



**experience
logistics**

**at the speed
of life**



improving the logistics

2505 bruckner is a state-of-the-art multi-story urban logistics facility that will deliver unparalleled access to over 9.4 million people in a 15-mile radius. Situated at the apex of five major highways, the 968,000 square-foot building is the largest, most efficient logistics facility in new york city, set for completion in 2020.



of logistics

set for completion in 2020,
2505 bruckner will be the first
trophy logistics property built
in new york city in decades.



 2505
Bruckner





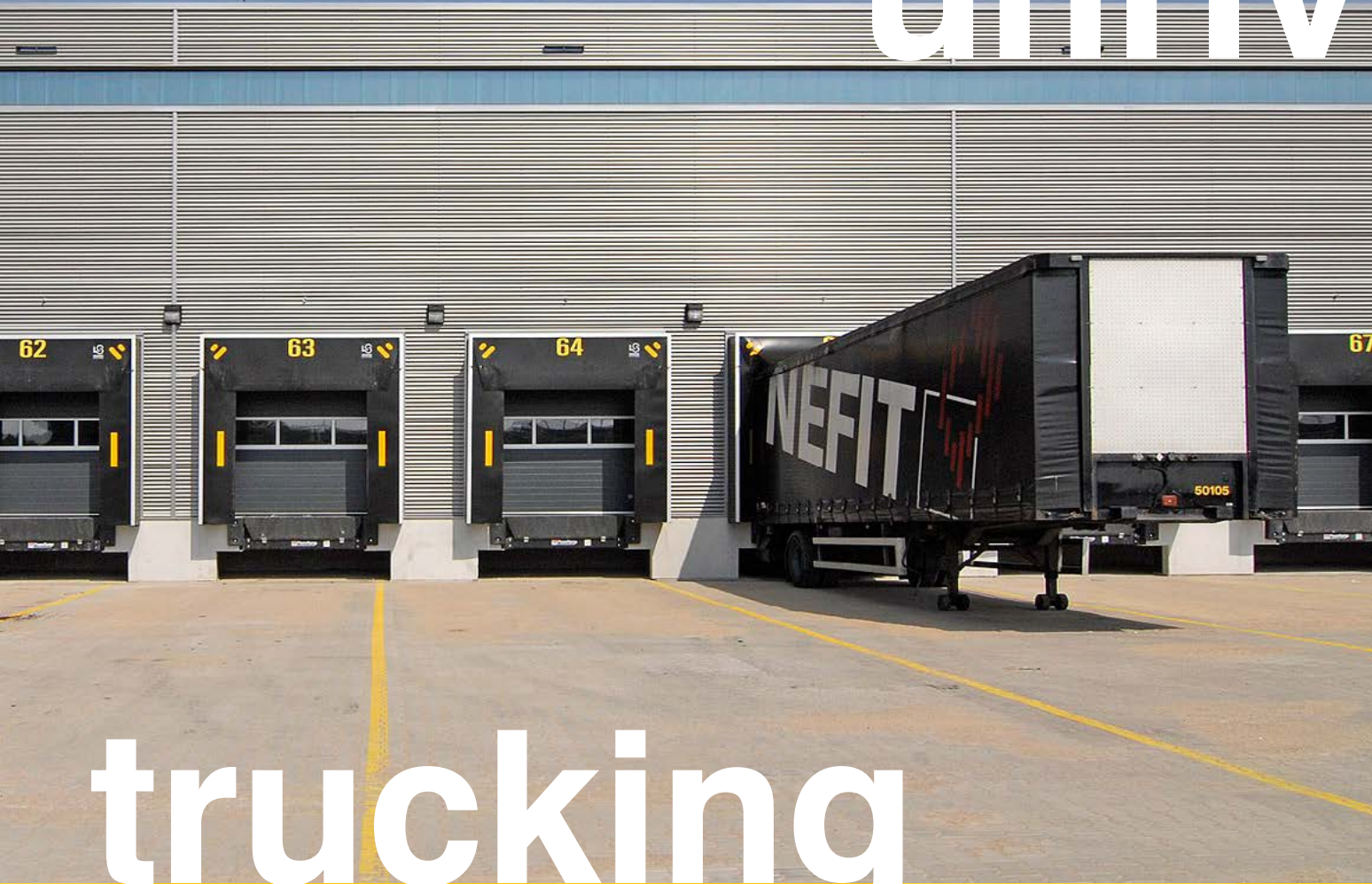
2505 bruckner is an ideal location for logistics in new york city, easily accessing manhattan, queens, brooklyn, long island and connecticut locations.

immediate access to the bruckner interchange

2505 bruckner is situated at the apex of major highways including the cross bronx expressway, hutchinson river expressway and the bruckner expressway, and minutes from the throgs neck, whitestone and george washington bridges.



unrivaled

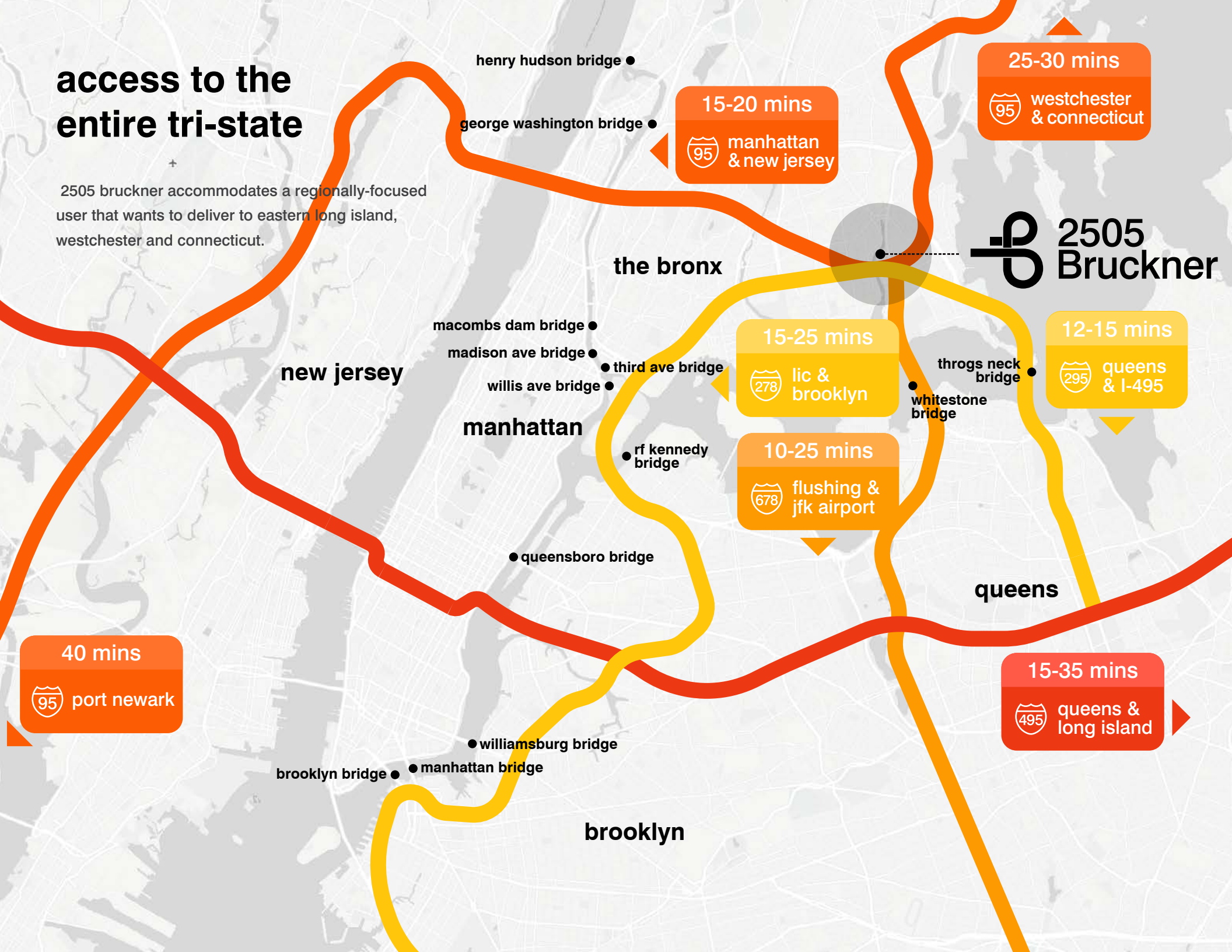


trucking

access

access to the entire tri-state

2505 bruckner accommodates a regionally-focused user that wants to deliver to eastern long island, westchester and connecticut.



25-30 mins
westchester & connecticut

15-20 mins
manhattan & new jersey

12-15 mins
queens & I-495

15-25 mins
lic & brooklyn

10-25 mins
flushing & jfk airport

40 mins
port newark

15-35 mins
queens & long island

new jersey

the bronx

manhattan

queens

brooklyn

unheard-of



efficiency



how

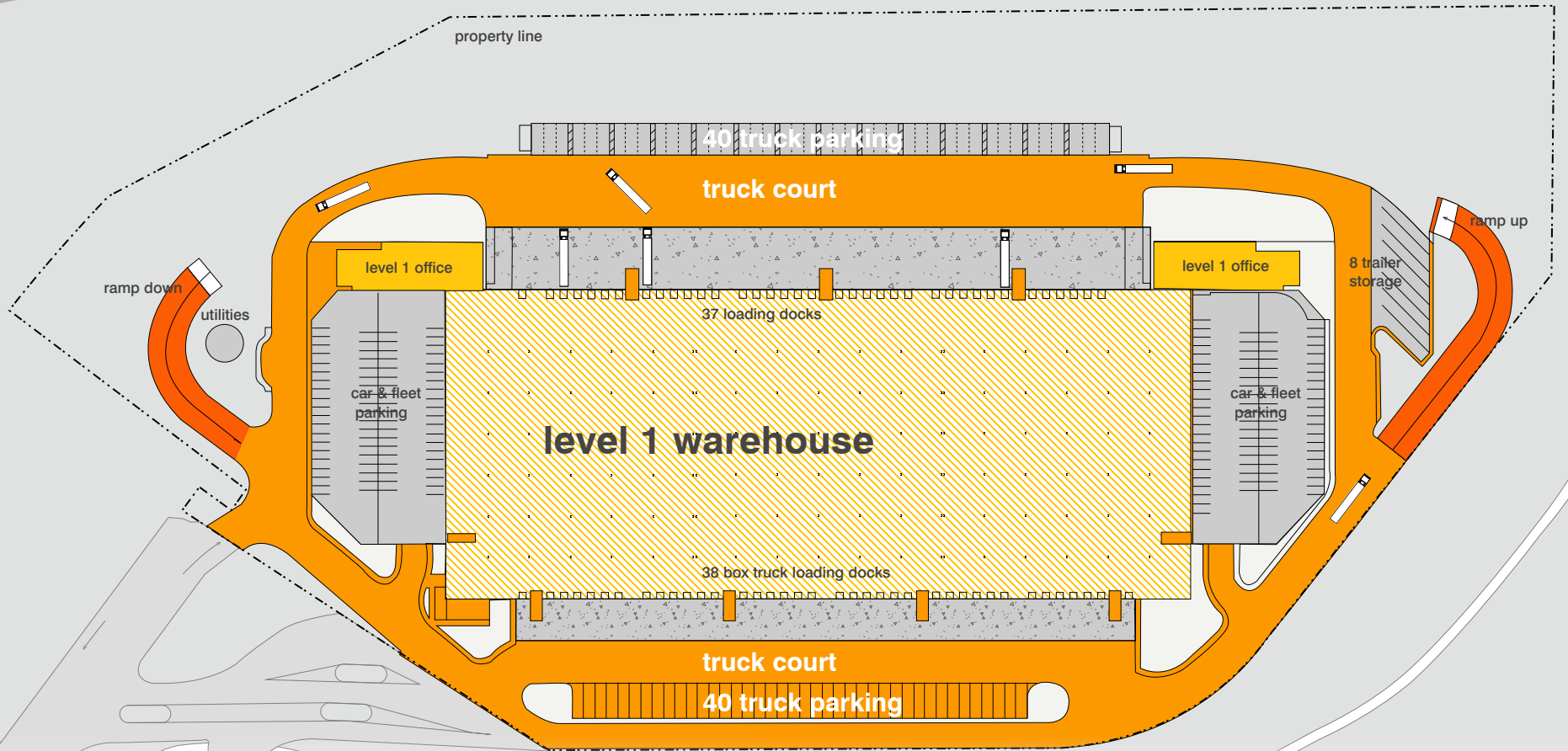


it works

the buildings high ceilings can accommodate modern vertical racking systems, for up to 28' to 32' heights.



level 1



size
283,000 sf (including offices)

warehouse
32' clear

column spacing
40' x 40' typical

floor load
800psi

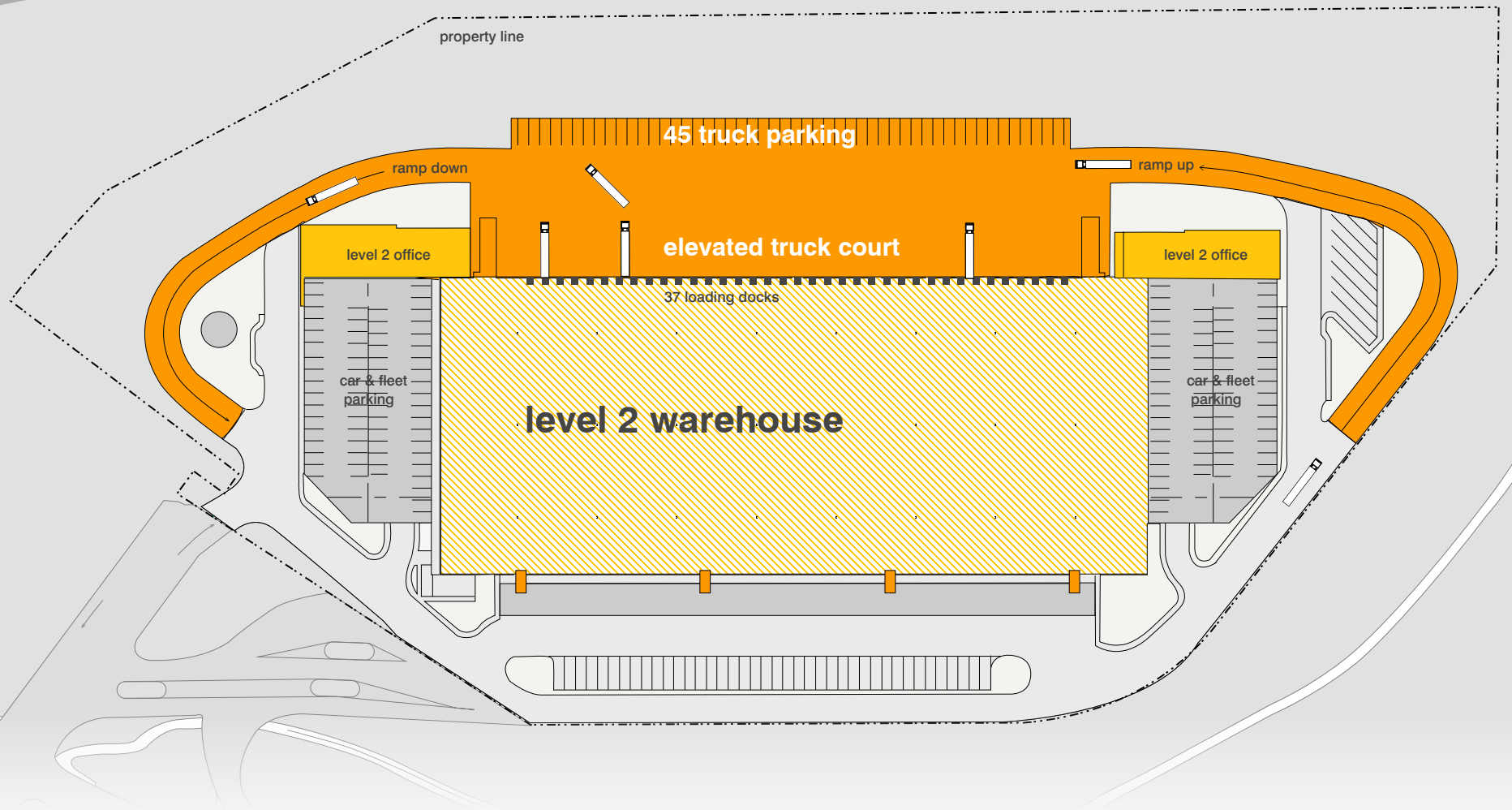
loading docks
74 doors (cross dock)

drive-in doors
2 drive-in doors

key

- roads
- open warehouse
- office
- highways

level 2



size
285,500 sf (including offices)

warehouse
28' clear

column spacing
80' x 80' typical

floor load
up to 500psi

loading docks
37 doors

drive-in doors
2 drive-in doors

key

- roads
- open warehouse
- office
- highways

site

- located at the interchange of the bruckner expressway, cross bronx expressway, hutchinson river expressway, throgs neck expressway and the bronx river expressway
- unparalleled access to a dense, affluent population within the boundaries of new york city, long island, westchester, connecticut and new jersey
- ability to service over 9.4 million people in a 15-mile radius
- impressive labor force, with over 437,000 industrial workers within a 10-mile radius
- cross-docking capacity on first level



total size

968,000 sf

warehouse & parking

300' x 980' sf

office

53,000 sf

lot size

19.2 acres

car parking

730 spaces

box truck parking

125 spaces

trailer parking

8 spaces

truck court depth

130'

fire protection

esfr

lighting system

led

features

team &

leasing



innovo property group ("ipg") is a new york city based real estate investment and operating company. ipg acquires, develops, and manages high quality retail, residential, and commercial assets throughout the new york metropolitan area.



based in new york city, square mile invests in commercial real estate at all points in the market cycle. we invest in the debt and equity of stabilized, value add and development opportunities in select markets, and in diverse property sectors, across the united states.

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