



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**1460 SHERIDAN BLVD.**

**BRONX, NY 10472**

# 14,500 Sq. Ft. High Ceiling Warehouse Plus 8,000 Sq. Ft. of Paved Land

Available Off Sheridan Boulevard

Type

**Warehouse / Land / Industrial**



SQUARE FOOT

**22,500<sub>RSF</sub>**



ZONING

**R7-3, C2-4**



CLEAR HEIGHT

**22'**



PARCEL ID

**3017**

BLOCK



LOADING

**3 DRIVE-IN BAYS**



**74**

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.



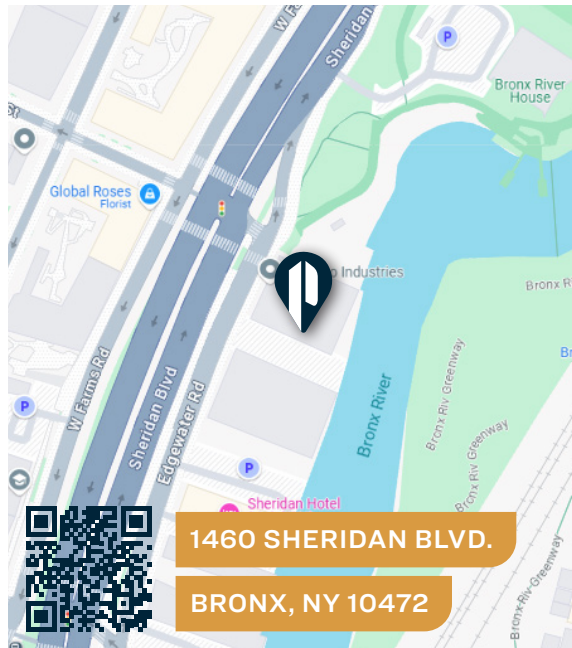
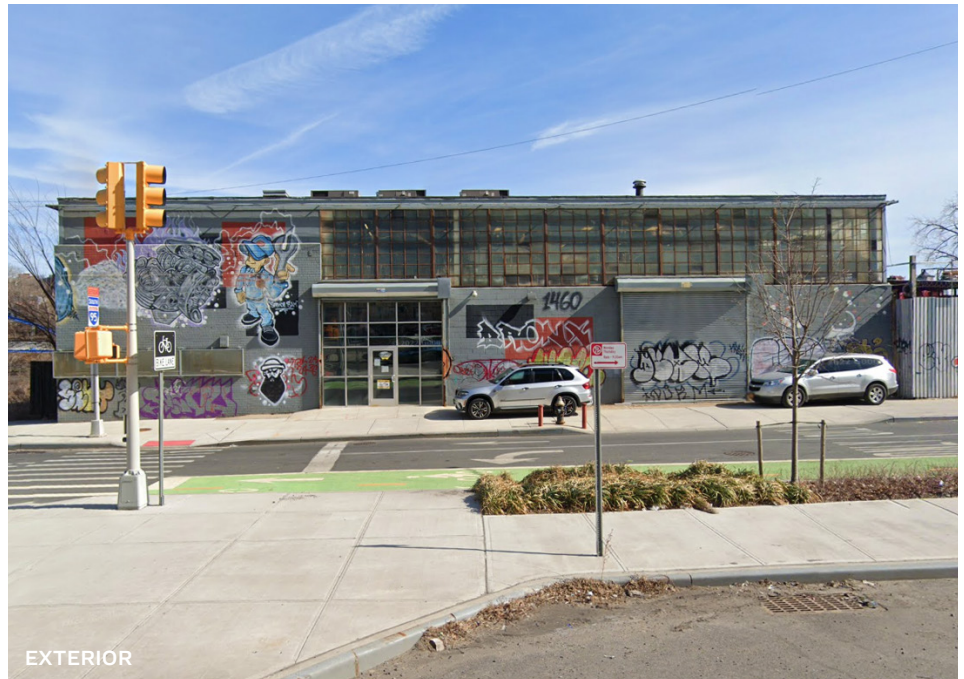
# Property Overview

## Features

- Multiple Drive-In Bays
- 400 AMPS Electric
- Gas Heat Blowers
- (3) HVAC Units & Offices
- LED Lighting Throughout the Space
- Adjacent Paved and Fenced Lot

## Ideal For

- Warehouse - Distribution
- Showroom - Storage
- All Types of Contractors
- Auto Service Certificate of Occupancy
- Manufacturing and More!




## TRANSPORTATION

**2 5** FREEMAN STREET

**6** WHITLOCK AVE

 SHERIDAN BLVD  
BRUCKNER  
EXPY  
CROSS BRONX  
EXPY  
WESTCHESTER  
AVENUE

 **MTA Bus** BX35: WEST  
FARMS RD/  
JENNINGS ST



34-07 Steinway Street, Suite 202  
Long Island City, NY 11101  
718-784-8282  
[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS  
PROPERTY CONTACT EXCLUSIVE AGENTS:



### ARIEL CASTELLANOS

Associate Broker  
[acastellanos@pinnaclereny.com](mailto:acastellanos@pinnaclereny.com)  
718-371-6412



### FEDERICO MAZZEO

Salesperson  
[fmazzeo@pinnaclereny.com](mailto:fmazzeo@pinnaclereny.com)  
718-371-6424