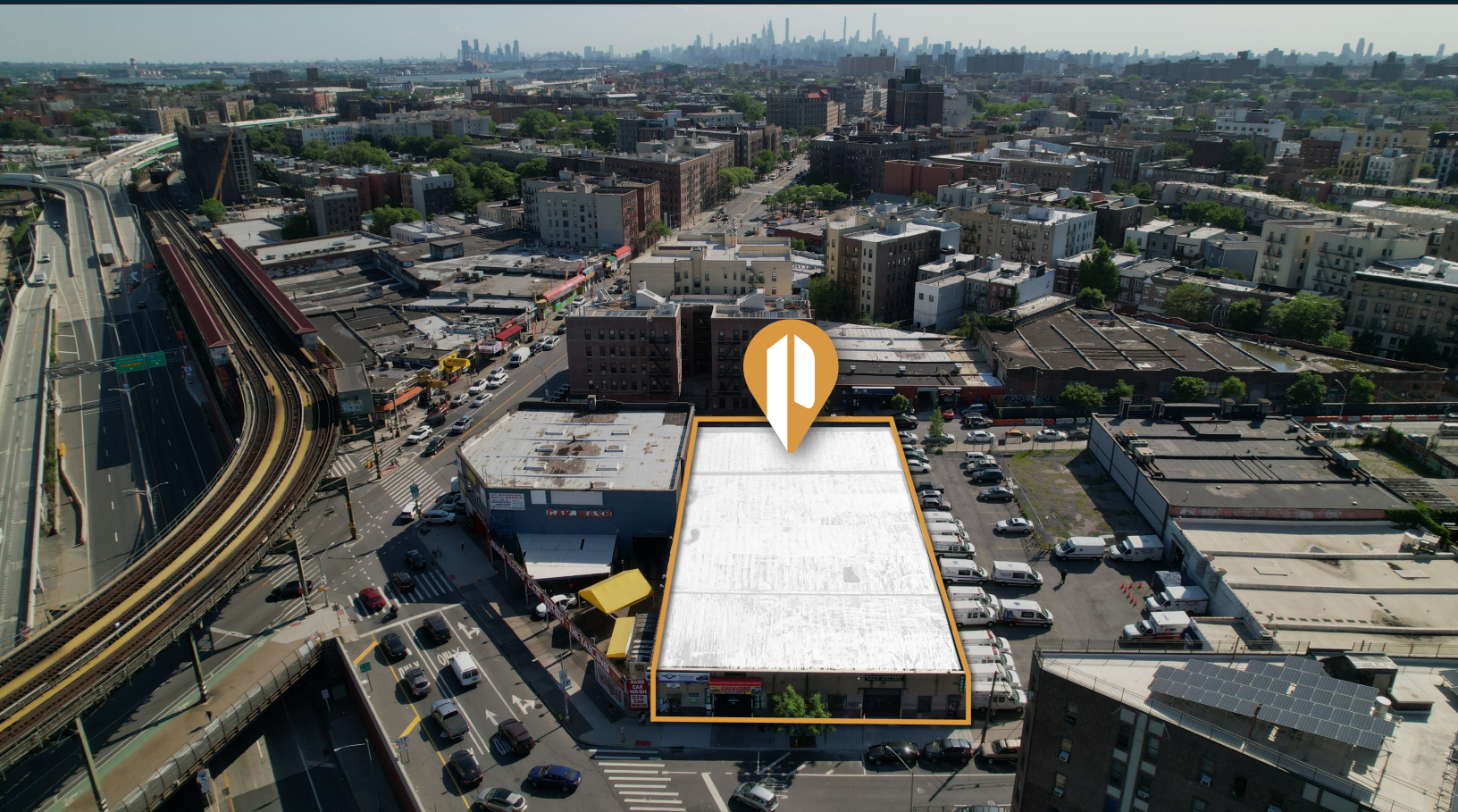




**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**1030 FREEMAN STREET**

**BRONX, NY 10459**

# Ideally Positioned 20,000 Sq. Ft. Warehouse For Lease.

Auto Repair Uses Considered.

Steps From the Subway.

Type

**Warehouse / Industrial**



SQUARE FOOT

**20,000** RSF



ZONING

**M1-1**



CLEAR HEIGHT

**14' - 15'**



PARCEL ID

**3006**

BLOCK



LOADING

**3** DRIVE-INS



**5**

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

Pinnacle Realty of NY has been retained as the exclusive broker for the leasing of 1030 Freeman Street, Bronx, NY.

The property consists of a 20,000 Square Foot single-story warehouse with street to street access. The property has 3 drive-ins and a rare CO allowing Auto Repair, Auto Sales, Warehousing and Public Parking Garage for 96 Cars. Recently renovated with updated lighting, sprinklers and separate meters allowing 5-20,000 sf divisions.

This property is in an M1-1 zoning district conveniently located minutes away from Manhattan and steps from the Subway. Easy access to major expressways, bridges, Bruckner Blvd. & the Major Deegan expressway.

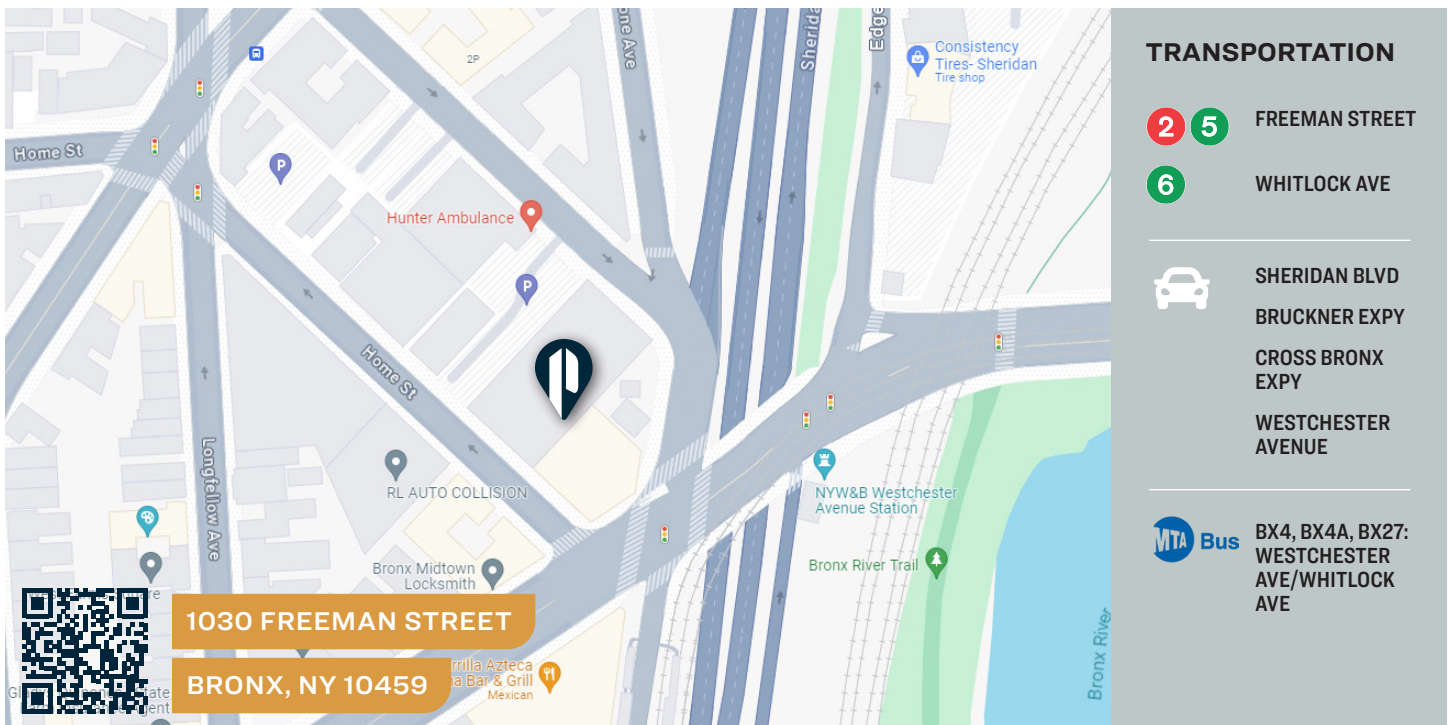
## Features

- Lot Size: 100 Ft. x 200 Ft.
- Warehouse Size: 100 Ft. x 200 Ft.
- 14' - 15' Ceiling Heights
- Street to Street Access
- 3 Drive-In Doors
- Fully Sprinklered (Dry System)
- 600 Amps Electrical Service
- Divisions Available 5,000 - 20,000 Sq. Ft.

Certificate of Occupancy: 96 Cars Public Parking Garage & Auto Repair

## Ideal For

- Fleet Maintenance Operations
- Warehouse & Distribution
- Manufacturing Uses
- Showroom/Offices
- Car Services (Taxis/Uber/Lyft)



PICTURES



*Certificate of Occupancy*

CO Number: 200671656F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	COMM		8F	ACCESSORY USES
001	0	OG	COMM		8C	PUBLIC PARKING GARAGE FOR 96 CARS
001	10		COMM		16	AUTO SALES
001	3		COMM		6	ACCESSORY OFFICE
001	10		COMM		16	AUTO REPAIR
END OF SECTION						



Borough Commissioner

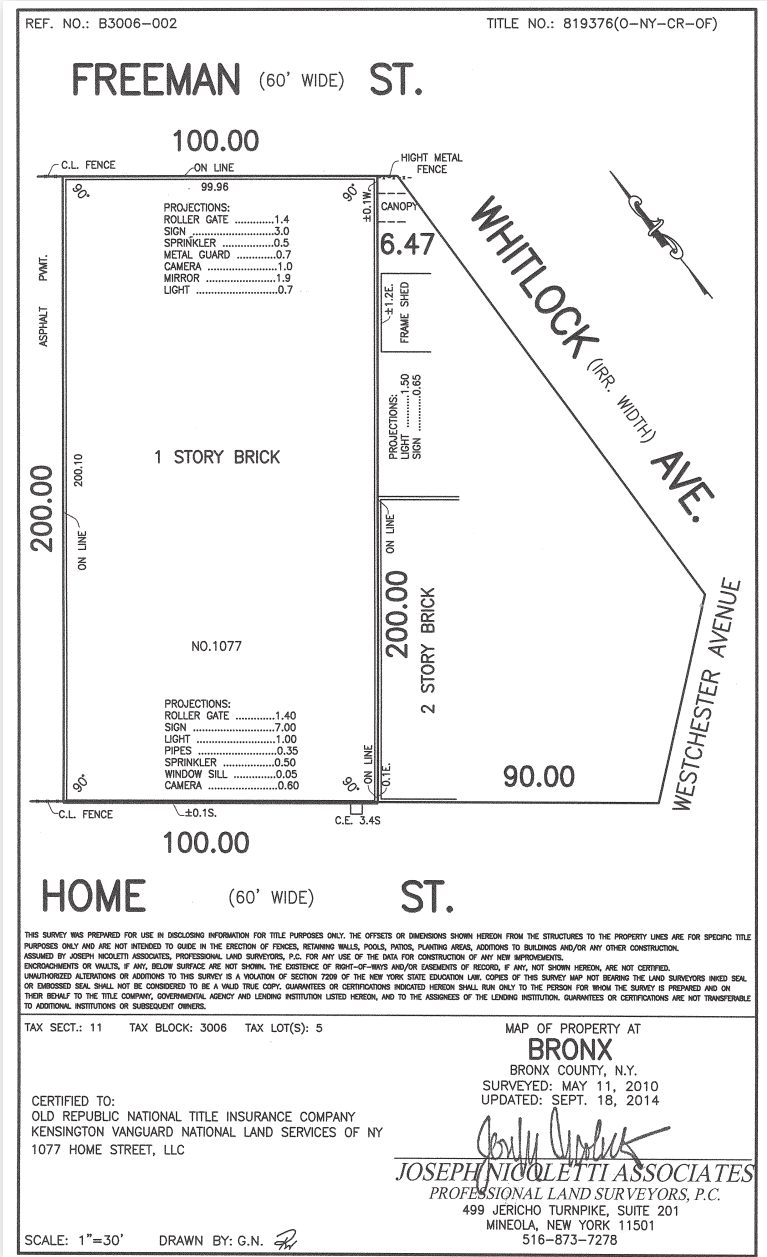


Commissioner

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**SURVEY**



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 Long Island City, NY 11101  
 718-784-8282  
[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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