



FOR LEASE | CONSIDERING ALL OFFERS AND DIVISIONS
Available for Immediate Occupancy

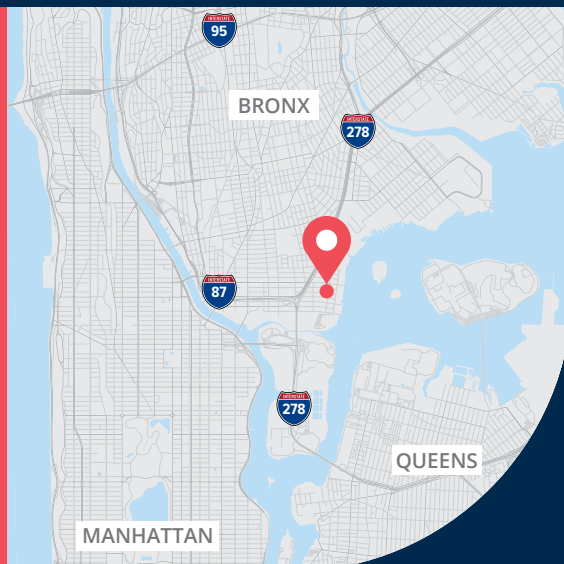
845 E. 136th Street, The Bronx, NY 10454

Premier Last Mile Distribution Location

Strategically located, urban infill, distribution facility with market-leading, last-mile property specifications in New York City. Situated within immediate proximity to I-278 and I-87, the Property benefits from superb access to two of New York's major thoroughfares providing connectivity throughout the Northeast region. With 7.1 million people within a 10-mile radius, the Property is able to conveniently serve one of the largest consumer bases in the world.

Capital Improvements Completed:

- New main entrance
- New interior paint throughout
- New LED lighting
- Reduced column count for additional flow and efficiency
- Removal of superfluous interior demising walls
- Removal of mezzanine 2nd floor structures creating additional clear height throughout
- Leveling of floors
- Roof repairs
- New restroom, breakroom and locker room on ground floor
- Addition of (2) two cased openings connecting interior, ground floor spaces



Specifications

80,080 sq. ft.
AVAILABLE

2,850 sq. ft.
PARKING AVAILABLE

Build-to-suit
OFFICE AREA

Up to 30'
CLEAR HEIGHT

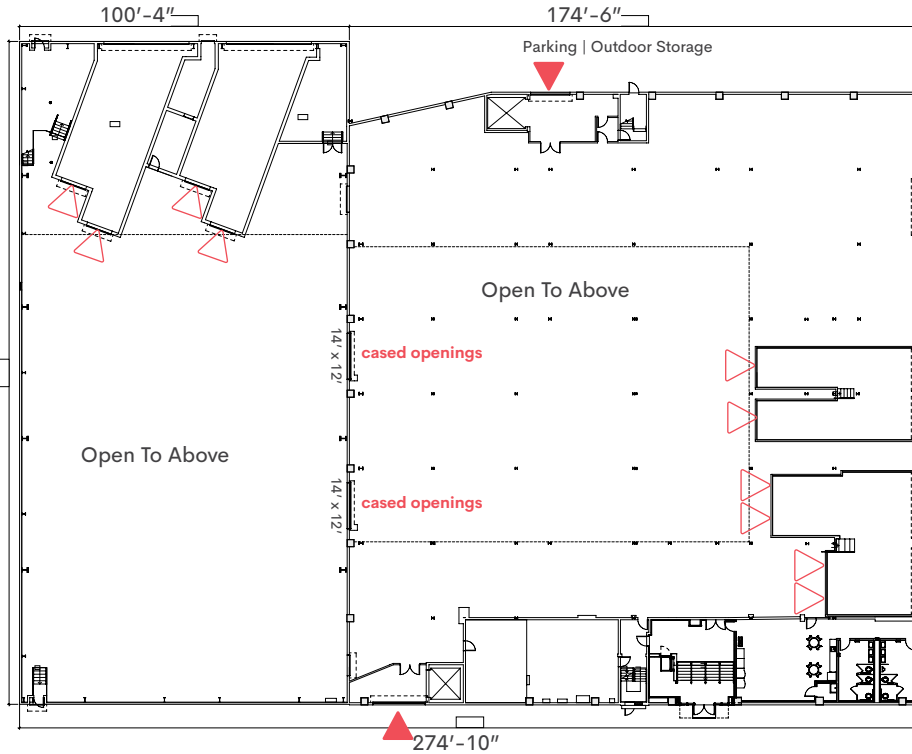
13 total (10 Interior/3 Exterior)
DOCK DOORS

1 per 6,160 sq. ft.
LOADING RATIO

2 freight elevators
(6' X 10' - 6,000 LBS. EACH)



1ST FLOOR



BUILDING AREA

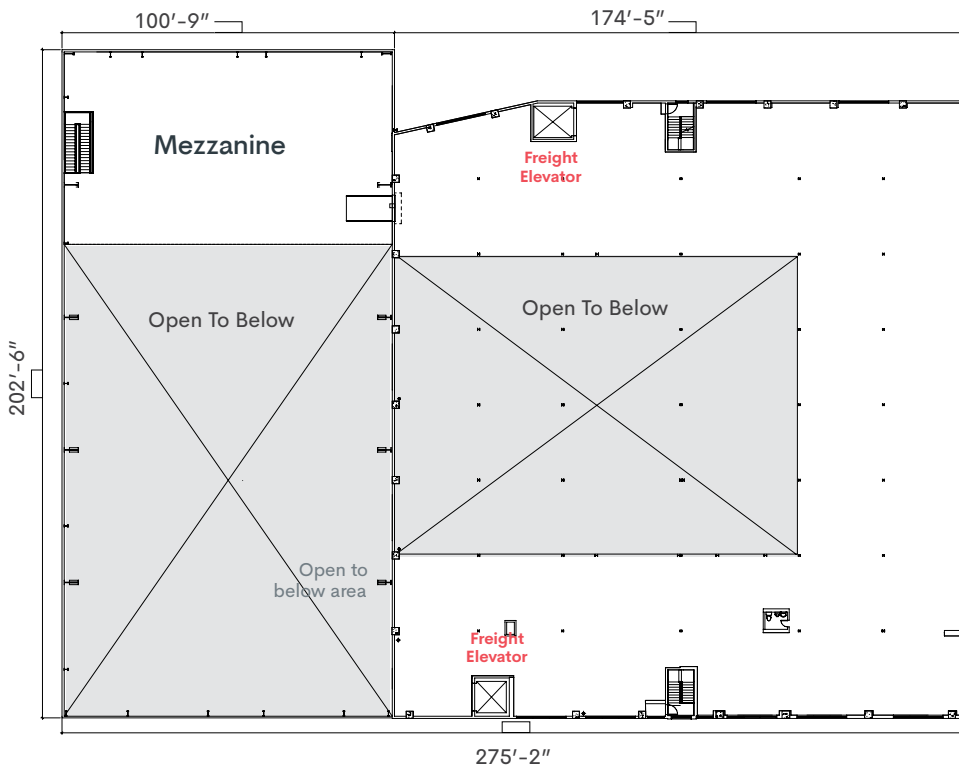
1st Floor

52,675 total sq. ft.

PARKING

2,850 total sq. ft.

2ND FLOOR



Interior loading dock

Exterior loading dock

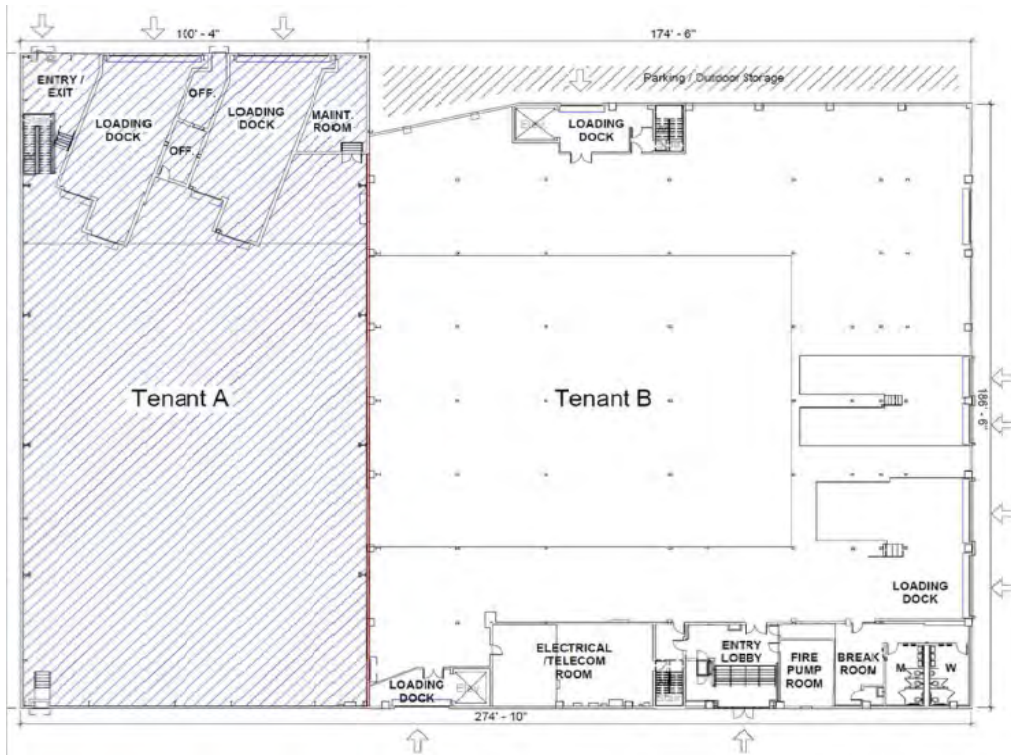
2nd Floor/
Mezzanine

27,405 total sq. ft.

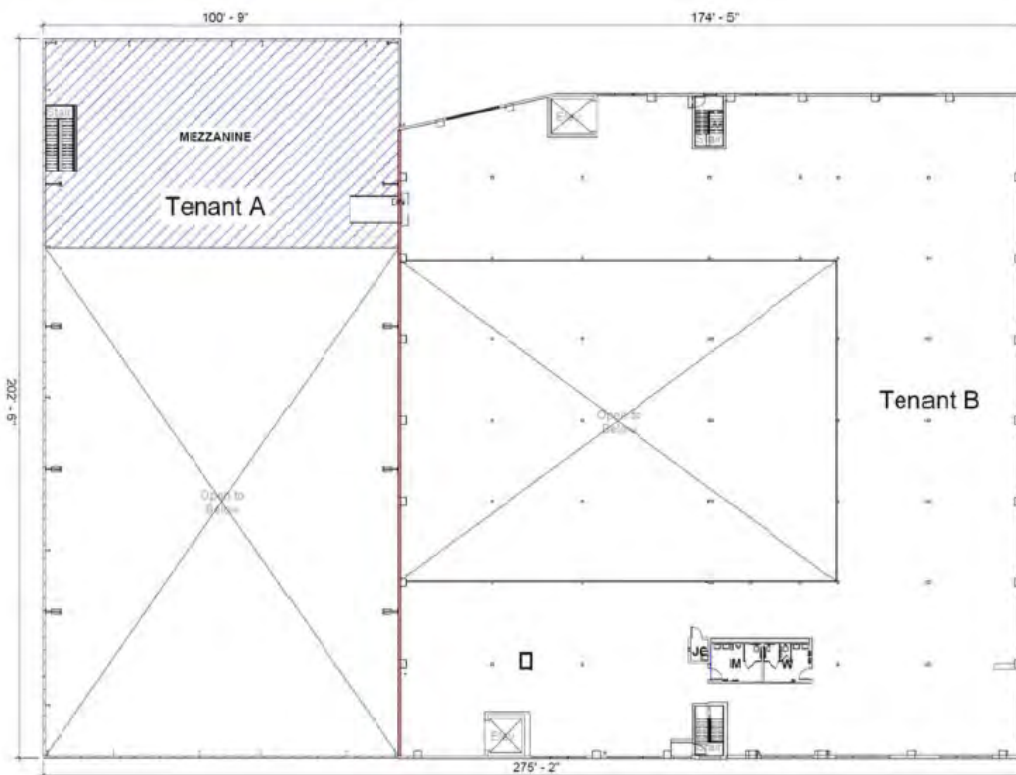
This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



1ST FLOOR



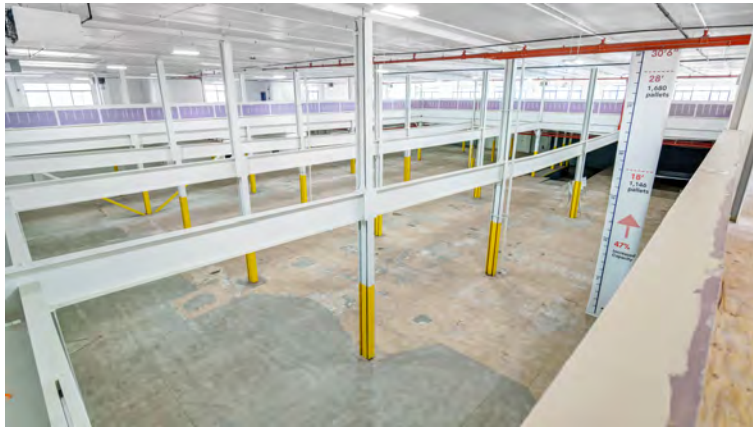
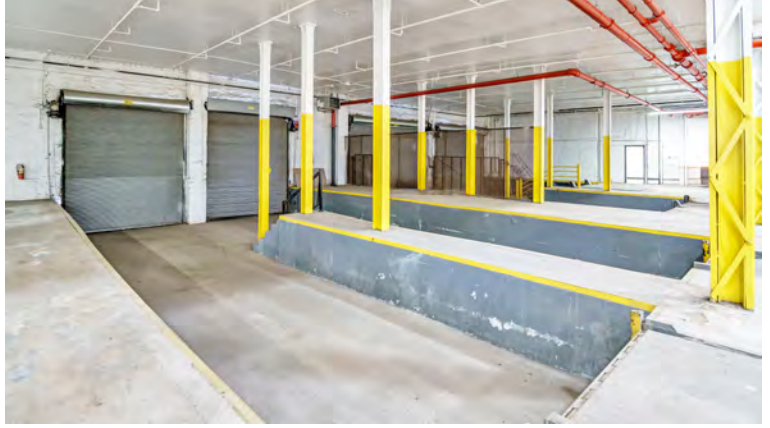
2ND FLOOR





Corporate Neighbors









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