



**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_{RSF}



ZONING
M1-1



CLEAR HEIGHT
12' - 16'



PARCEL ID
3513
BLOCK



LOADING
2 DRIVE-IN



32
LOT

**VEHICLE REPAIR
CERTIFICATE OF OCCUPANCY**

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.

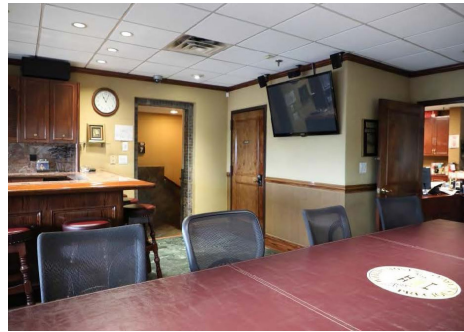
Property Overview

Features

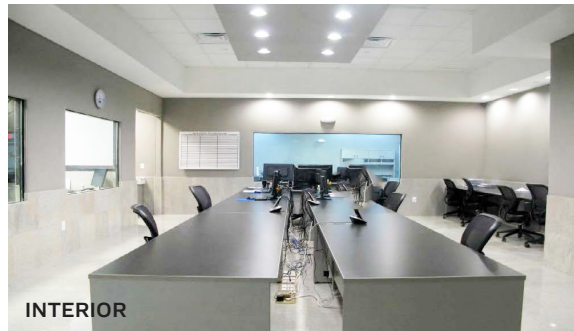
- **Lot Size:** 122' x 350'
- **Ground Floor:** 22,500 Sq. Ft. Warehouse & Offices
- **2nd Level:** 17,500 Sq. Ft. Warehouse & Offices
- **Offices:** 8,000 Sq. Ft. of Class A Offices
- **Parking/Loading:** 10,000 Sq. Ft.
- **Ceiling Height:** 12'-16'
- **Zoning:** M1-1
- **Electric:** 800 AMP Service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



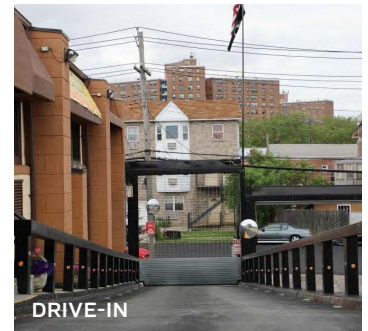
EXTERIOR



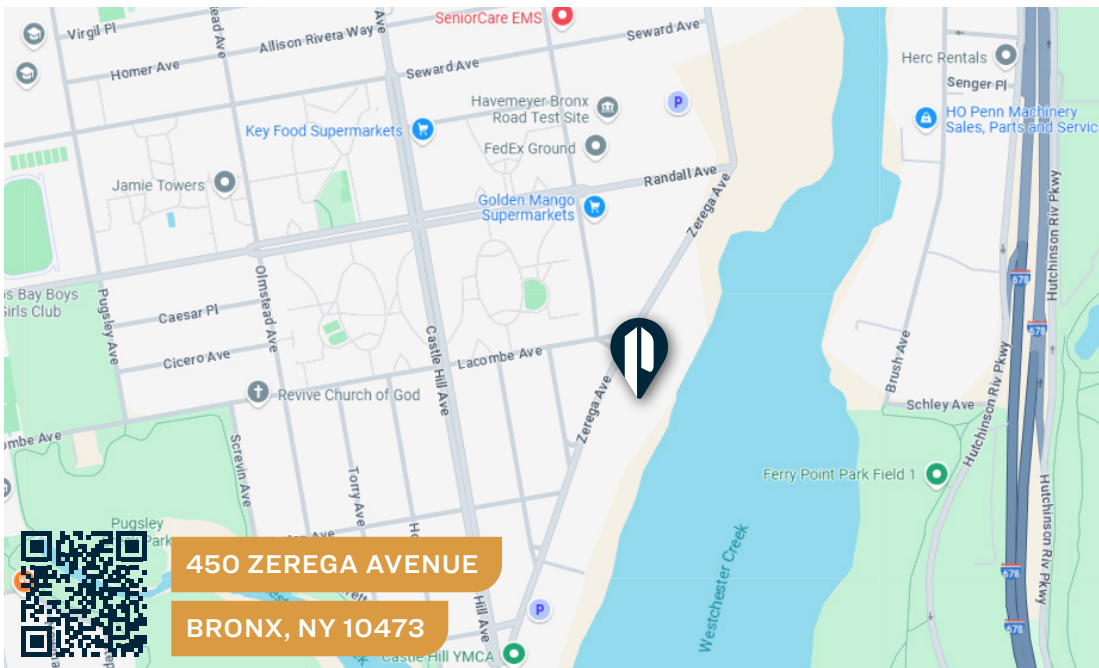
PARKING



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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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

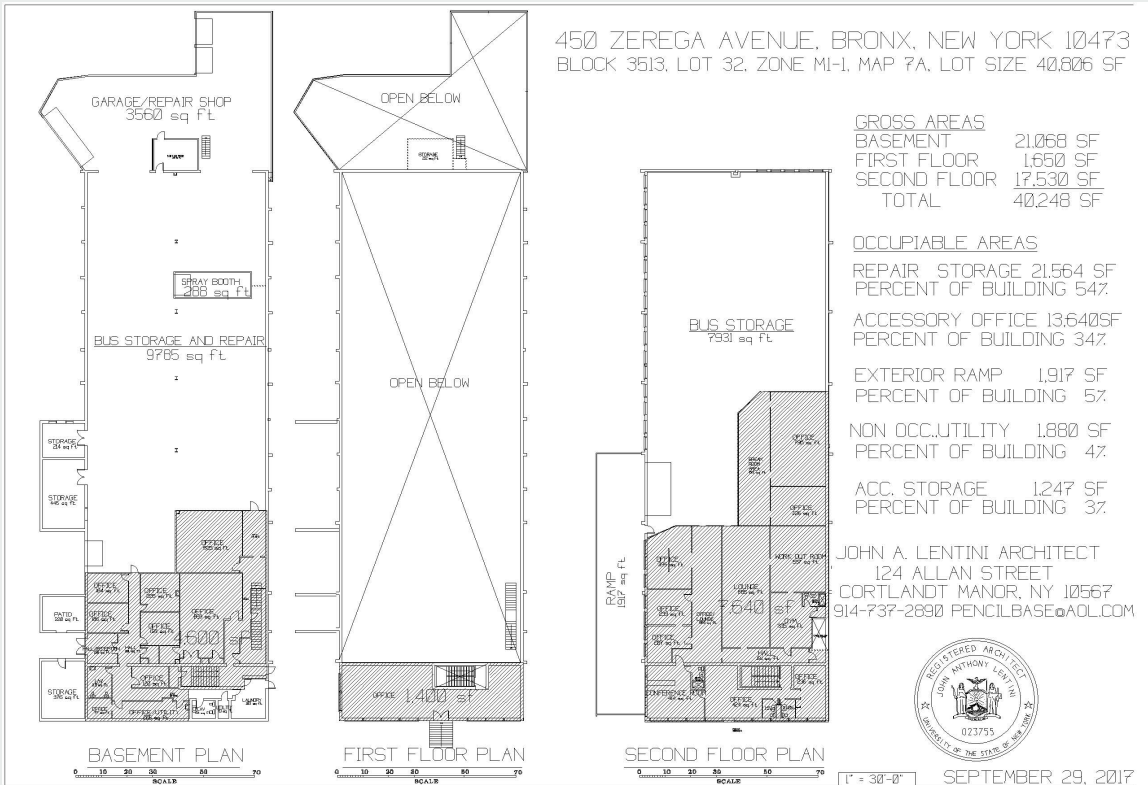
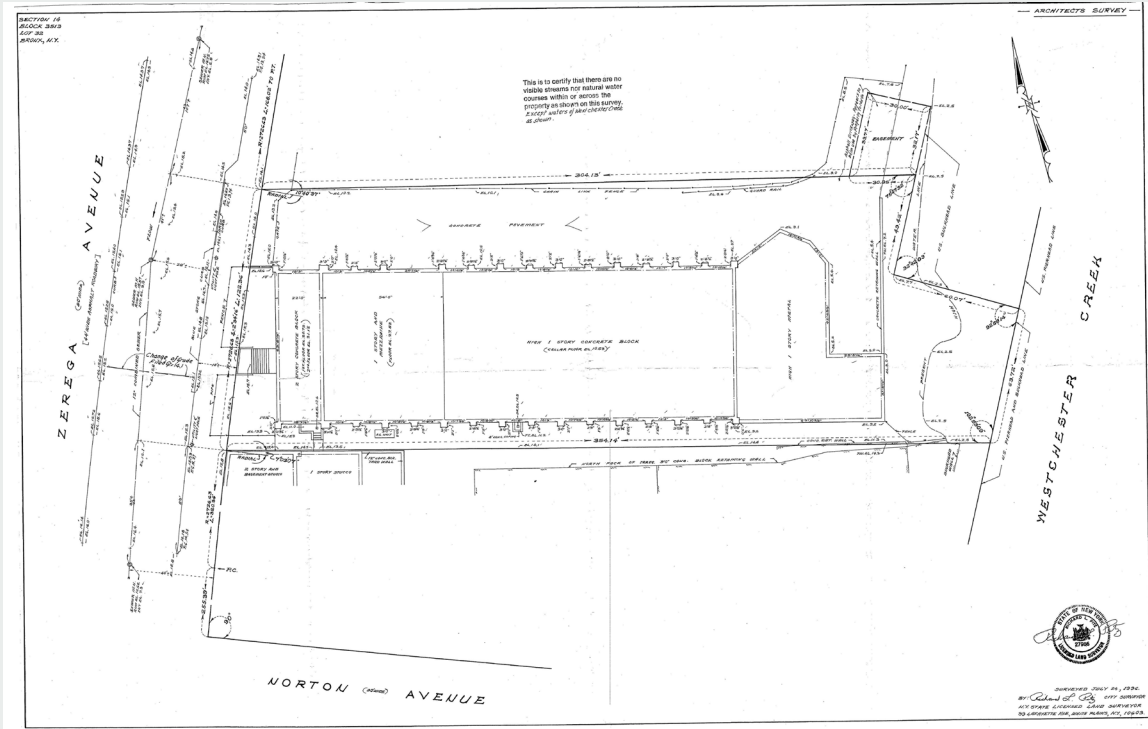
This certificate supersedes C.O. NO. ZONING DISTRICT M1-1 7a
THIS CERTIFIES that the ~~new~~—altered—existing—building—premises located at 450 Zerega Avenue
168.02 feet South of Zerega Ave & Lacombe Ave Block 3513 Lot 32

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.

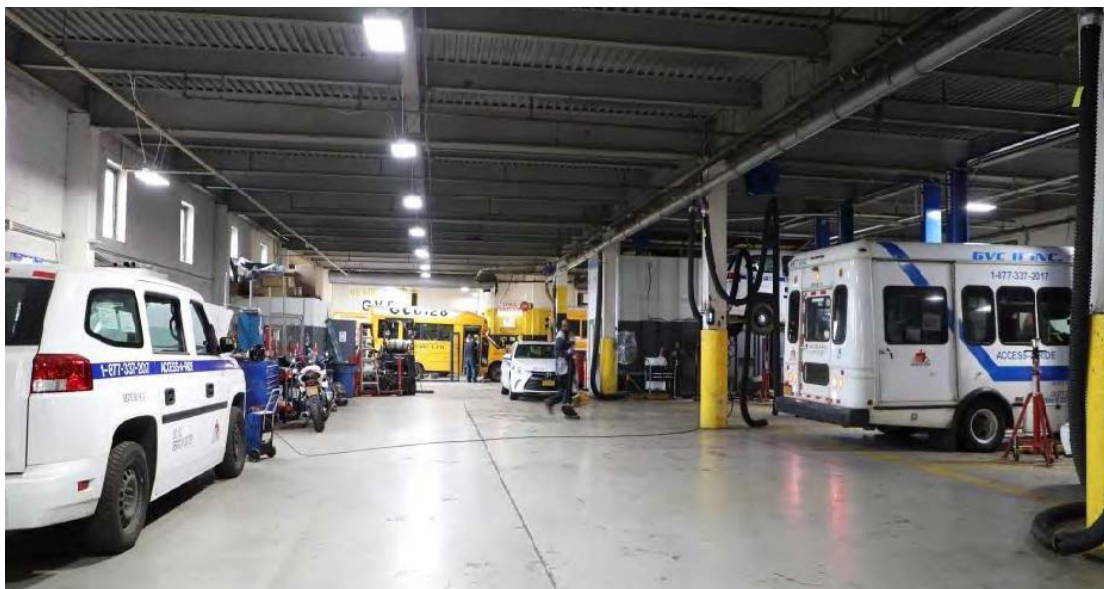
PERMISSIBLE USE AND OCCUPANCY

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	Accsry Office
	SOG	63	-0-	-0-	16C	B-1	Bus Storage
	SUG	21	-0-	-0-	16B	D-1	Bus Repair
First	50	7	-0-	-0-	6B	E	Accsry Office
Second (mezz)	100	69	-0-	-0-	16C	B-1	Bus Storage
Second	50	9	-0-	-0-	6B	E	Accsry Office

SURVEY & FLOORPLAN



PICTURES



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718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



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