



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**450 ZEREGA AVENUE**

**BRONX, NY 10473**

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

25,000 Sq. Ft. Warehouse  
+ 17,500 Sq. Ft. Drive-Up 2nd Level  
Plus 10,000 Sq. Ft. Land

Type  
**Industrial / Land**



SQUARE FOOT

**22,500<sub>RSF</sub>**



CLEAR HEIGHT

**12' - 16'**



LOADING

**2 DRIVE-IN**

**VEHICLE REPAIR  
CERTIFICATE OF OCCUPANCY**



ZONING

**M1-1**



PARCEL ID

**3513**

BLOCK



**32**

LOT

**PRICE**

**Upon Request**

**718-784-8282 / PINNACLERENY.COM**

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.



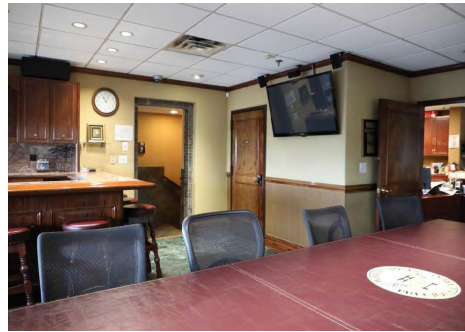
# Property Overview

## Features

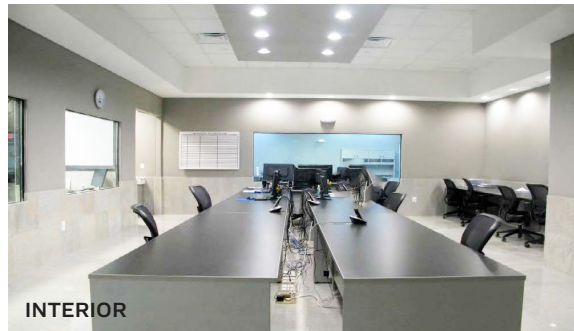
- **Lot Size:** 122' x 350'
- **Ground Floor:** 22,500 Sq. Ft. Warehouse & Offices
- **2nd Level:** 17,500 Sq. Ft. Warehouse & Offices
- **Offices:** 8,000 Sq. Ft. of Class A Offices
- **Parking/Loading:** 10,000 Sq. Ft.
- **Ceiling Height:** 12'-16'
- **Zoning:** M1-1
- **Electric:** 800 AMP Service
- HVAC
- Gas Blowers Throughout
- Auto/Bus Repair Certificate of Occupancy
- Divisions Available



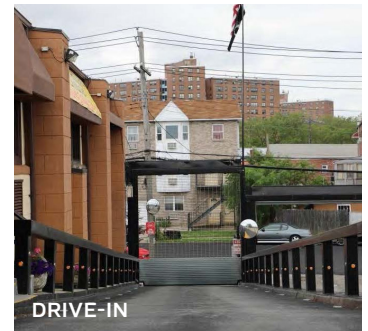
EXTERIOR



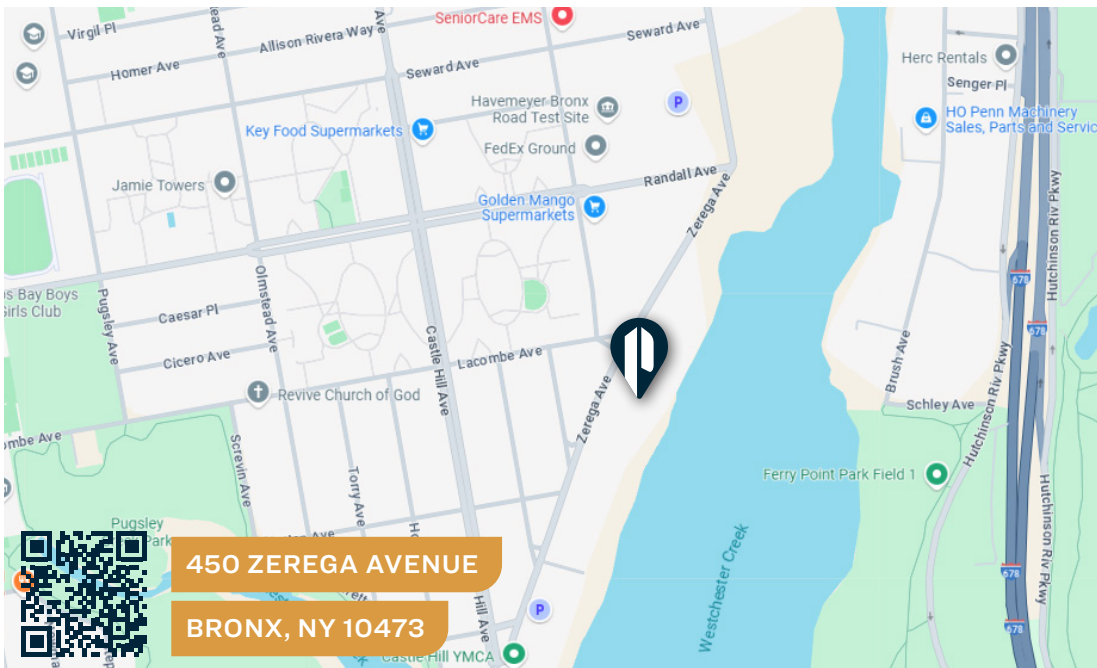
PARKING



INTERIOR



DRIVE-IN



450 ZEREGA AVENUE

BRONX, NY 10473

## TRANSPORTATION



BRUCKNER EXPRESSWAY

CROSS BRONX EXPRESSWAY

HUTCHINSON RIVER PARKWAY



BX22: CASTLE HILL AVE/ LACOMBE AVE



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## AERIAL VIEW & COO



Form 54 (Rev. 8/85)

200375744

THE CITY OF NEW YORK



# DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH

BRONX

DATE: JUL 30 1997 NO. 70878

This certificate supersedes C.O. NO

ZONING DISTRICT M1-1 7a

THIS CERTIFIES that the ~~new~~—altered—existing—building—premises located at 450 Zerega Avenue  
168.02 feet South of Zerega Ave & Lacombe Ave Block 3513 Lot 32

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

### PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Ground	SOG	16	-0-	-0-	6B	E	Accssry Office
	SOG	63	-0-	-0-	16C	B-1	Bus Storage
	SOG	21	-0-	-0-	16B	D-1	Bus Repair
First	50	7	-0-	-0-	6B	E	Accssry Office
Second (mezz)	100	69	-0-	-0-	16C	B-1	Bus Storage
Second	50	9	-0-	-0-	6B	E	Accssry Office



This is to certify that there are no visible streams nor natural water courses within or across the property shown on this survey, except waters of said creeks and rivers.

ZEREGA AVENUE

NORTON AVENUE

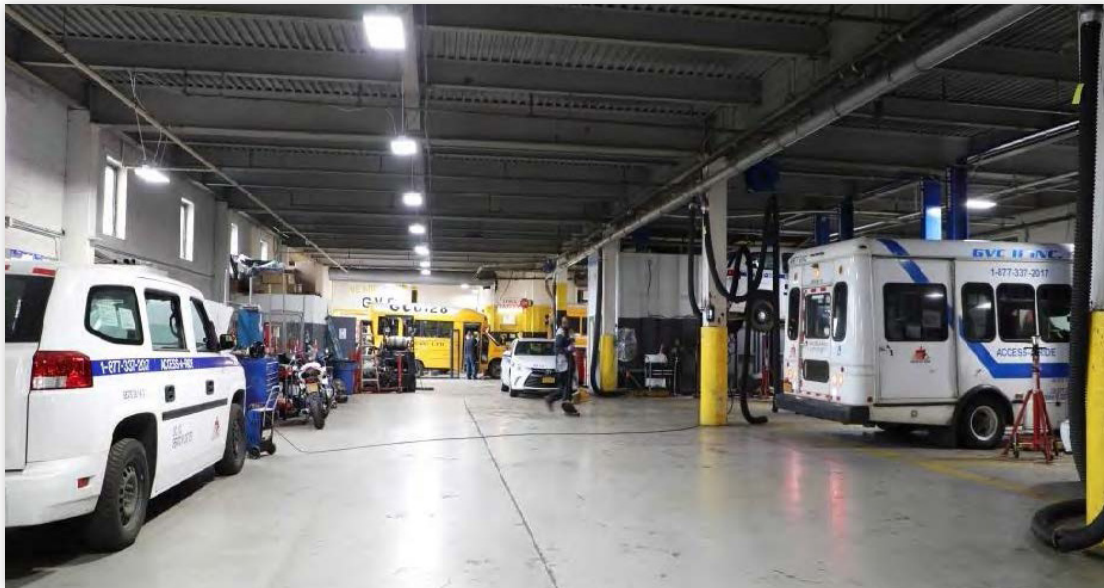
WESTCHESTER CREEK

RECORDED JULY 21, 1906  
BY Edward G. B. CITY ENGINEER  
JANUARY 1870-1906 STATE SURVEYOR  
SO LARGEST AND BEST PLATS, N.Y., 1906



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## PICTURES



34-07 Steinway Street, Suite 202  
Long Island City, NY 11101  
718-784-8282  
[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS  
PROPERTY CONTACT EXCLUSIVE AGENTS:



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