



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



801-805 EAST 136TH STREET

BRONX, NY 10454

**Prime
20,500 Sq. Ft.
Warehouse Plus
15,000 Sq. ft.
of Land For Sale.**

Located in the Heart of Port Morris.
Minutes to Manhattan.

Type

Warehouse / Industrial / Land



SQUARE FOOT

35,500_{RSF}



ZONING

M1-2



CLEAR HEIGHT

15'



PARCEL ID

2588

BLOCK



LOADING

2 DRIVE-IN DOORS

3 CURB CUTS



14,73

LOTS

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

801-805 East 137th Street is a total of .82 Acres (35,500 Sq. Ft. Lot) that consist of 20,500 Sq. Ft. warehouse plus a 15,000 Sq. Ft. adjacent lot. This is a rare opportunity to own a street to street site in the highly desired Port Morris sector of the south Bronx.

The 20,000 Sq. Ft. warehouse consists of 15' ceilings clear, heavy 1200 amp power, gas heat and direct drive through access into a 15,500 Sq. Ft. parking lot.

This is a prime location walking distance to the subway, at the foot of the RFK & Willis Avenue Bridge. It's close proximity to the outer boroughs, Manhattan, and Westchester county makes it the perfect last mile distribution center and investment opportunity.

Key Features

- **Warehouse:** 140' x 145'
- **Land:** 75' x 200'
- **Offices:** 600 Sq. Ft.
- 15' Ceilings Clear
- Street to Street
- 1200 Amps Electric Service
- Wet Sprinkler System
- Approximately R.E Taxes: \$82,000 a Year



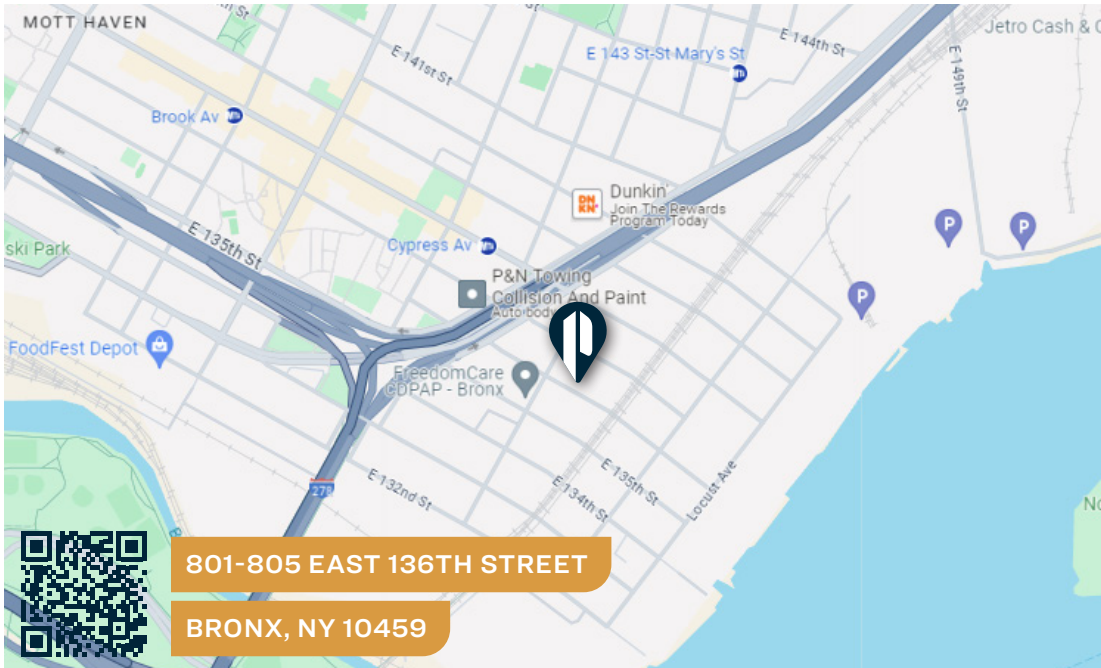
AERIAL VIEW

Ideal For

- Warehouse & Distribution
- Contractors
- Parking & Equipment Storage
- Investors/Developers

Neighborhood Tenants

- Silvercup Studios
- Fresh Direct
- Fedex
- The Bronx Brewery
- New York Post



801-805 EAST 136TH STREET

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TRANSPORTATION

6

CYPRESS AVENUE



BRUCKNER BLVD
BRUCKNER EXPY
RFK BRIDGE

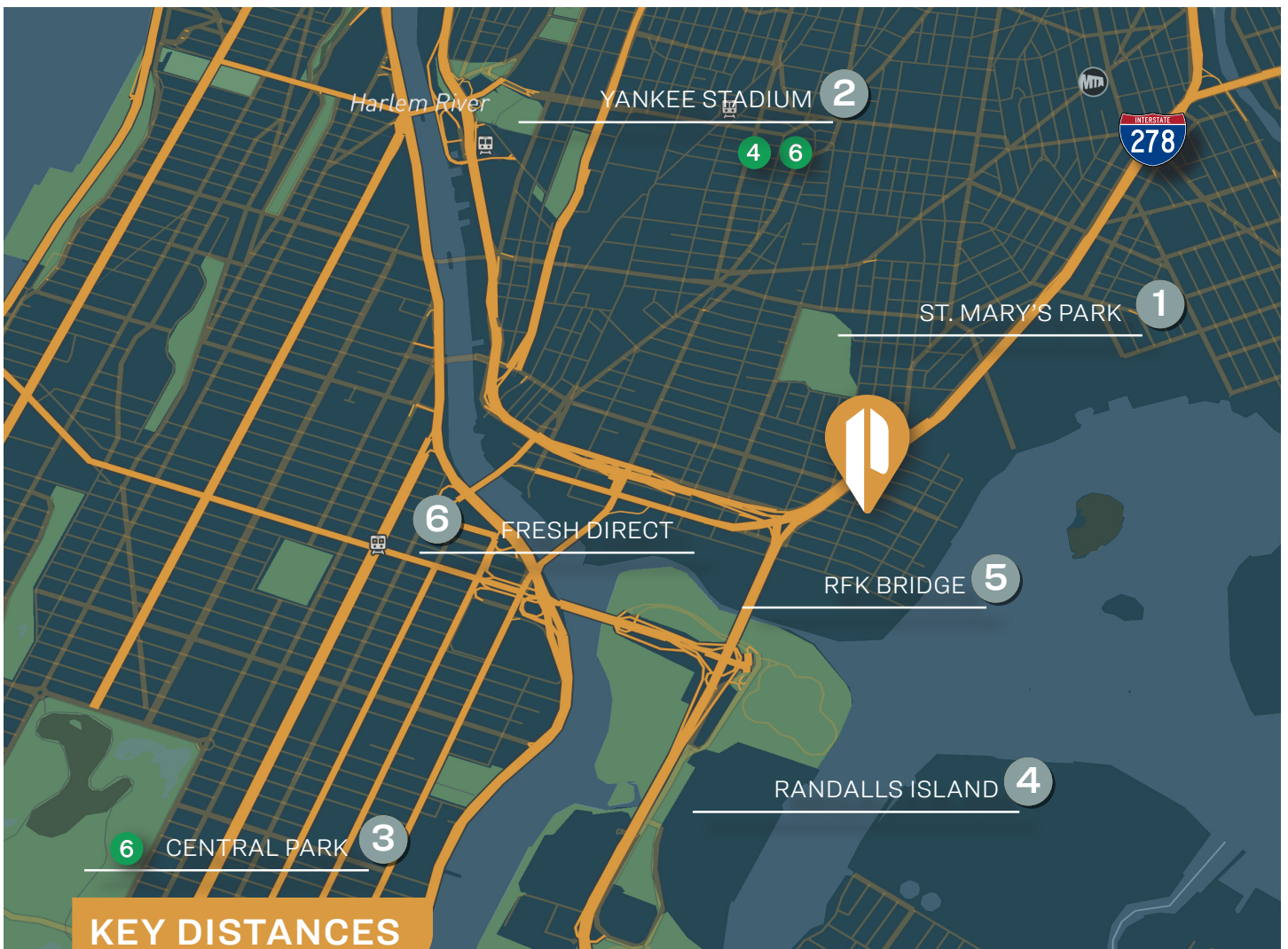


BX33: E 138TH
STREET/
BRUCKNER BLVD



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KEY DISTANCES



BY SUBWAY/BUS

1	ST. MARY'S PARK	10 MIN
2	YANKEE STADIUM	25 MIN
3	CENTRAL PARK	30 MIN



BY CAR

4	RANDALLS ISLAND	4 MIN
5	RFK BRIDGE	2 MIN
6	FRESH DIRECT	8 MIN



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FOR MORE INFORMATION ABOUT THIS
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