

425-449 Devoe Avenue West Farms Bronx, NY 11460

For Lease 100,000 SF Loft Building Plus 18,000 SF Parking
Divisions from 22,500 / 32,750 / 55,250
Ideal for School, Office, Non-Profit - Built to Suit



For Further Information & Inspection, Contact Exclusive Agent:

Hillel Gal-Osher

Assoc. Broker

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Kaufman Astoria Studios 35-11 35th Avenue, Long Island City, NY 11106

**Sholom &
Zuckerbrot Realty LLC**
Established 1962

Although all information is from sources deemed reliable, and no representation is made as to the accuracy thereof, it is submitted subject to errors, omissions, changes of price, prior sale, or withdrawal without notice

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Features:

- ❖ Double ground floor multi-story building / Zone M1-1
- ❖ Ground level 36,500 RSF 12'-20' divisible
- ❖ Lower level 30,000 RSF 14' ceiling, drive-in
- ❖ 2nd floor 19,000 RSF divisible 12'-18' ceiling
- ❖ 3rd floor 8,000 RSF divisible 10' ceiling
- ❖ 2 Freight elevators
- ❖ Gas heat, Heavy power, Sprinklered
- ❖ Ext. load. Docks & 4 drive-ins

Available Divisions:

Unit 4 – 32,750 RSF / Unit 5 – 22,500 RSF / Units 4 & 5 – 55,250 RSF

Ideal For:

Charter School, Flex / Office design & light Mfg, Gym,
Tech media group, Music, Artist & Photo studios / Galleries.

Location:

Located in the West Farms neighborhood of the Bronx.
Fast & Easy access to Manhattan & Tri state Area via Cross
Bronx & Sheridan Expressways.

Subway: Two blocks from # 2, & 5 lines

Buses: Bx10, Bx21, Bx36, Bx40, Bx42 & Bx44



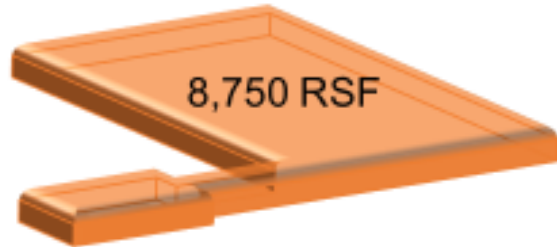
Unit 4
32,750 RSF

Divisions

Unit 5
22,500 RSF



Third Floor



Second Floor



Ground Floor



Lower Level



7,500 RSF



7,500 RSF



7,500 RSF

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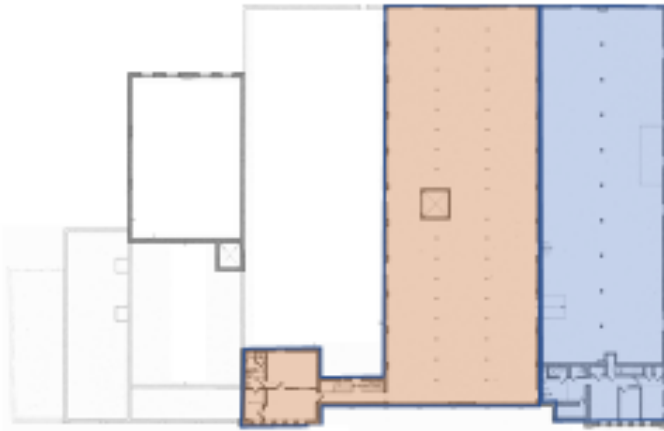
Lower Level
30,000 RSF



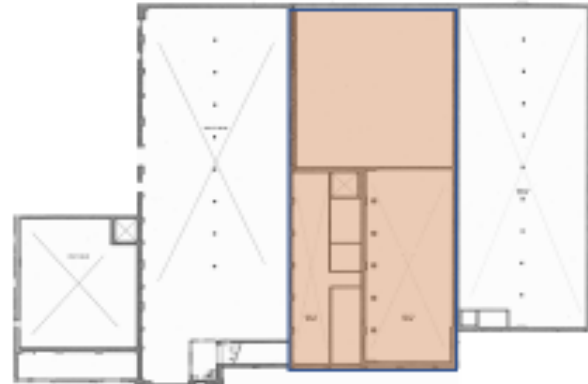
Ground Floor
36,500 RSF



Second Floor
19,000 RSF



Third Floor
8,000 RSF



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Street Map - Subway

