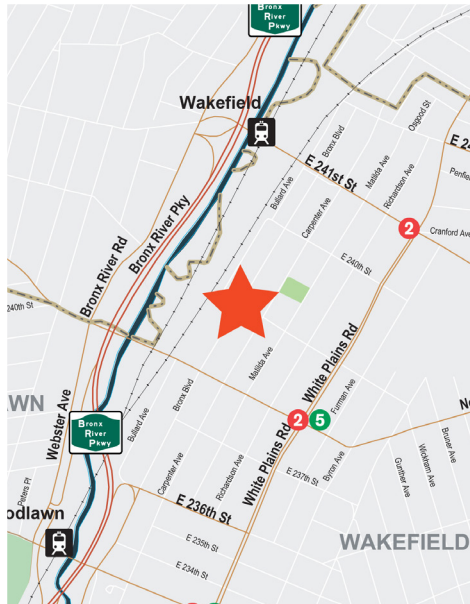


EXCLUSIVE

3,100 SF Lower Level Industrial Space for Lease

4461 Bronx Boulevard

BRONX, NY 10470



APPROXIMATE SIZE

3,100 SF
DIVISIBLE FOR THE RIGHT TERM

CEILINGS

11'

ZONING

M1-1

TERM

NEGOTIABLE

POSSESSION

IMMEDIATE

ASKING RENT

\$13.00 PSF MODIFIED GROSS

FEATURES

- DRIVE-DOWN RAMP
- DELIVERED CLEAN
- OPEN FLOOR PLAN
- CONCRETE FLOORS
- 2 RESTROOMS
- ABILITY TO ADD SLOP SINK
- AMPLE PUBLIC TRANSIT TO/FROM MANHATTAN AND WESTCHESTER

ACCESS

BRONX/WESTCHESTER BORDER

BRONX RIVER PARKWAY

2 **5** TRAINS AT NEREID AVE

WAKEFIELD METRO NORTH

0025 & 0026 BEELINE BUS SERVICE

BX16 NYC BUS SERVICE

IDEAL USES (USE GROUP 17B)

ARTIST WORKSPACE FOR CERAMICS, PHOTOGRAPHY, TEXTILES, PAINTING, WOODWORKING, METALWORKING, AND PRINTING. TRADESMEN, ELECTRICIANS, PLUMBERS, & GENERAL CONTRACTORS.

EXCLUSIVE AGENT

ATANU BHATTACHARJEE

(914) 708-3038

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GREINER-MALTZ
REAL ESTATE

Creating Opportunities Together

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