PINNACLE REALTY
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE

1132 OAK POINT AVENUE

BRONX, NY 10474

New Paved and Secure Parking

Located in Hunts Point, Bronx – Providing Direct Access to All of New York City.

Divisions 32,000 Sq. Ft. & Up.

Type

Outdoor Storage / Parking / Industrial

SQUARE FOOT **185,000** RSF	ZONING **M3-1**
ELECTRIC POWER **Heavy Power Option to Enable EV Charging**	PARCEL ID **2606** BLOCK **20** 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.

Neighborhood Profile: Hunts Point, Bronx

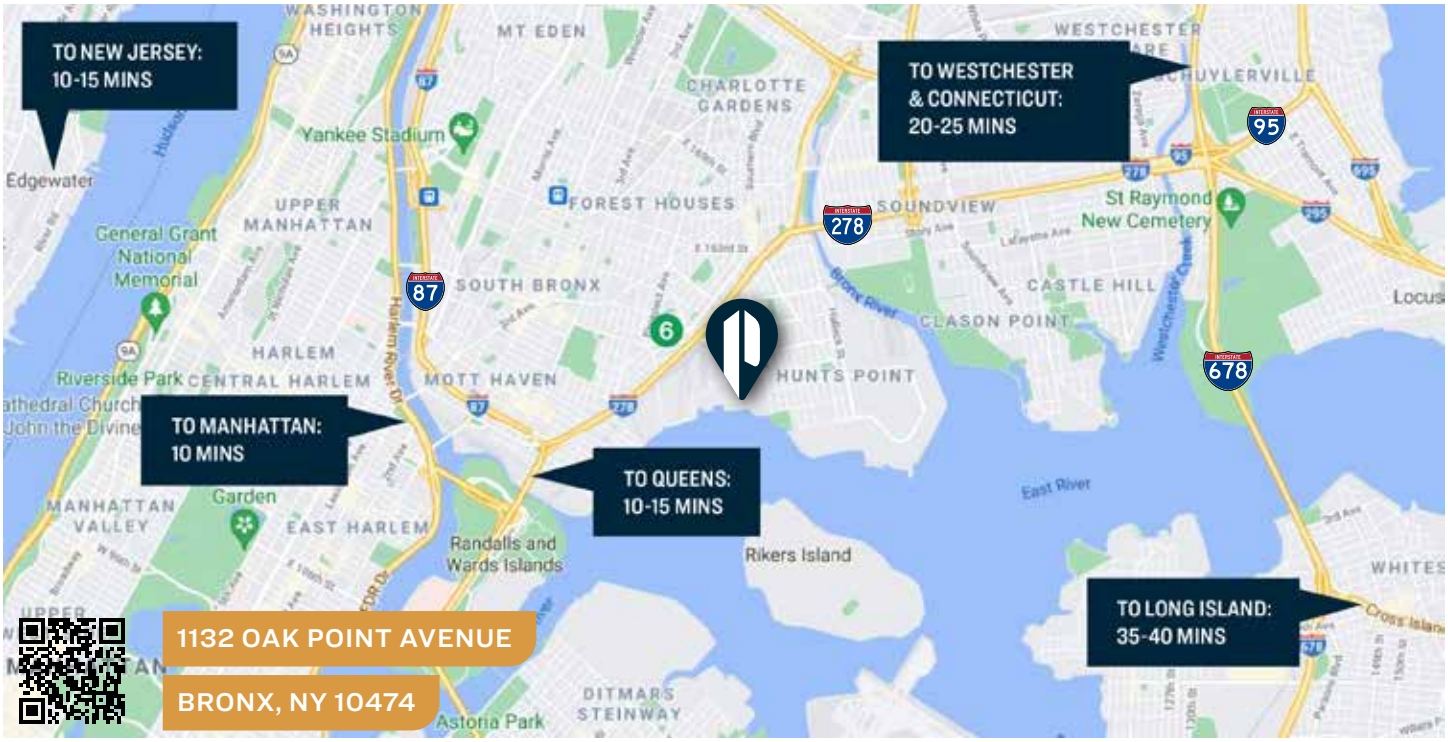
Hunts Point contains the largest concentration of industrial and distribution in the Bronx. Mostly due to its Close proximity to Manhattan and all Boroughs by Bridges and I 87, I 95 and Bruckner expressway. Traditionally has been home to largest food distribution center in the country with Bronx Produce, Bronx Cooperative and Fulton Fish Markets with combined annual sales of over $3 Billion spread over approximately 155 companies. Recently there has been increased interest in last mile distribution which has recognized the uniquely competitive advantages of the Hunts Point location. There are very limited opportunities for capturing existing buildings with access to land. This 10+ acre parcel has that, combined with multi street access. Additional capabilities are the potential of rail siding if required as well as barge access.

Cost Effective Distribution Location

Hunts Point, Bronx, NY permits companies to reach up to 8 million consumers within 30 minutes and up to 10 million consumers within one hour. In addition to the fast delivery times, The Bronx was found to be 22% more cost effective than alternative locations due to short turn-around times, lack of tolls, and lower overall trucking expenses, according to a Deloitte 2019 case study.

Features

- Fully Enclosed Perimeter Fencing
- LED Lighting Throughout
- **Power:** 400 Amps; We Can Add Significantly Heavy Power to Enable EV Charging
- Pavement Striping, Landscaping, and Concrete Pads per Tenant Requirements
- Near I-278, Triboro Bridge and Major Deegan Expy.
- Minutes to Manhattan
- **Possession Date:** 4/Q/2026



PINNACLE REALTY OF NEW YORK, LLC

718-784-8282 / PINNACLERENY.COM

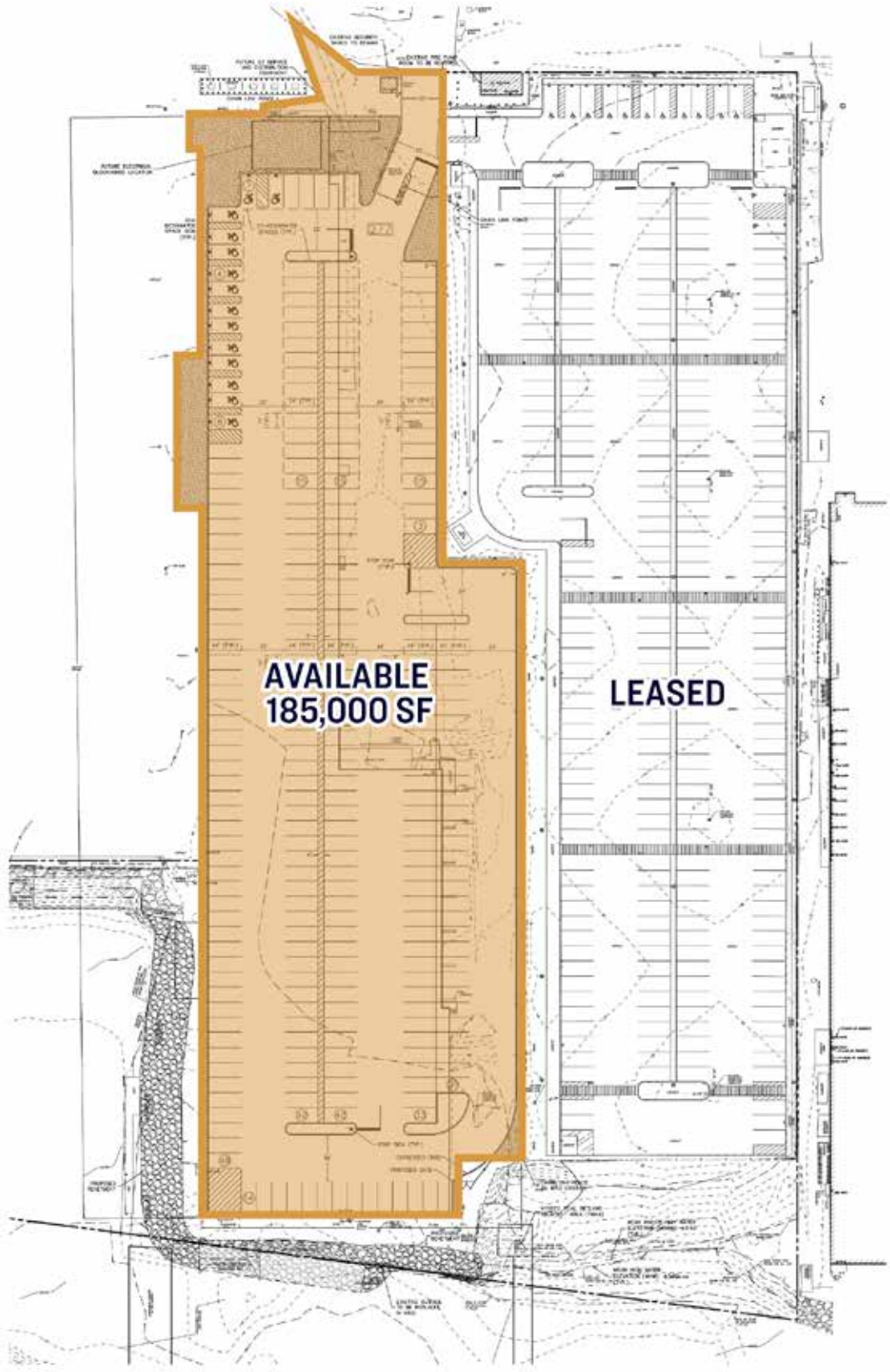
All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

PROPOSED LAYOUT FOR SUBDIVIDED TENANT PARKING

This plan is an example of various possible layouts for parking cars, vans, trucks, semi-trailers and can be modified to suit tenant requirements.

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.

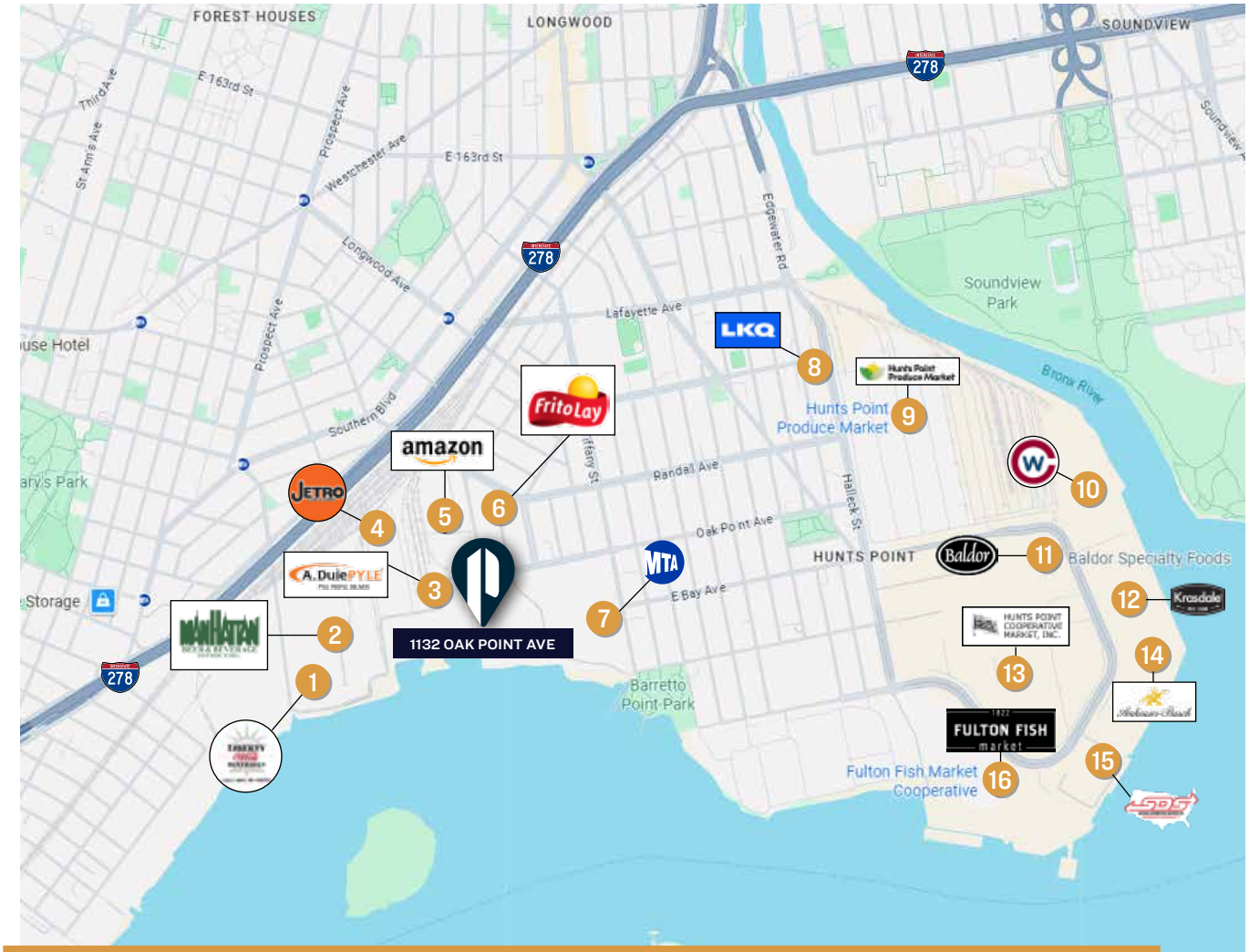
OVERALL SITE PLAN



PINNACLE REALTY OF NEW YORK, LLC

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.



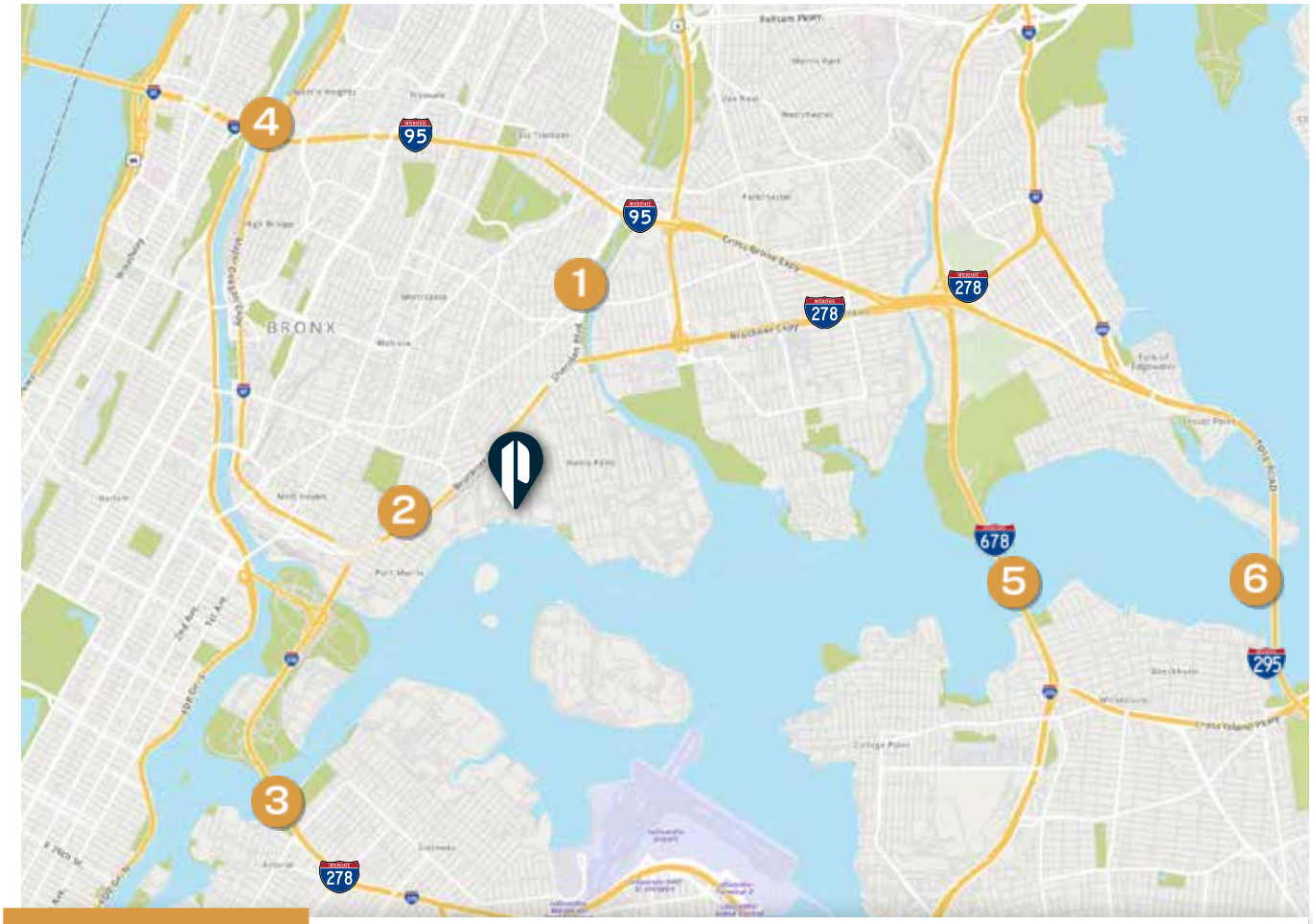
THIS PARKING IS SURROUNDED BY HIGH VOLUME STOCKING WARHOUSES AND DISTRIBUTERS AS WELL AS LAST MILE LOGISTICS

1	LIBERTY COCA COLA BEVERAGES	9	HUNTS POINT PRODUCE MARKET
2	MANHATTAN BEER DISTRIBUTORS	10	THE CHEF'S WAREHOUSE
3	A. DUIE PYLE, INC	11	BALDOR SPECIALTY FOODS
4	JETRO CASH & CARRY	12	KRASDALE FOODS
5	AMAZON WAREHOUSE	13	HUNTS POINT COOP MARKET
6	FRITO LAY	14	ANHEUSER BUSCH
7	MTA REPAIR AND MAINTENANCE	15	SULTANA DISTRIBUTION SERVICES
8	LKQ AUTO PARTS	16	FULTON FISH MARKET COOP

PINNACLE REALTY OF NEW YORK, LLC

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.



KEY DISTANCES

1	SHERIDAN BOULEVARD	1.3 MI	4	GEORGE WASHINGTON BRIDGE	5.4 MI
2	BRUCKNER EXPRESSWAY	1.4 MI	5	WHITESTONE BRIDGE	5.5 MI
3	ROBERT F. KENNEDY BRIDGE	3.4 MI	6	THROGGS NECK BRIDGE	5.6 MI

PINNACLE REALTY
OF NEW YORK, LLC

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:

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

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

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.