



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



**NEW ON/OFF RAMP FROM
I-95 & BRUCKNER EXPY**

905 EDGEWATER ROAD,

BRONX, NY 10474






GATEWAY TO HUNTS POINT Direct Access to I-95 and I-278.

New Paved and Secured Parking /
EV Charging .

PRICE

Upon Request

TYPE
Land

| | |
|---|---|
|  SQUARE FT. 105,161 RSF |  PARCEL ID 2761 BLOCK |
|  ZONING M1-2 HP |  132, 227, 233, 252, 236, 244, 248, 249 LOTS |
|  LOADING CAPACITY 4 Wide Entrances | |

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

This one of its kind property is located along the primary road access corridor feeding the Hunts Point Food Distribution Center (FDC). The high volume of over the road and local delivery truck traffic is directly linked to the business activity at FDC and makes this an ideal location for any vehicle-related business. FDC is home to over 155 public and private food businesses distributing about half of the products to New York City and half going outside of New York City. This market alone delivers over 4.5 billion pounds of food and employs over 8,500 direct jobs.

BASE IMPROVEMENTS

- Fully Enclosed Perimeter Fencing
- LED Lighting Throughout
- 600 AMPS Power
- Extra Large Curb Cut on All Street Frontages
- Pavement Striping, Landscaping, and Concrete Pads per Tenant Requirements

OPTIONAL IMPROVEMENTS

- Vehicle Charging Capacity
- Approved 10,000 Ampere Service

POSSESSION DATE

- Q-3 2024

TRANSPORTATION

6

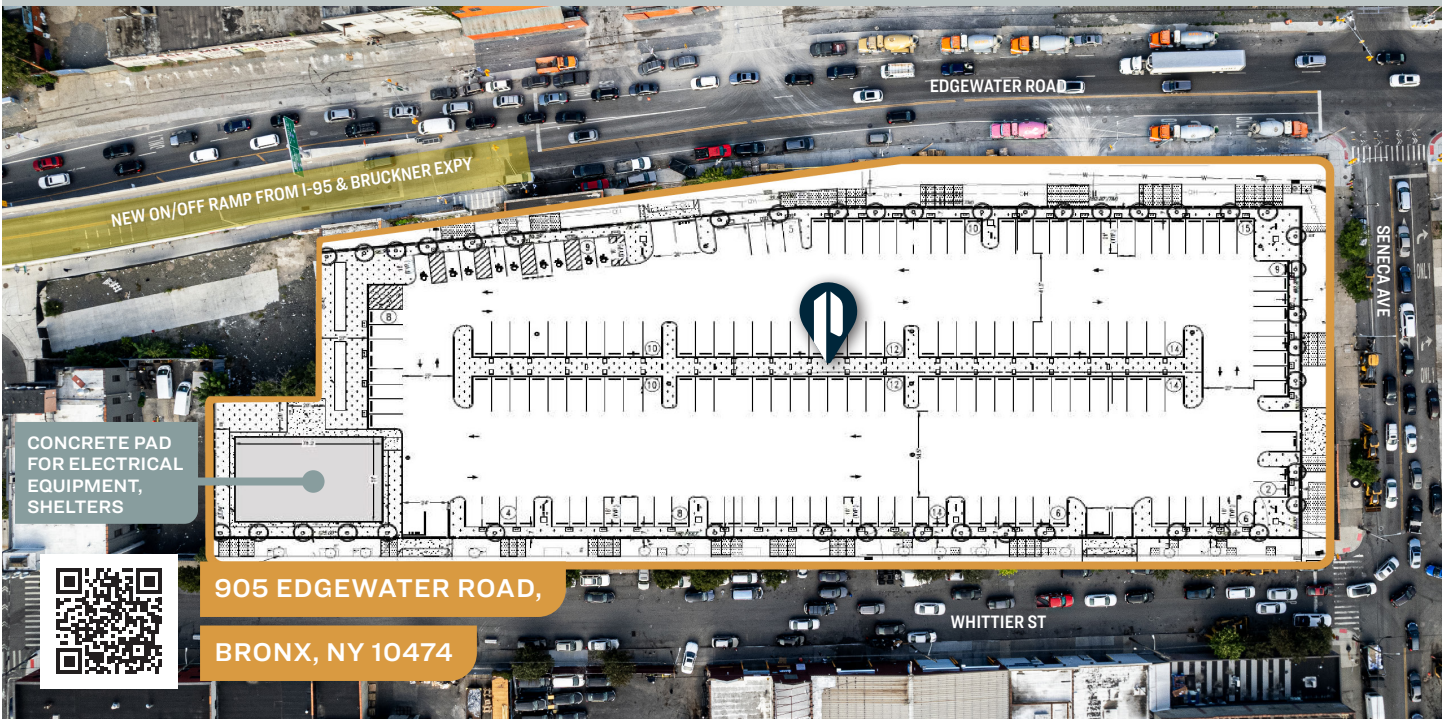
HUNTS POINT AVENUE



SHERIDAN BLVD
BRUCKNER EXPY



BX6, BX6-SBS: HUNT POINT AVE/
SENECA AVE



CONCRETE PAD
FOR ELECTRICAL
EQUIPMENT,
SHELTERS

905 EDGEWATER ROAD,

BRONX, NY 10474



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

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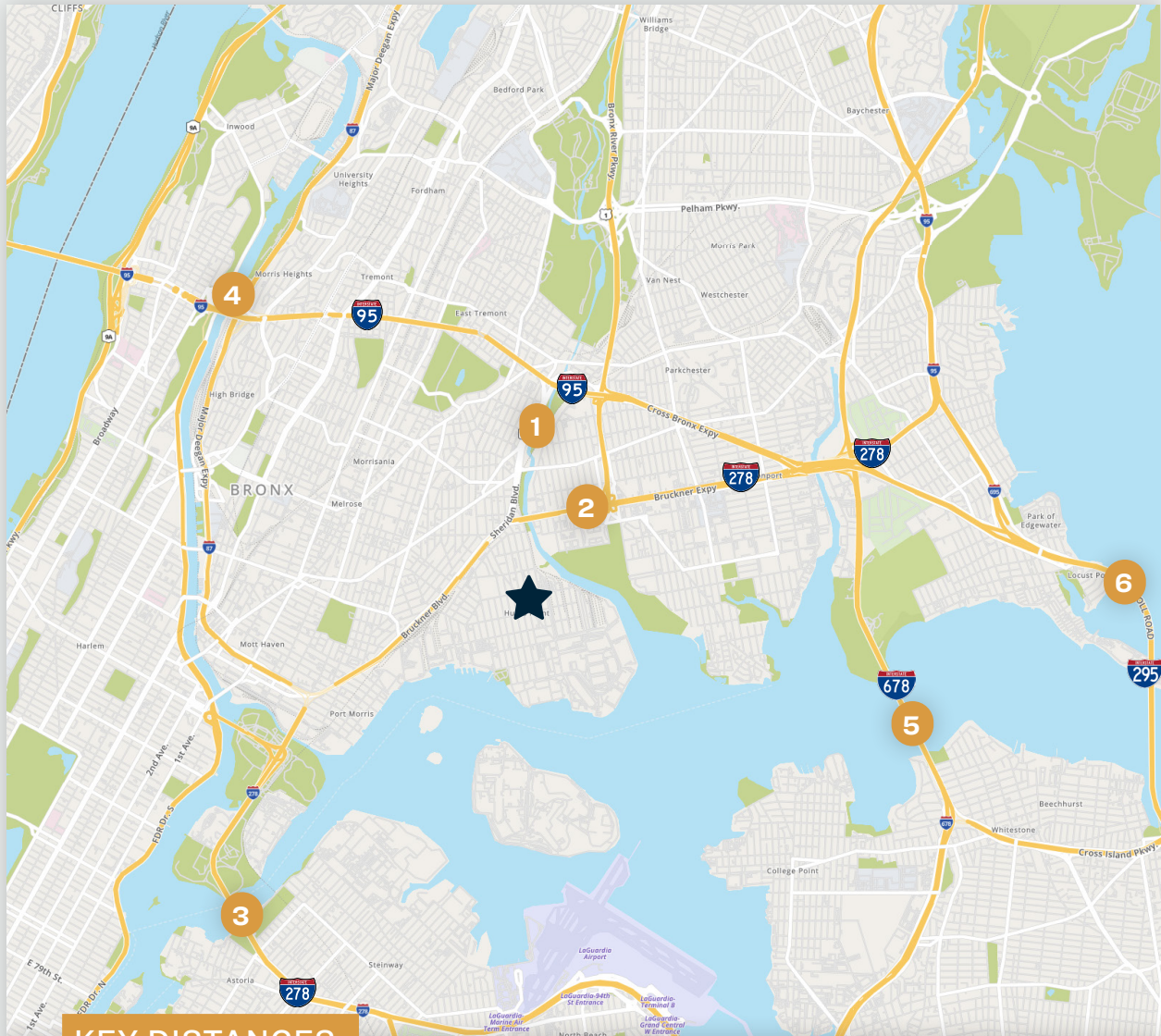
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NORTH VIEW



AERIAL VIEW





KEY DISTANCES

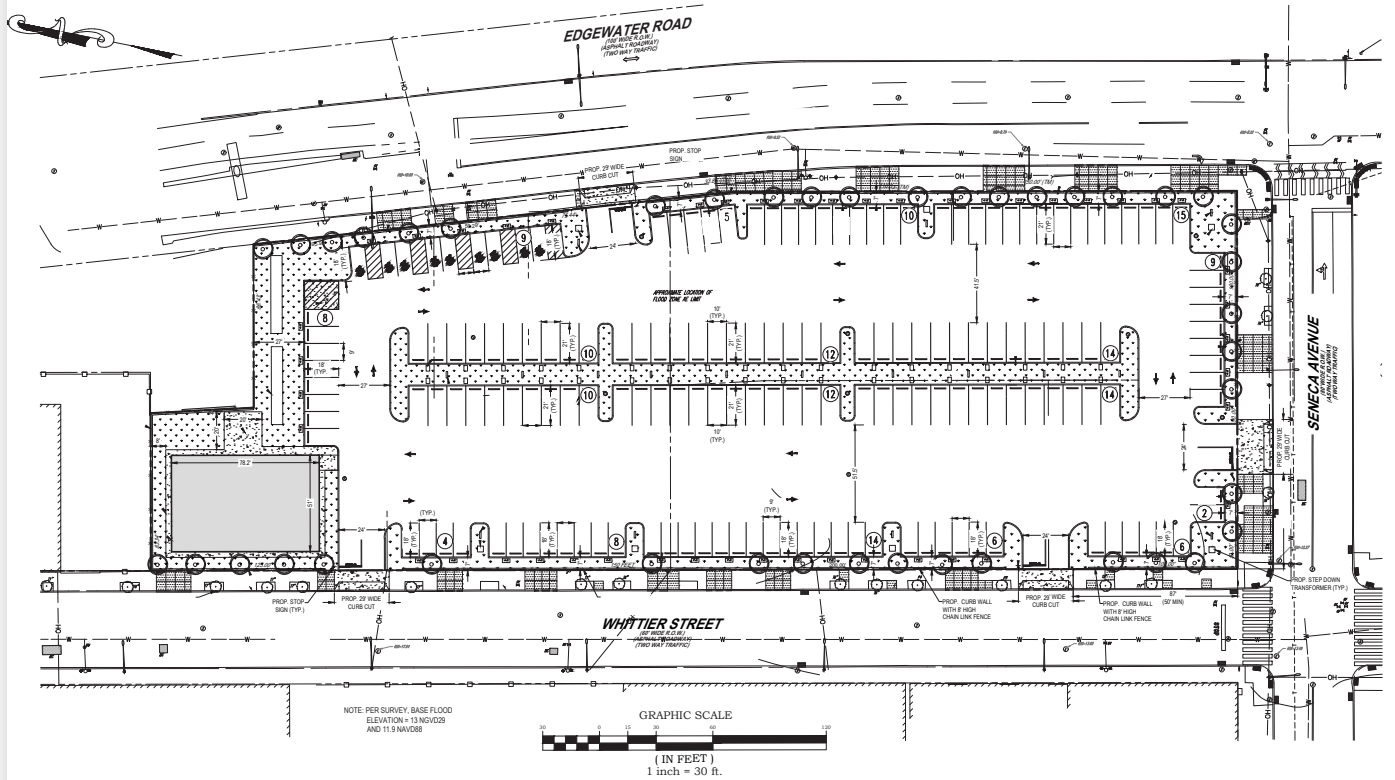
| | | | | | |
|----------|---------------------------------|---------------|----------|---------------------------------|---------------|
| 1 | SHERIDAN BOULEVARD | .6 MI | 4 | GEORGE WASHINGTON BRIDGE | 4.9 MI |
| 2 | BRUCKNER EXPRESSWAY | 1.4 MI | 5 | WHITESTONE BRIDGE | 5.6 MI |
| 3 | ROBERT F. KENNEDY BRIDGE | 4.1 MI | 6 | THROGGS NECK BRIDGE | 6.1 MI |



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SITE PLAN / ADJUSTMENTS PER TENANT REQUIREMENTS



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pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



DAVID JUNIK

Partner

djunik@pinnaclereny.com

718-371-6406



FREDRIC STEIN

Associate Broker

fstein@pinnaclereny.com

718-371-6409