



**PINNACLE
REALTY**
OF NEW YORK, LLC

718-784-8282 • PINNACLERENY.COM

**Prime 26,000 Sq. Ft.
Warehouse & 17,500 Sq. Ft.
Land For Sale**

LOCATED IN MOTT HAVEN—MINUTES TO MANHATTAN



Overview

LAGUARDIA AIRPORT

MANHATTAN

HUNTS POINT

BRUCKNER EXPY



NUMBERS AT A GLANCE

TOTAL PLOT SQUARE FOOTAGE
43,500 SF

26,000 SF
Warehouse

5,250 SF
Mezzanine

17,500 SF
Land

ZONING
M1-3

ELECTRIC
2,500
Amps Electrical Service

CLEAR HEIGHT
30'
Warehouse

LOADING CAPACITY
4
Drive-Ins

PARCEL ID
2600
Block

79
Lot

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.

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

Prime Warehouse & Yard For Sale

Pinnacle Realty of New York, LLC is proud to announce that we have been appointed the exclusive agents for the sale of 450 Timpson Place, Bronx, NY, 10455. Strategically located in the heart of Port Morris blocks from the 6 train, the Mario Cuomo Bridge (RFK), Brucker Boulevard providing easy access to Manhattan, Brooklyn, Queens, Long Island, Westchester & Connecticut.

The property plot size is approximately 43,500 square feet with a 26,000 square feet

warehouse and a 5,250 square foot mezzanine office.

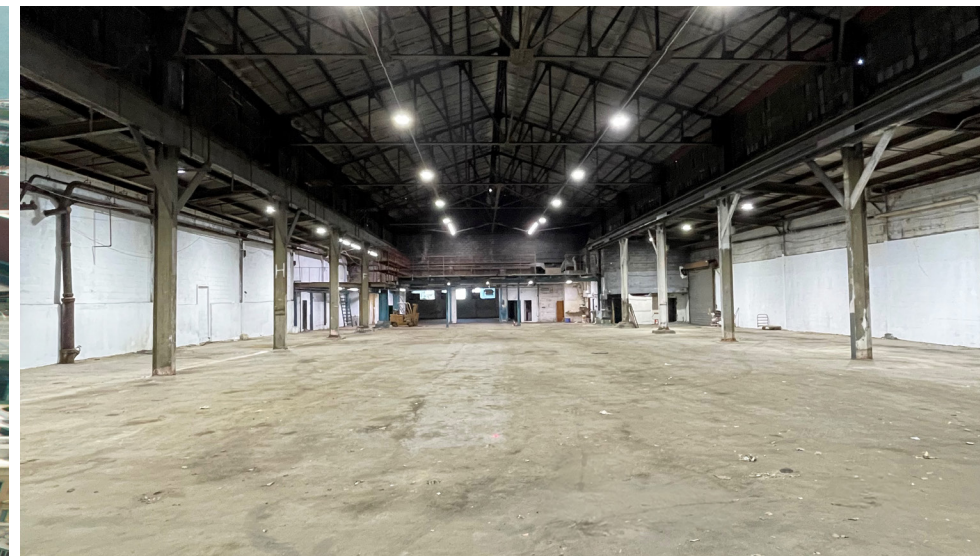
Fully drive-in from Timpson Place to Austin Place allowing easy loading and access points 250' frontage on Timpson Place & 175' frontage on Austin Place. The warehouse boasts 30' clear ceiling heights, excellent column spans, updated LED lighting, and heavy utilities allowing a wide range of uses.

FEATURES

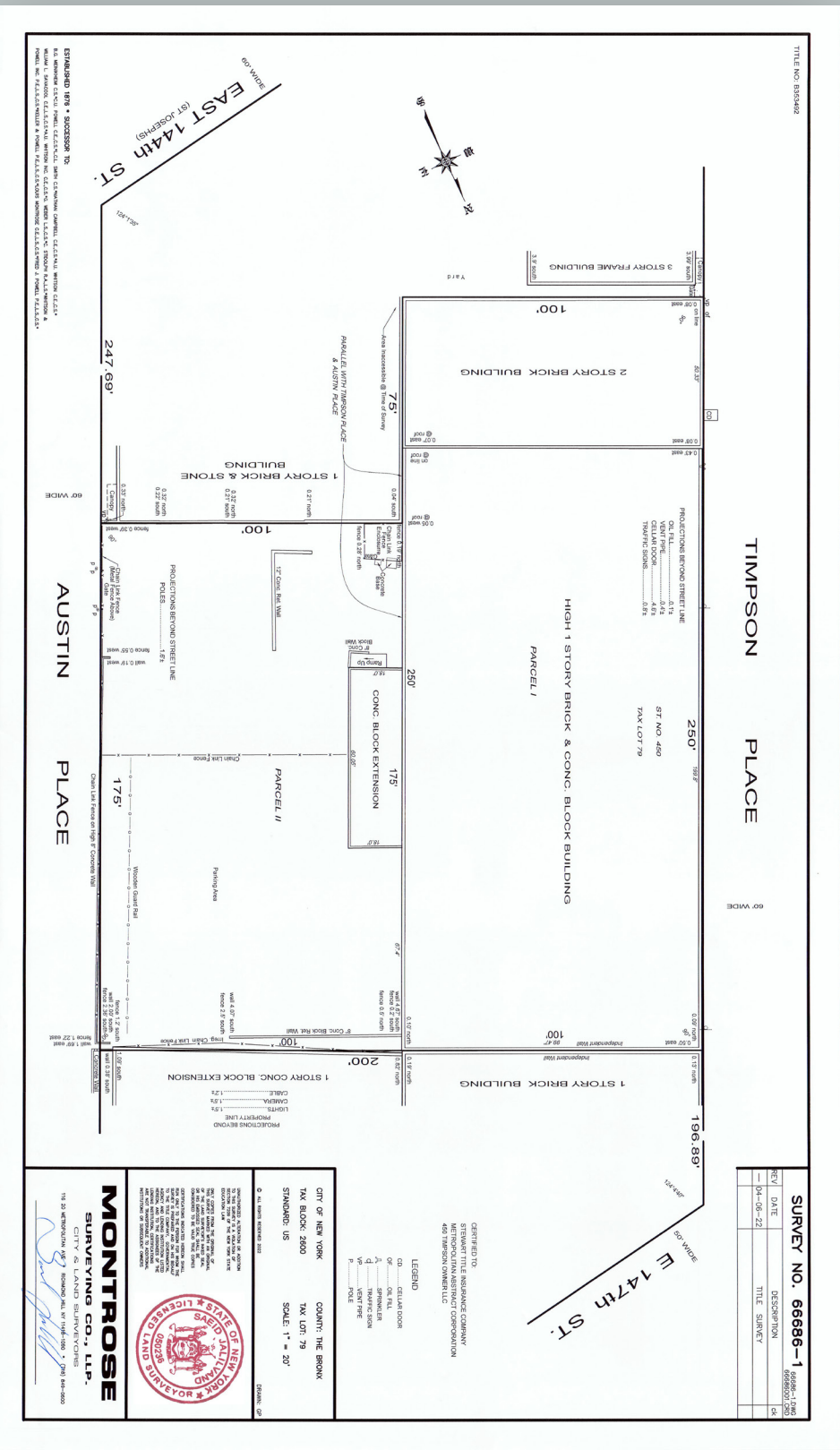
- Total Plot: 43,500 Sq. Ft.
- Warehouse Size: 26,000 Sq. Ft.
- Land Size: 17,500 Sq. Ft.
- Mezzanine Size: 5,250 Sq. Ft.
- Street-to-Street Access
- 30' Ceiling Height
- 2,500 Amps Electrical Service
- Heavy Gas Service
- 4 Drive-In Doors
- Property is Near 5 Major Highways
- Commercial FAR: 5 (217,500 BSF)
- Facility FAR: 6.5 (282,750 BSF)
- R.E. Taxes: Approx. \$110,000.00 Annually

TYPE

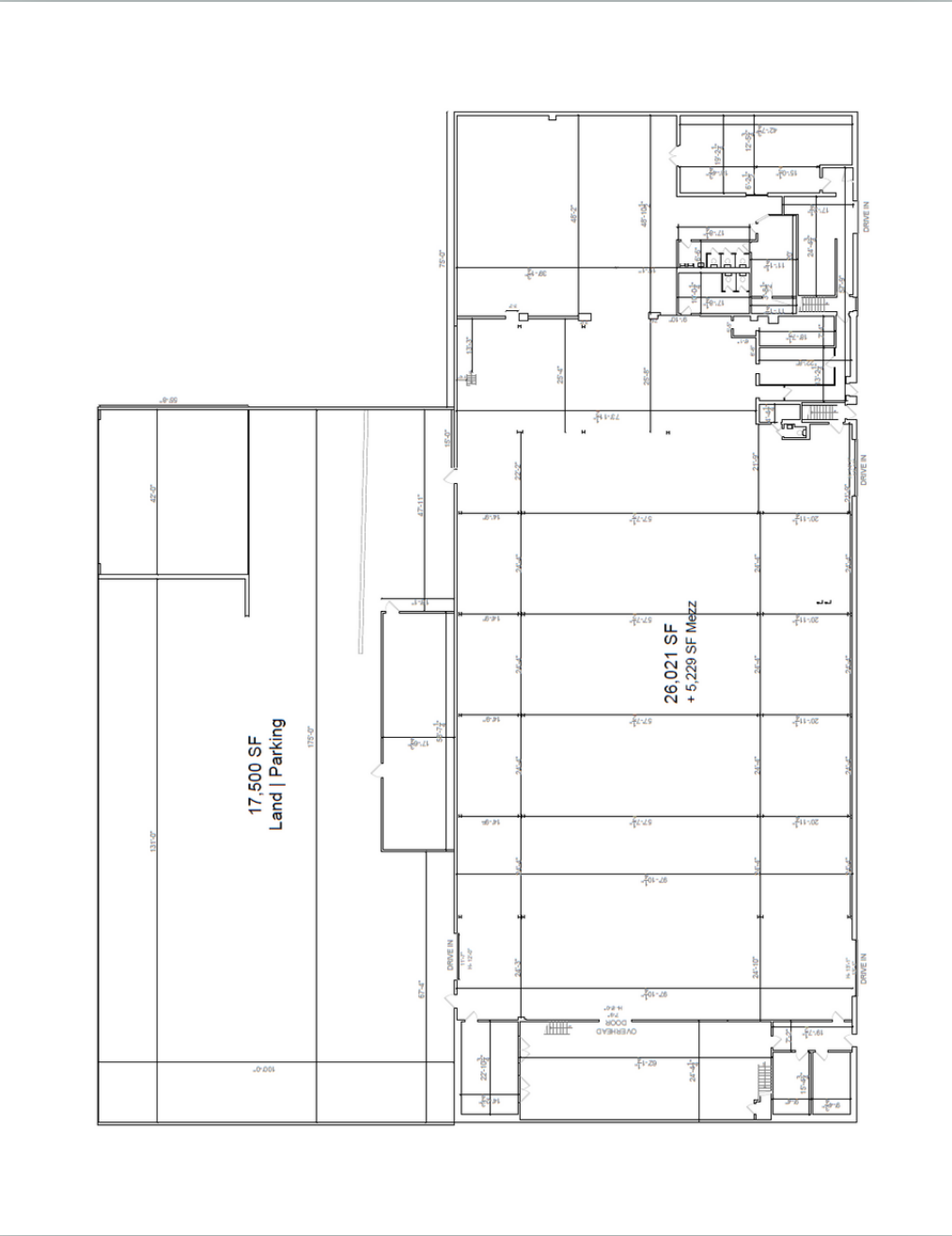
Warehouse / Industrial / Development / Investment / Land



SURVEY



FLOOR PLAN





ACCESSIBILITY

Ideally Positioned



FOR MORE
INFORMATION
ABOUT THIS
PROPERTY CONTACT
EXCLUSIVE AGENTS:

ARIEL CASTELLANOS

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

FREDRIC C. STEIN

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

FEDERICO MAZZEO

Salesperson
fmazzeo@pinnaclereny.com
718-371-6424



**PINNACLE
REALTY**
OF NEW YORK, LLC

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