
718-371-6424



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pinnacleereny.com