

# 205,409 SF

## Industrial Space For Lease



## Prologis Bronx

1055 Bronx River Avenue  
Bronx, NY 10472 USA



[www.pldbronx.com](http://www.pldbronx.com)

### LOCATION

- Immediate ingress/egress to I-278
- Less than 3.5 miles from the 145th Street bridge, Madison Avenue bridge, Third Avenue bridge, Willis Avenue bridge, and Robert F. Kennedy bridge
- Walking distance to the 6, 2, & 5 trains into Manhattan and Brooklyn
- 15 miles from JFK Int'l Airport
- Zoned M-1-1
- Extreme visibility and customer signage opportunities

### FACILITY

- 205,409 SF available
- 7,035 SF office space
- 2-level, "double-ground" building with loading on both levels / all docks secured
- ±90 van/car parking stalls (including upper level parking)
- ESFR sprinkler system
- (2) 3,000A 120/208V, 3 phase, 4-wire
- Guard shack

#### Lower Level

- 121,160 SF
- 17' clear height
- 6 exterior docks
- 1 drive-in doors

#### Upper Level

- 84,249 SF
- 21' clear height
- 3 interior, full-depth loading docks
- 2 drive-in doors
- 225 lbs floor load
- Additional access via ramp

