

**EXCLUSIVE**

INDUSTRIAL COMBO AVAILABLE – STRATEGIC BRONX LOCATION

# 1541 BRONX RIVER AVENUE

BRONX, NY 10460



**WAREHOUSE WITH OUTDOOR STORAGE – IMMEDIATE POSSESSION!**

## TOTAL AVAILABLE

- TOTAL PLOT SIZE OF 52,500 SF
- **22,500 SF SINGLE-STORY WAREHOUSE**
- **30,000 SF YARD (PAVED, FENCED, LIT)**

## FEATURES

- TWO LARGE DRIVE-IN DOORS (13' HIGH)
- HEAVY ELECTRIC & GAS SERVICES
- NEW LED LIGHTING
- FLOOR DRAINS
- 3,000 SF TURN-KEY OFFICE PACKAGE (HVAC)
- ZONED M1-1

**REACH ALL OF NYC IN MINUTES!**



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