



**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.

53,684 Sq. Ft. Warehouse Plus
51,477 Sq. Ft. Land. (Divisions Available).

TYPE

Warehouse / 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	

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.

Divisions Available

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.

The entire property consists of: 53,684 Sq. Ft. Warehouse plus 51,477 Sq. Ft. Land.
The following divisions are available:

1 920 WHITTIER ST. / 917 EDGEWATER ROAD

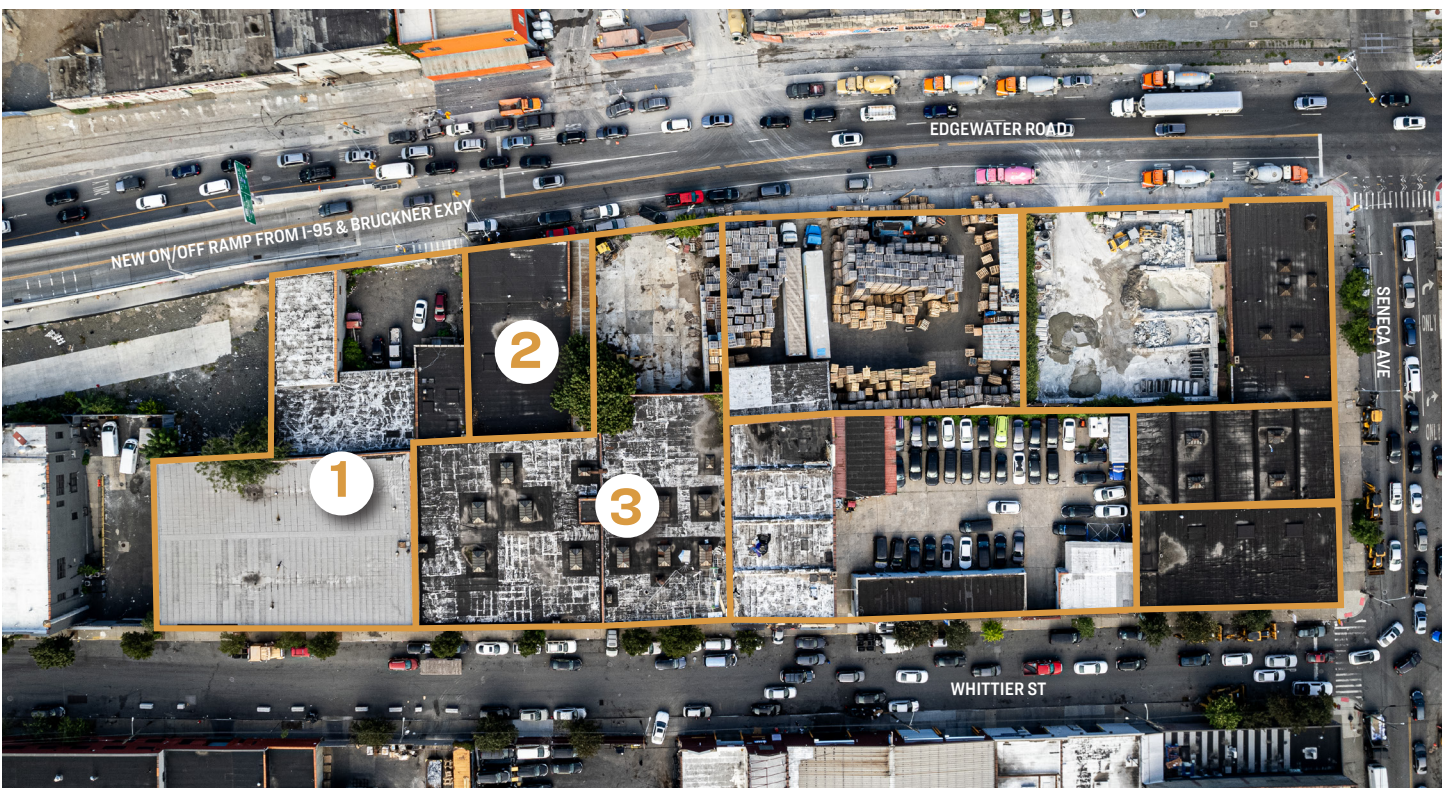
- Block 2761, Lot 227
- 15,400 Sq. Ft. Warehouse + 3,963 Sq. Ft. of Land
- 18 Ft. Ceiling Height
- 2 Drive-In Doors
- 400 AMPS Electric
- Offices Available

2 907 EDGEWATER ROAD

- Block 2761, lot 231
- 3,850 Sq. Ft. Warehouse + 819 Sq. Ft. of Land
- 15 Ft. Ceiling Height
- 1 Drive-In Door
- 400 AMPS Electric
- Gas Heat

3 920 WHITTIER ST.

- Block 2761, Lot 233
- 15,000 Sq. Ft. Warehouse + 6,340 Sq. Ft. of Land
- 14 Ft. Ceiling Height
- 3 Drive-In Door
- 400 AMPS Electric
- Adjacent Land



4 888 WHITTIER ST.

- Block 2761, Lot 252
- 9,434 Sq. Ft. Warehouse + 10,316 Sq. Ft. of Land
- 16 Ft. Ceiling Height
- No Columns
- 1 Drive-In Door
- Parking Available

5 885-861 EDGEWATER ROAD

- Block 2761, Lot 236
- 15,045 Sq. Ft. of Land
- 150 Ft. Frontage
- Electric Available

6 1355 SENECA AVENUE/ 871 EDGEWATER RD

- Block 2761, Lot 244
- 5,000 Sq. Ft. Warehouse + 10,000 Sq. Ft. of Land
- 15 Ft. Ceiling Height
- 2 Drive-In Doors
- Parking Available
- 400 AMPS Electric

7 1363 SENECA AVENUE

- Block 2761, Lot 249
- 5,000 Sq. Ft. Warehouse
- 14 Ft. Ceiling Height
- 50x100 Ft. Warehouse
- Gas Heat
- 1 Drive-In Door
- Lighting Throughout

8 1365 SENECA AVENUE

- Block 2761, Lot 248
- 5,000 Sq. Ft. Warehouse
- 14 Ft. Ceiling Height
- 50x100 Ft. Warehouse
- Gas Heat
- 1 Drive-In Door

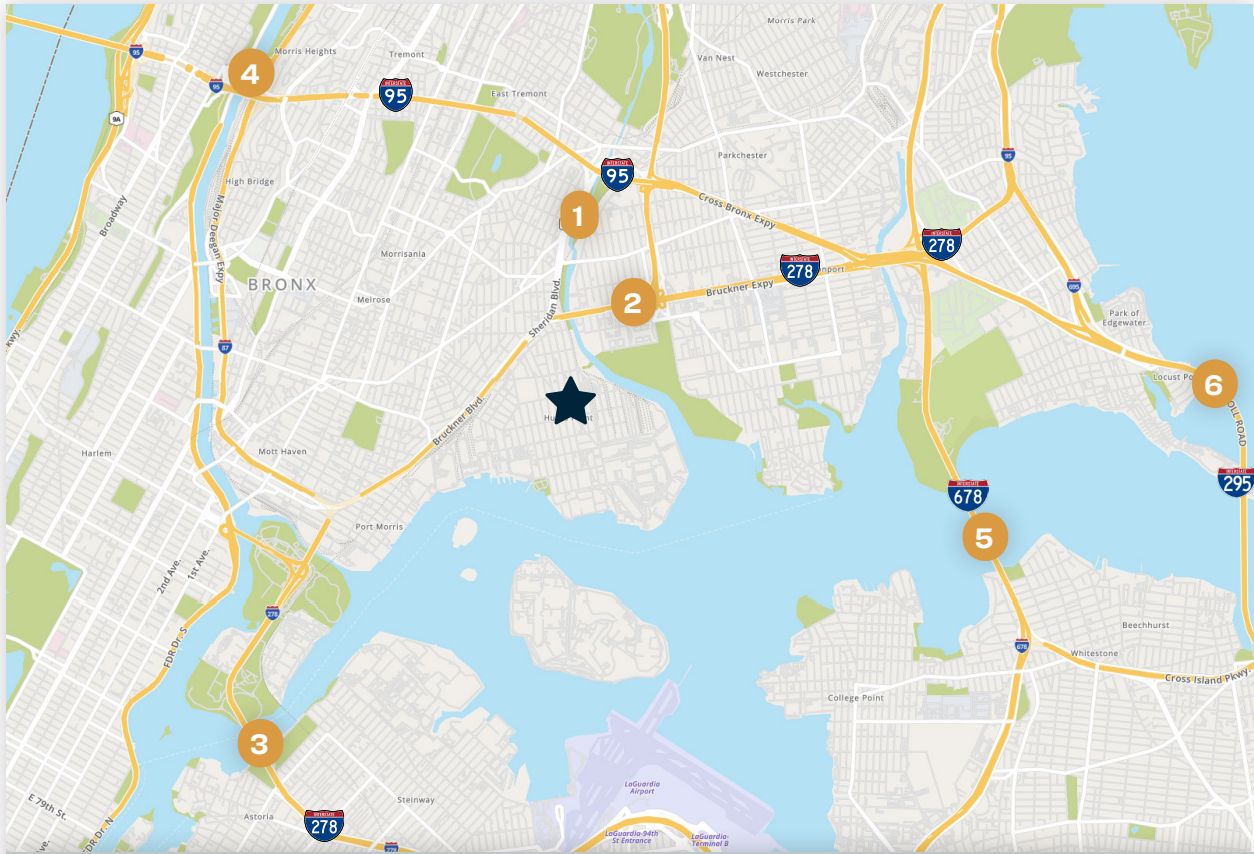


NORTH VIEW



AERIAL VIEW





TRANSPORTATION

6

HUNTS POINT AVENUE



SHERIDAN BLVD
BRUCKNER EXPY



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

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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34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282

pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



ARIEL CASTELLANOS
Associate Broker
acastellanos@pinnaclereny.com
718-371-6412



DAVID JUNIK
Partner
djunik@pinnaclereny.com
718-371-6406



FEDERICO MAZZEO
Salesperson
fmazzeo@pinnaclereny.com
718-371-6424



FREDRIC STEIN
Associate Broker
fstein@pinnaclereny.com
718-371-6409