



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



475 BRUCKNER BOULEVARD







BRONX, NY 10455

# Warehouse & Land at Busy Intersection

5,000 Sq. Ft. Warehouse  
Plus 10,000 Sq. Ft. Lot

TYPE

Warehouse / Industrial / Retail

 SQUARE FT. <b>15,000</b> RSF	 ZONING <b>M1-3</b>
 CLEAR HEIGHT <b>13'</b>	 PARCEL ID <b>2601</b> BLOCK
 LOADING <b>1</b> Drive-in	 <b>48</b> 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: 15,000 Sq. Ft.
- Building Size: 5,000 Sq. Ft.
- 1 Drive-In Door
- Retail Potential
- Front & Rear Parking
- 400 AMPS Electric
- Gas Heat Blowers
- 50,000 Cars a Day Traffic

## IDEAL FOR

- Showroom/Retail
- Warehousing & Distribution
- Car Wash
- Car Rental
- Drive-Thru Retail
- QSR Food Establishments



## TRANSPORTATION

6

E. 149TH STREET



2 MINS TO BRUCKNER EXPRESSWAY

4 MINS TO ST. MARY'S PARK

10 MINS TO ROBERT F. KENNEDY BRIDGE

10 MINS TO MAJOR DEEGAN EXPRESSWAY



BX19: SOUTHERN BLVD. /E. 149TH ST

475 BRUCKNER BLVD

BRONX, NY 10455



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718-784-8282

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FOR MORE INFORMATION ABOUT THIS  
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