

# 780 EAST 133<sup>rd</sup> STREET BRONX, NY

8,196+ SF

FIRST FLOOR RETAIL | SECOND FLOOR OFFICE/SHOWROOM  
LAST MILE DISTRIBUTION HUB

FOR LEASE | IMMEDIATE OCCUPANCY



## BUILDING FEATURES

- Ground Floor - 1,290 SF Retail Space Available
- 2<sup>nd</sup> Floor - Choose Individual or Contiguous Space
- 2<sup>nd</sup> Floor - Open Floor Plan can be an option
- Reasonable divisions will be considered
- Ample Street Parking; Creative utilization is welcome
- M1-2 zoning allows a variety of uses
- Growing, flourishing Port Morris Area
- Neighbors include: New York Post, Silvercup Studios, York Studio, Fresh Direct Dist. Ctr., Sabrett Factory, more
- Call for Rental Rate

## ACCESS

- LGA Airport - 5.9 Miles; Lower NYC - 11.3 Miles
- Easy Access to/from NYC, Outer Boroughs; all Major Bridges and Roadways
- Public transportation nearby: Buses (Bx33, Bx17) and Subway (6 Train at Cypress St. Station)



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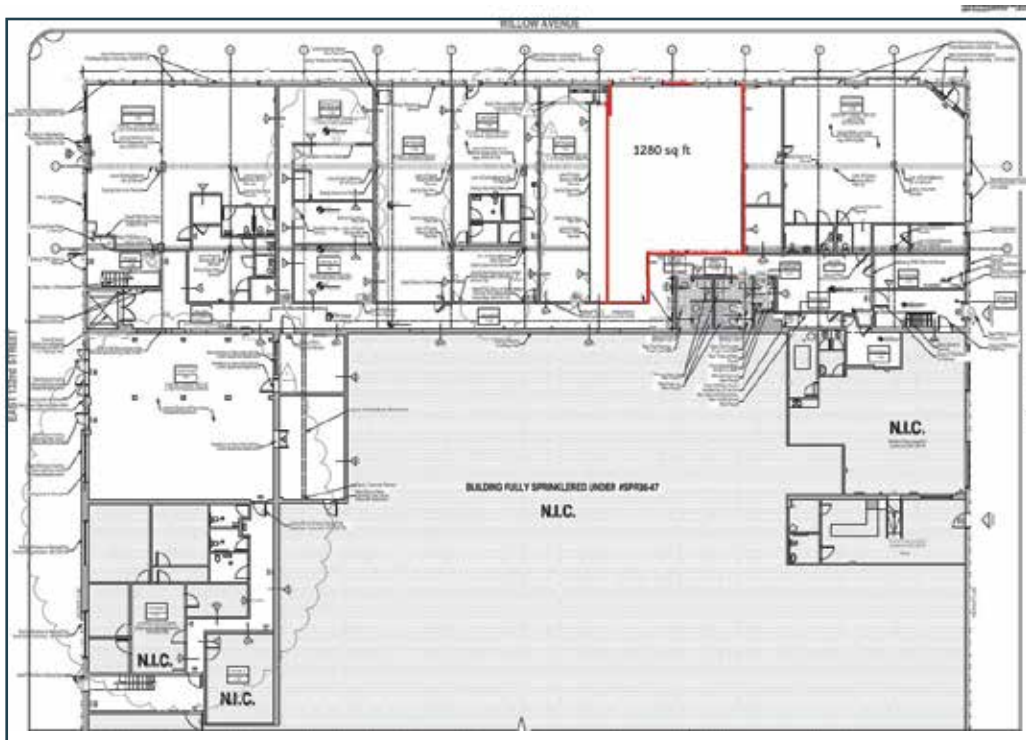
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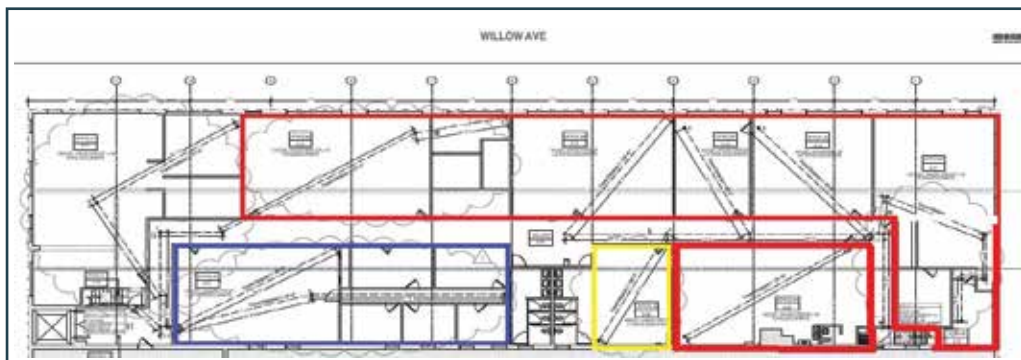
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## FIRST FLOOR RETAIL



## SECOND FLOOR OPTIONS (PLEASE INQUIRE)



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