

122 WEST 146TH STREET



Manhattan's Most Advanced Logistics Flex Space 110,000 SF on 5 Floors Ideal for Full Building User

FRANK LIGGIO | 718 795 7772 | frank.liggio@cushwake.com
JOSHUA KLEINBERG | 347 368 9160 | joshua.kleinberg@cushwake.com
DALE BRAVERMAN | 203 505 1485 | dale.braverman@cushwake.com
JOSHUA KING | 212.841.5944 | josh.king@cushwake.com



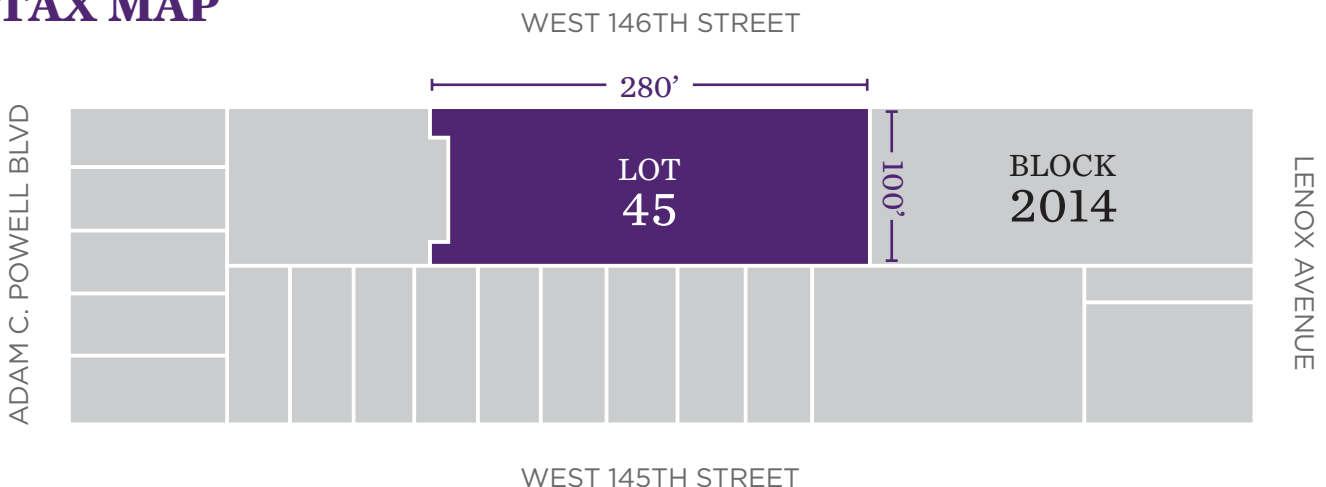
©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

122 WEST 146TH STREET

PROPERTY SNAPSHOT

ADDRESS	122 West 146th Street, New York, NY 10039	
BLOCK / LOT	2014 / 45	
LAND AREA	0.63 acres / 27,336 square feet	
LOT DIMENSIONS	280 feet of frontage along West 146th Street, with a lot depth of 100 feet	
ZONING	C8-3	
YEAR BUILT	2018	
NUMBER OF FLOORS	5	
BUILDING AREA	110,000 square feet	
CEILING HEIGHTS	1st Floor	16' clear
	2nd Floor	11'6" clear
	3rd Floor	9'6" clear
	4th Floor	10' clear
	Lower Level	8' clear
COLUMN SPACING	20' x 20' (Floors 1-4) 10' x 10' (Lower Level)	
LOADING DOCKS	3	
POSSESSION	Immediate	
ASKING RENT	\$40 Net	
TERM	10 Years	

TAX MAP



122 WEST 146TH STREET

FEATURES



New, Custom-Built Facility

Opened in July 2018, ACRIS is the only purpose-built multi-purpose warehouse, logistics and flex facility in Manhattan and is competitively far superior to older, repurposed warehouse buildings.



Unparalleled Quality Tenant Climate controlled

Designed utilizing computational fluid dynamics analysis to deliver an unparalleled environment that maintains 70° Fahrenheit (+/- 2°) and 50% relative humidity (+/- 5%) with a minimum of three air changes per hour using MERV 13 filtration throughout.



Advanced Fire Suppression

All five floors are equipped with independent pre-action dry line fire suppression systems, with early warning smoke detection linked to the pre-action systems throughout the building, specifically designed to protect fine art valuables from potential damage caused by water.



High-Security Facility

State-of-the-Art security systems include biometric retina and forearm vascular scans, full-facility video monitoring, double-lock glassed-in entrance vestibule, sophisticated burglar alarm system, fully enclosed loading docks, and multiple security barriers that separate common areas from storage facilities - 122 West 146th Street meets or exceeds security guidelines and procedures issued by U.S. Customs and Border Protection.



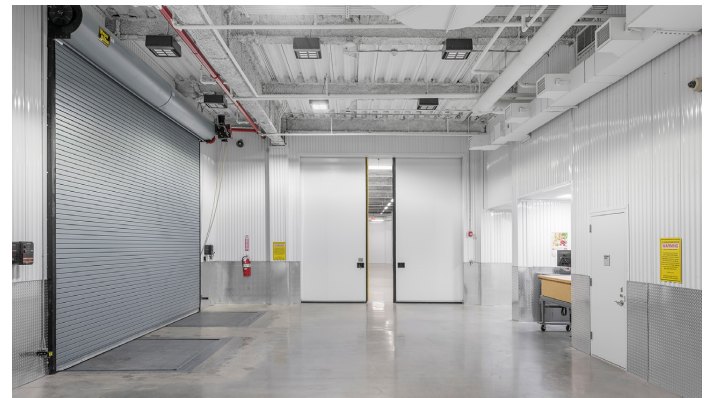
Fully Redundant Systems

Mechanically redundant HVAC system backed up by a 750 kWh natural gas emergency generator capable of powering the entire facility indefinitely, with no need for fuel delivery - the emergency generator received Hallmark NYSERDA designation.



LEED and BREEAM Designation

Built to US LEED standards and is being granted a unique BREEAM certification.



122 WEST 146TH STREET

COMPETITIVE ADVANTAGES



Unrivaled Location

Rare Manhattan location, with easy access to New York City's world-class medical institutions, in Manhattan, Queens, Brooklyn and the Bronx with easy access to regional highways and airports.



Real Estate Tax Abatement

The Property secured a NYCIDA agreement in 2014 that grants a 100% abatement of real estate taxes through June 2027.



Outside the Flood Zone

The Property was strategically built on high ground 19 feet above sea level, outside the post-Hurricane Sandy flood and surge zones - key advantage over lower-lying facilities.



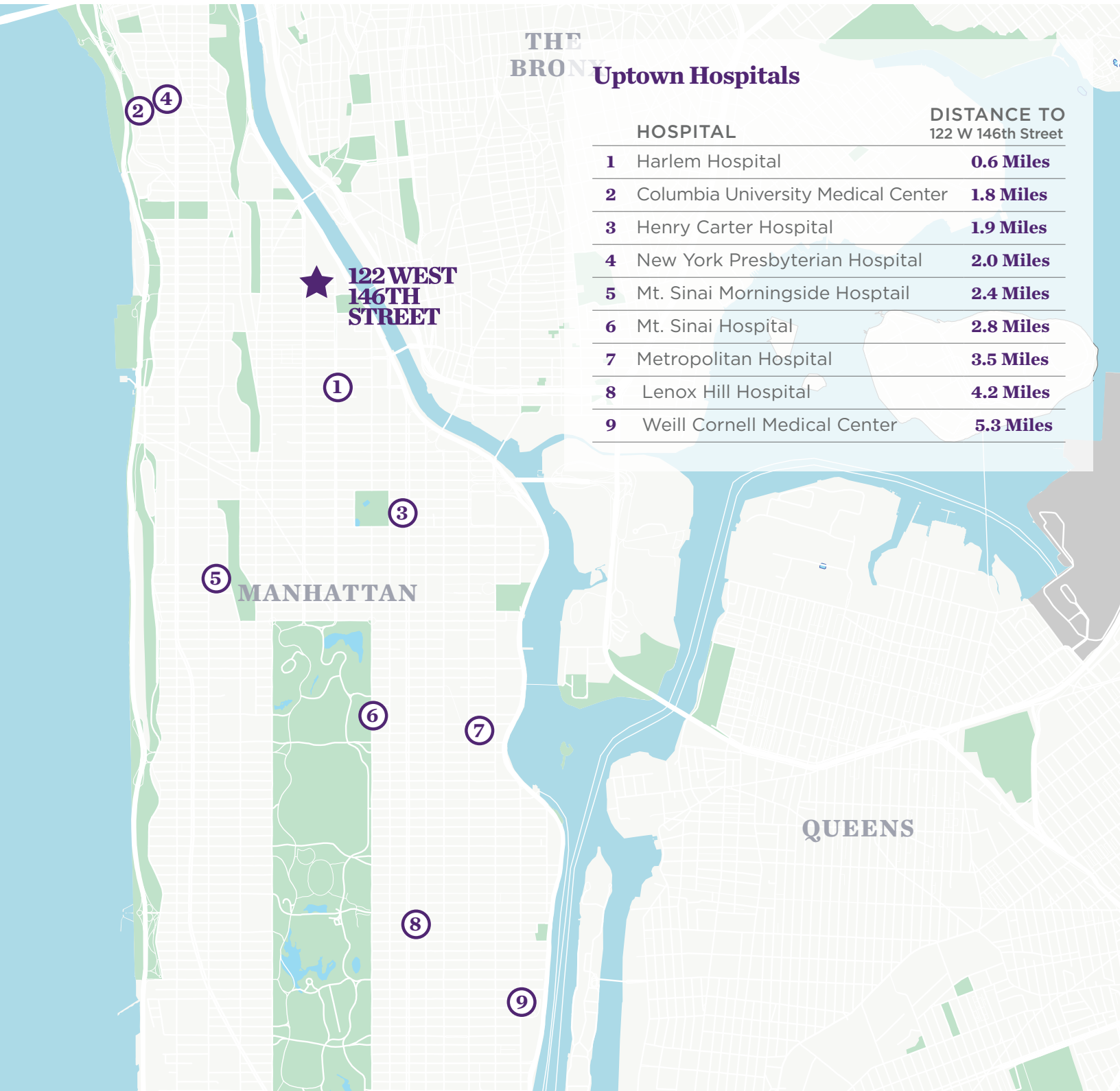
Foreign-Trade Zone (FTZ)

122 West 146th Street has a FTZ designation, placing it outside U.S. commerce regulation - this creates a tax suspension zone for foreign property while it remains in ARCIS storage, conveying a significant tax benefits.



122 WEST 146TH STREET

MAP



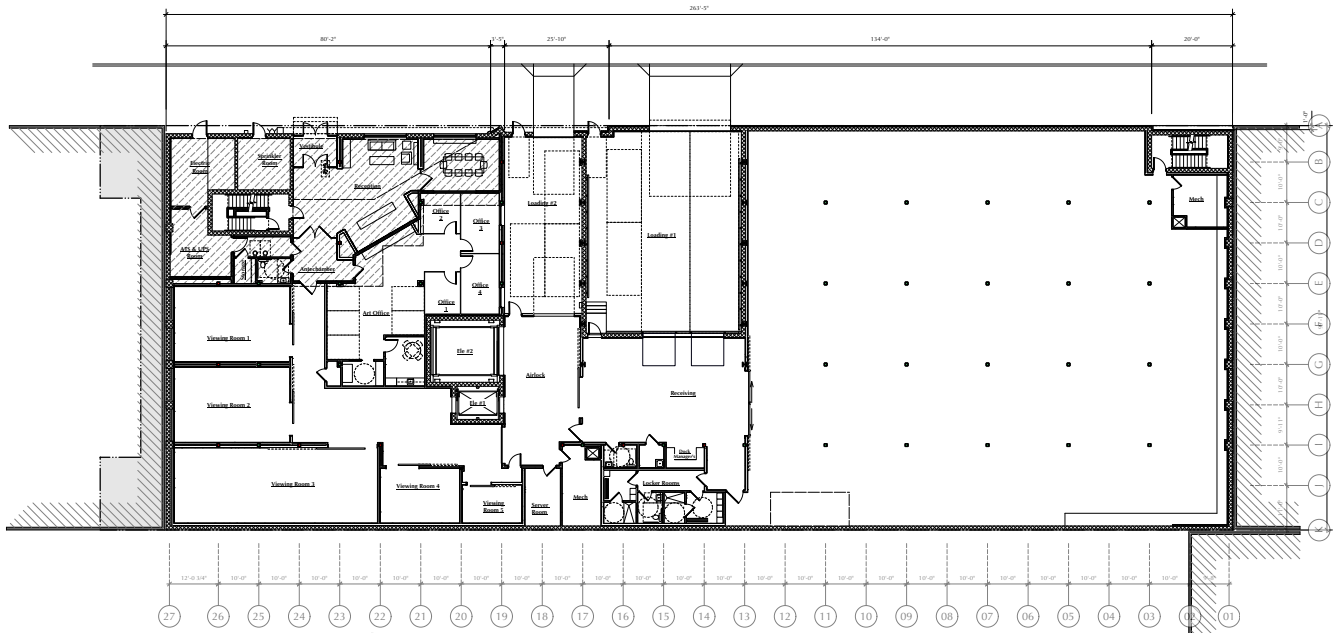
THE BRONX Uptown Hospitals

HOSPITAL	DISTANCE TO 122 W 146th Street
1 Harlem Hospital	0.6 Miles
2 Columbia University Medical Center	1.8 Miles
3 Henry Carter Hospital	1.9 Miles
4 New York Presbyterian Hospital	2.0 Miles
5 Mt. Sinai Morningside Hosptail	2.4 Miles
6 Mt. Sinai Hospital	2.8 Miles
7 Metropolitan Hospital	3.5 Miles
8 Lenox Hill Hospital	4.2 Miles
9 Weill Cornell Medical Center	5.3 Miles

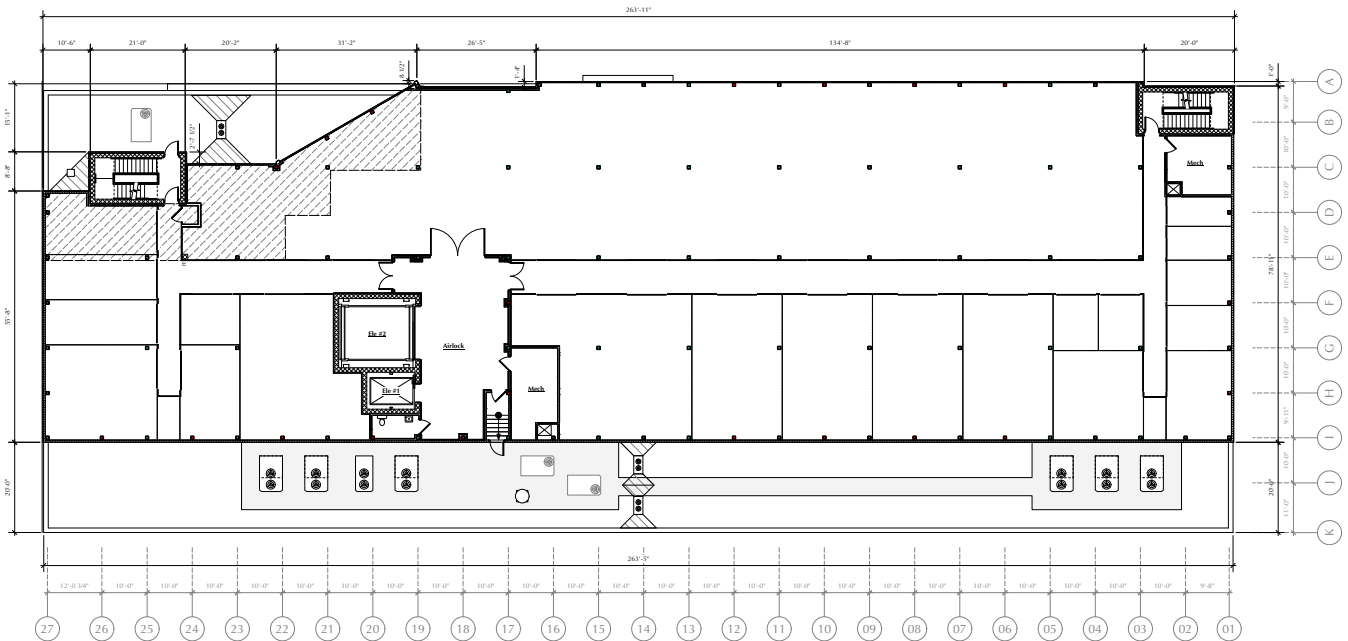
122 WEST 146TH STREET

FLOOR PLANS

1st Floor



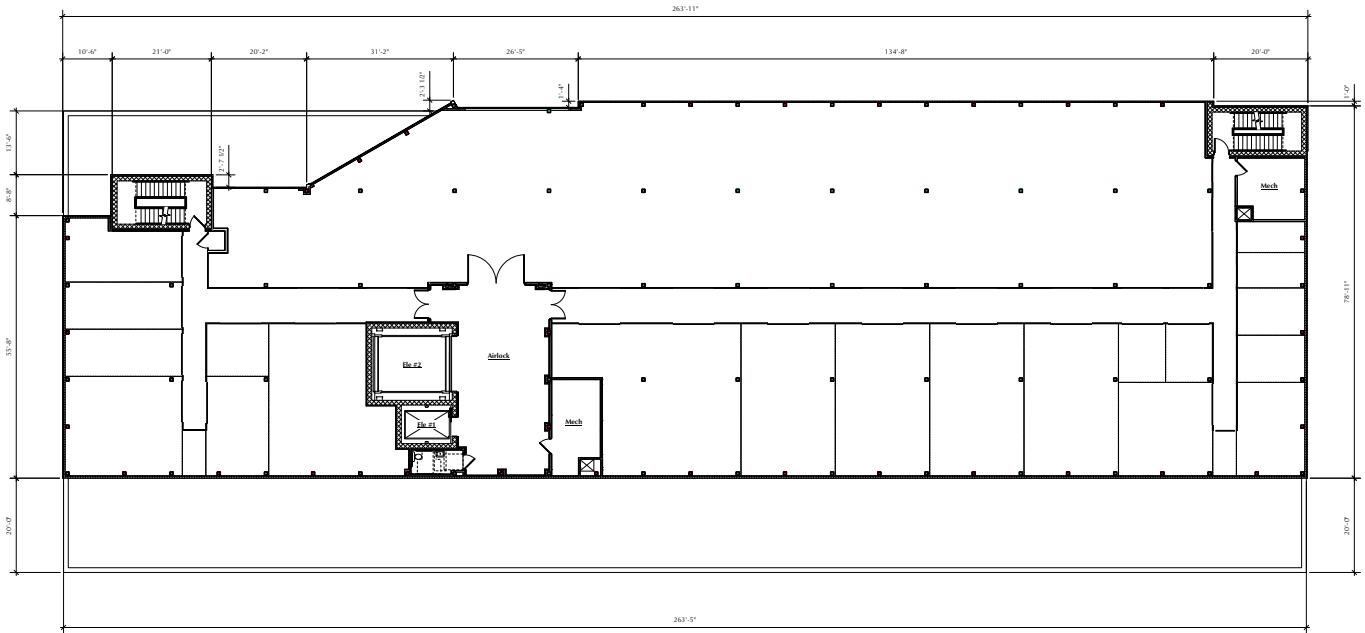
2nd Floor



122 WEST 146TH STREET

FLOOR PLANS

3rd Floor



4th Floor

