PINNACLE REALTY
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



945-975 CLOSE AVENUE

BRONX, NY 10473

Newly Renovated Warehouse & Land

20,000 Sq. Ft. Warehouse
Plus 10,000 Sq. Ft. of Land

PRICE

Upon Request

Type

Warehouse / Land / Industrial

SQUARE FOOT

20,000 RSF WAREHOUSE

10,000 RSF LOT

LOADING

6 DRIVE-IN DOORS

CLEAR HEIGHT

20′

ZONING

M1-1

PARCEL ID

3647
BLOCK

51, 60
LOTS

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 & Neighborhood Overview

Pinnacle Realty of NY LLC has been retained as the exclusive leasing agent for 945 Close Avenue, Bronx, NY.

This unique industrial opportunity features approximately 20,000 square feet of single-story warehouse space complemented by an additional 10,000 square feet of newly paved outdoor storage and parking area. The property's functional layout is well suited for a variety of industrial, warehouse, distribution, manufacturing, and logistics users seeking efficient operations in one of New York City's premier industrial markets.

Strategically located in the heart of Soundview, the property offers street-to-street access, two-sided loading, and a quite location that provides exceptional truck maneuverability and efficient circulation for deliveries and fleet operations.

The property benefits from its close proximity to Hunts Point, home to the largest concentration of industrial and distribution facilities in the Bronx. As demand for last-mile logistics, food distribution, manufacturing, and industrial services continues to grow throughout New York City, 945 Close Avenue is ideally positioned to serve the region's dense consumer base with efficient access to key commercial markets. Neighboring Tenants include: Amazon, Red Bull, York Studios, Extra Space Storage and more!

The property provides outstanding connectivity with immediate access to I-278 (Bruckner Expressway) and I-95, as well as convenient connections to Manhattan, the outer boroughs, Westchester County, Long Island, Connecticut, and New Jersey via the area's major bridge network. The 6-Train Subway is a 7-minute walk providing access to Manhattan in less than an hour!

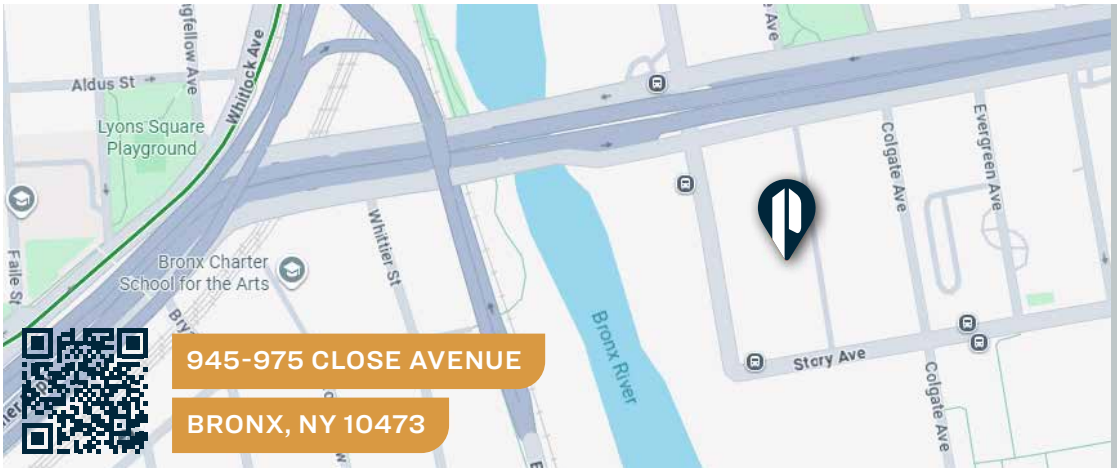
The South Bronx has emerged as one of the region's most cost-effective industrial markets, offering occupiers meaningful transportation efficiencies through shorter delivery routes, reduced toll exposure, and lower overall operating and labor costs compared to many competing locations. These advantages have made Hunts Point a preferred destination for companies seeking to optimize supply chain performance while maintaining close proximity to New York City's largest consumer markets. With its combination of functional warehouse space, valuable outdoor storage, flexible layout, excellent truck access, and premier location within New York City's industrial corridor, 945 Close Avenue represents an exceptional leasing opportunity for businesses seeking a highly efficient and strategically positioned industrial facility.

Features

- 20,000 Sq. Ft. Warehouse (200' x 100')
- 10,000 Sq. Ft. Parking Lot (100' x 100')
- 1,000 Sq. Ft. of Mezzanine Offices
- Newly Paved & Gated
- 6 Drive-In Doors
- Gas Heat Blowers
- Heavy Power—800 Amps 3-Phase
- Can Install Loading Docks
- **DIVISIONS CONSIDERED!**

Ideal for

- Last-Mile Logistic Center
- Storage & Distribution
- E-Commerce Fulfillment
- Contractors Yard & Storage
- Fleet Parking
- Building Supply Companies
- Equipment Rental
- Wholesale & Showroom



TRANSPORTATION

6 HUNTS POINT AVENUE

BRUCKNER EXPY
EDGEWATER RD
SHERIDAN BLVD

MTA Bus BX5: STORY AVE/ BRONX RIVER AVE

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PICTURES



INTERIOR RENDERINGS





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:



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



FEDERICO MAZZEO
Salesperson
fmazzeo@pinnaclereny.com
718-371-6424

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