

111

Bruckner Blvd

Bronx, NY

The Industry  
Building





**111**  
**Bruckner Blvd**  
**Bronx, NY**

# Space Features

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<b>Ground Floor</b>	<b>5,000 RSF</b>
<b>2<sup>nd</sup> Floor</b>	<b>545 RSF – 1,250 RSF</b>
<b>3<sup>rd</sup> Floor</b>	<b>5,000 RSF (divisible)</b>
<b>4<sup>th</sup> Floor</b>	<b>5,000 RSF (divisible)</b>
<b>5<sup>th</sup> Floor</b>	<b>5,000 RSF (divisible)</b>
<b>Term</b>	<b>Negotiable</b>

## Location

- Walking distance to Brook Avenue Subway Station (6 Line)
- Minutes to Midtown Manhattan
- Views of the NYC skyline
- Dining in the area including Mott Haven Bar and Grill
- Close to Willis Avenue Bridge, Third Avenue Bridge & Madison Avenue Bridge

## Building Upgrades

- New windows
- Renovated lobby
- Façade pointing
- Upgraded electrical

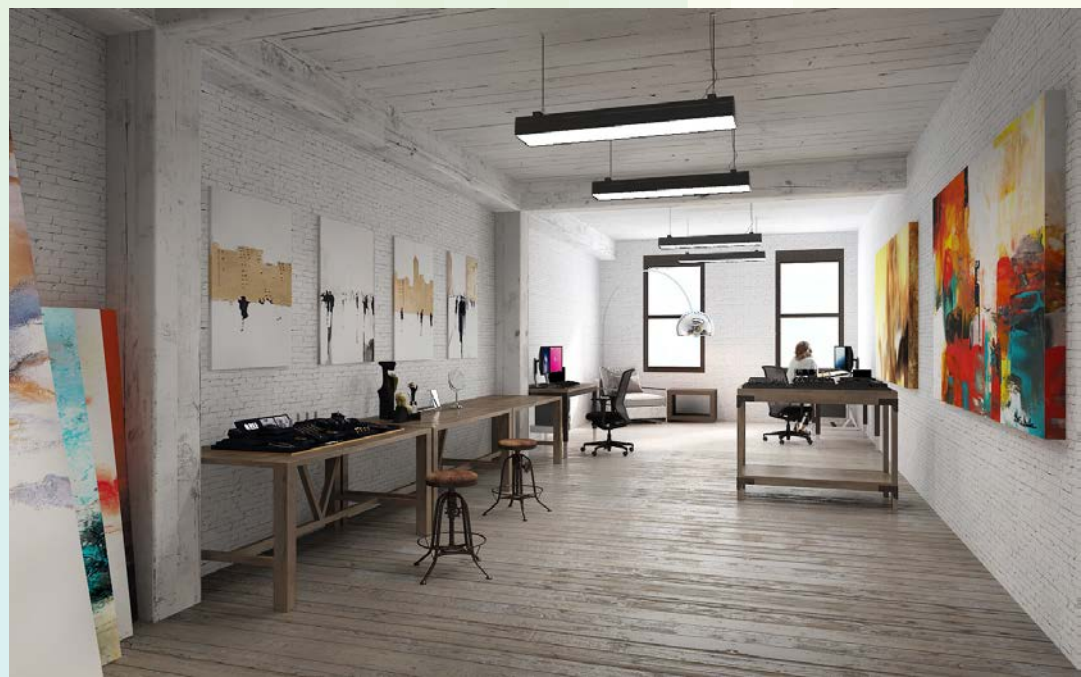
## Building Features

- Large Freight Elevator
- Sprinklered
- Floor load: 125 lbs/sf
- Power: 200 Amps/3 phase per floor
- Full floor opportunity
- 24/7 access 7 days week
- Bike Room



# The Space

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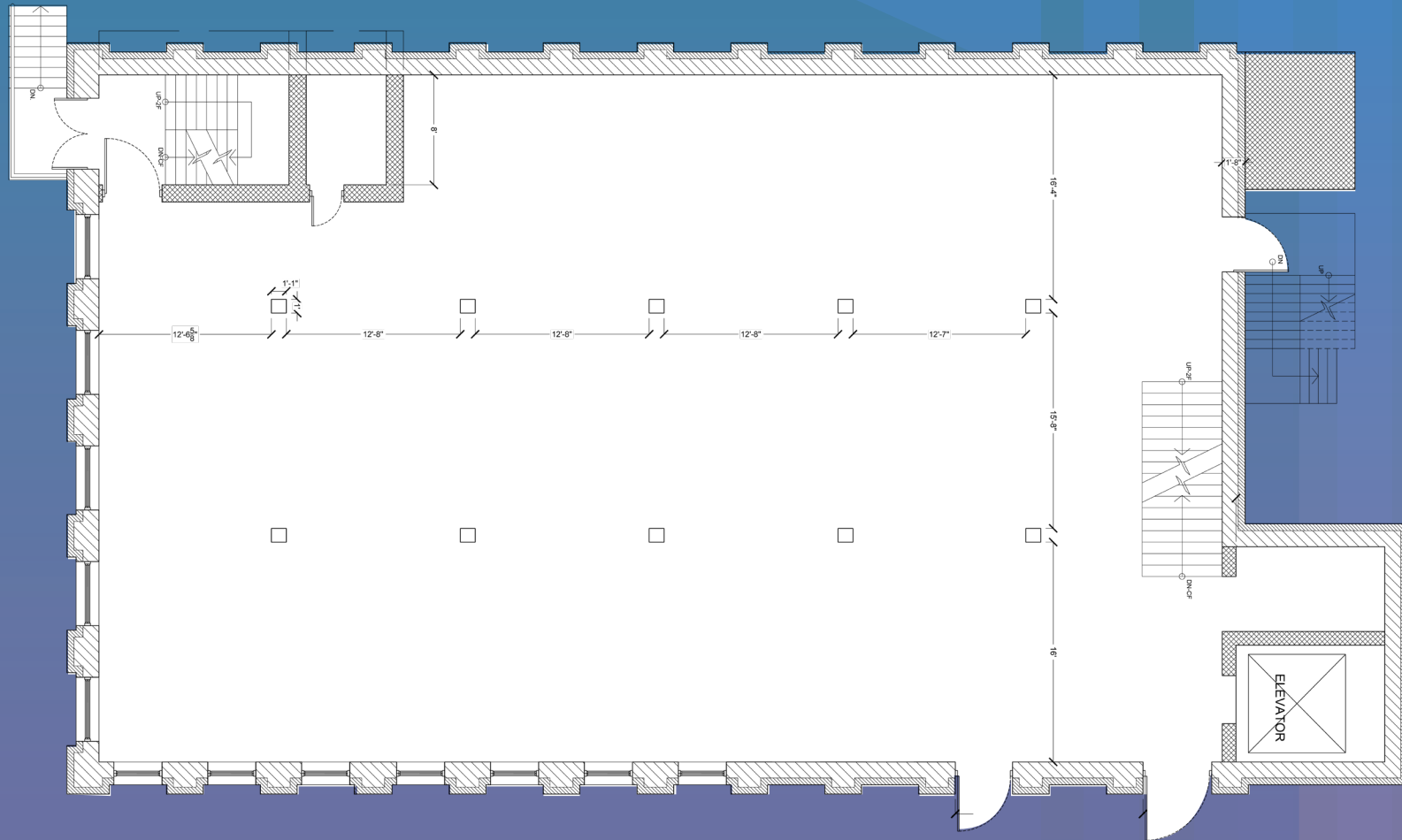
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# Floor Plans

## Ground Floor

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# Floor Plans

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## 2<sup>nd</sup> Floor - Proposed Layout

Floor plan of the second floor. The plan shows a large 'LEASED' area on the left, a central corridor, and various rooms on the right including bathrooms, a stairway, and a fire tower. Room numbers include D118, D119, D110, D111, and D112. Exit signs and fire safety equipment are also indicated.

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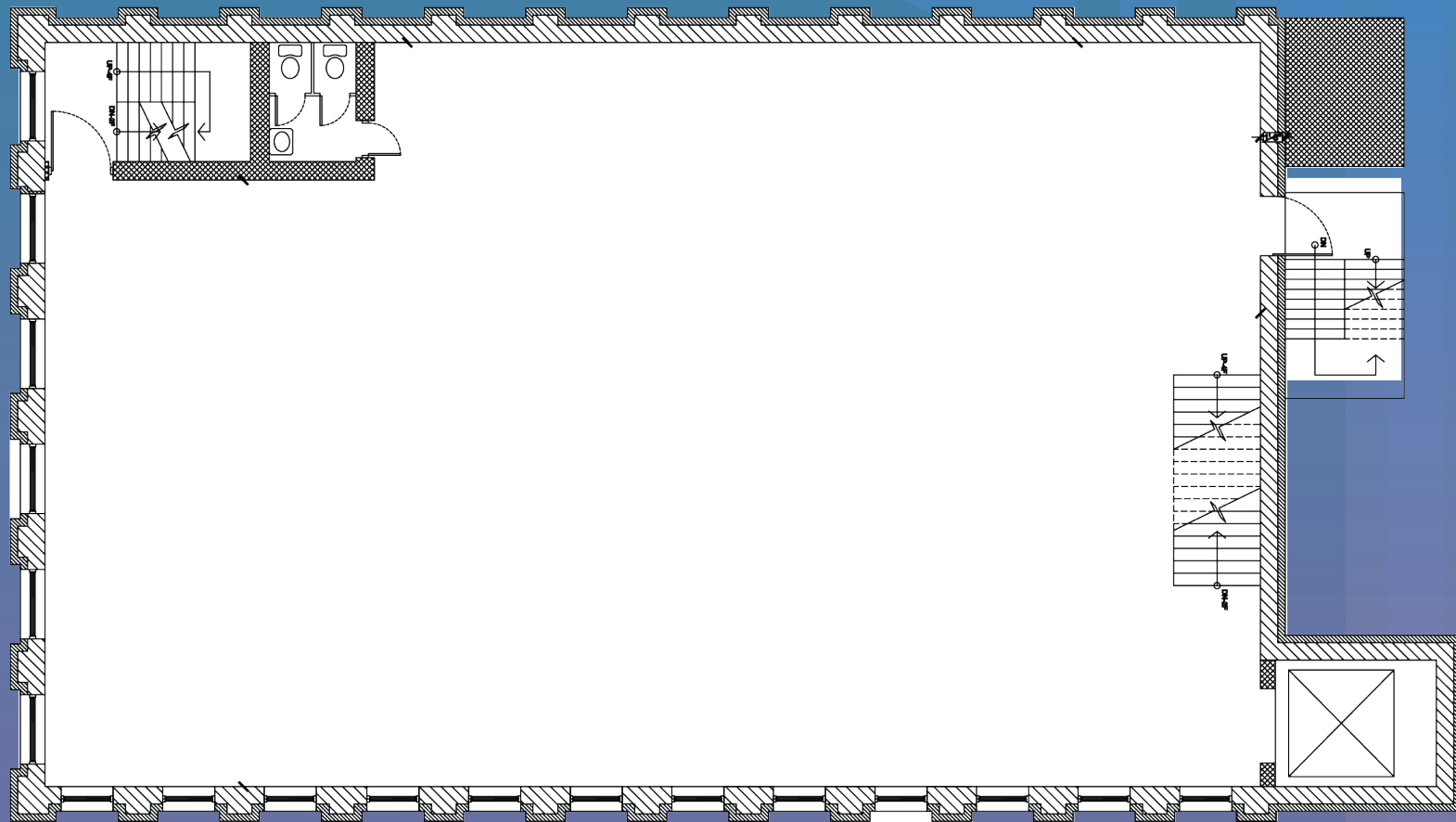
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# Floor Plans

## 3<sup>rd</sup> Floor

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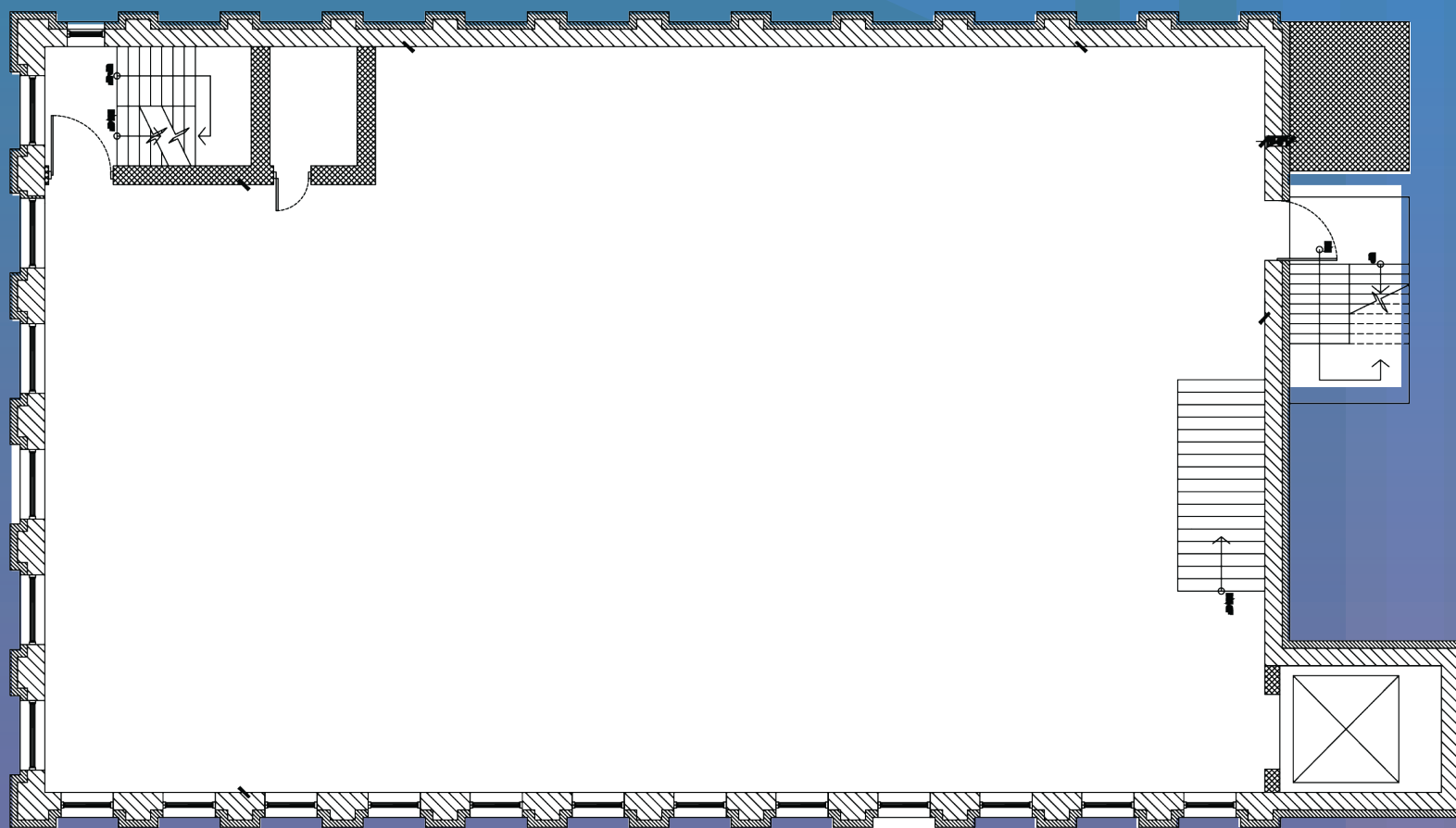
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# Floor Plans

## 4<sup>th</sup> Floor

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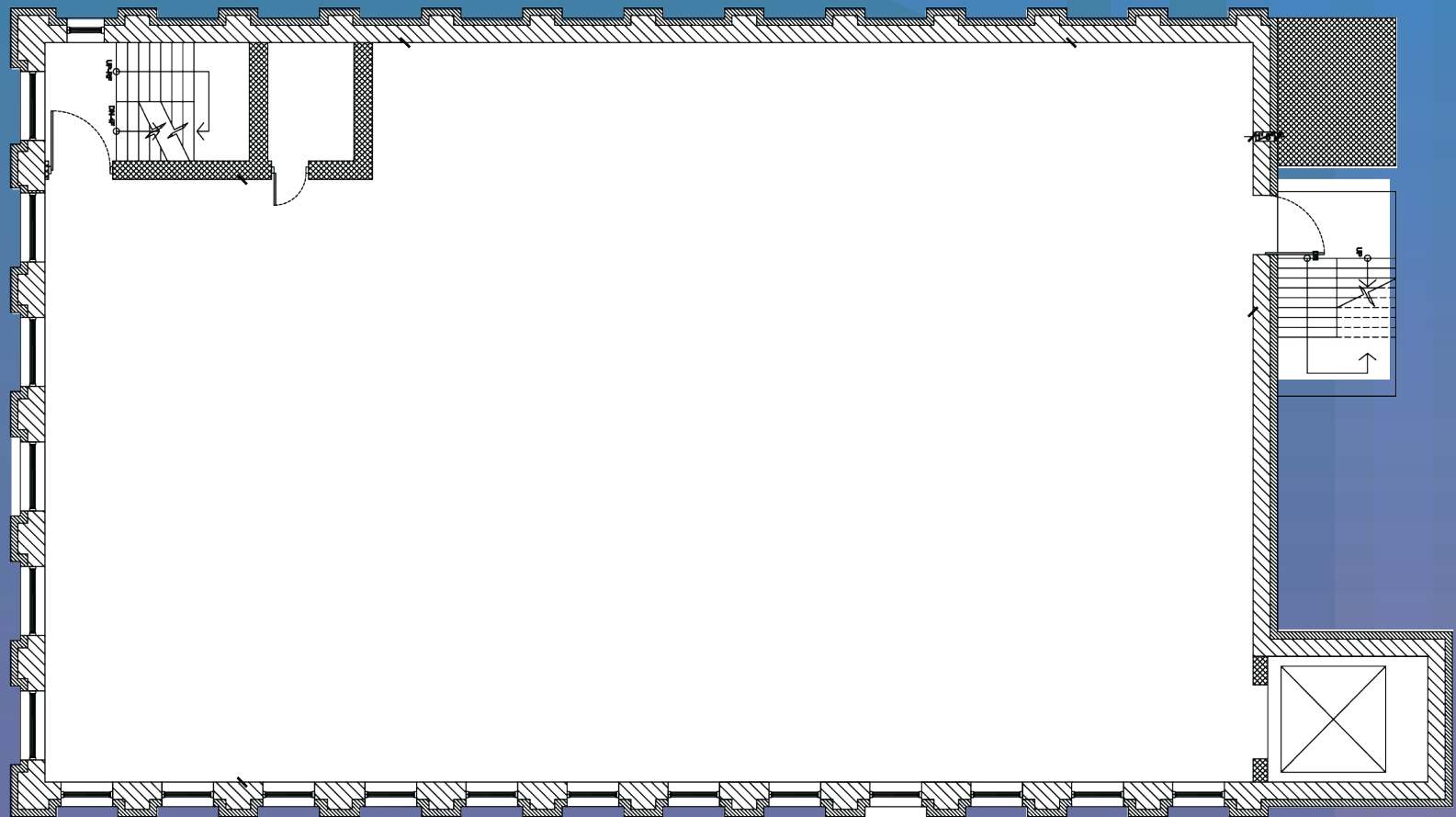
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# Floor Plans

## 5<sup>th</sup> Floor

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# The Neighborhood

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