



# BRONX LOFT WAREHOUSE FOR LEASE

## 4130 PARK AVENUE • BRONX, NY 10457



### Details:

#### Size:

- 2<sup>nd</sup> Floor: 3,000 SF
- 3<sup>rd</sup> Floor: 8,000 SF

#### Rent:

- 2<sup>nd</sup> Floor \$5,000/month
- 3<sup>rd</sup> Floor \$10,000/month

**Notes:** Freight elevator, Loading dock (3 ft. high), Multi-tenanted building, M1 zoning

### Features:

- Located very close to entrance of Cross Bronx Expressway (I-95)
- One block from Tremont Metro North Train Station
- Short walk to Crotona Park
- Perfect for storage and manufacturing

### Contact Exclusive Agents

Elias Everett - 914.907.3858 - [elias@southbronxcommercial.com](mailto:elias@southbronxcommercial.com)

Augusto De la Cruz - 929.437.9958 - [august@southbronxcommercial.com](mailto:august@southbronxcommercial.com)

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### Additional Photos



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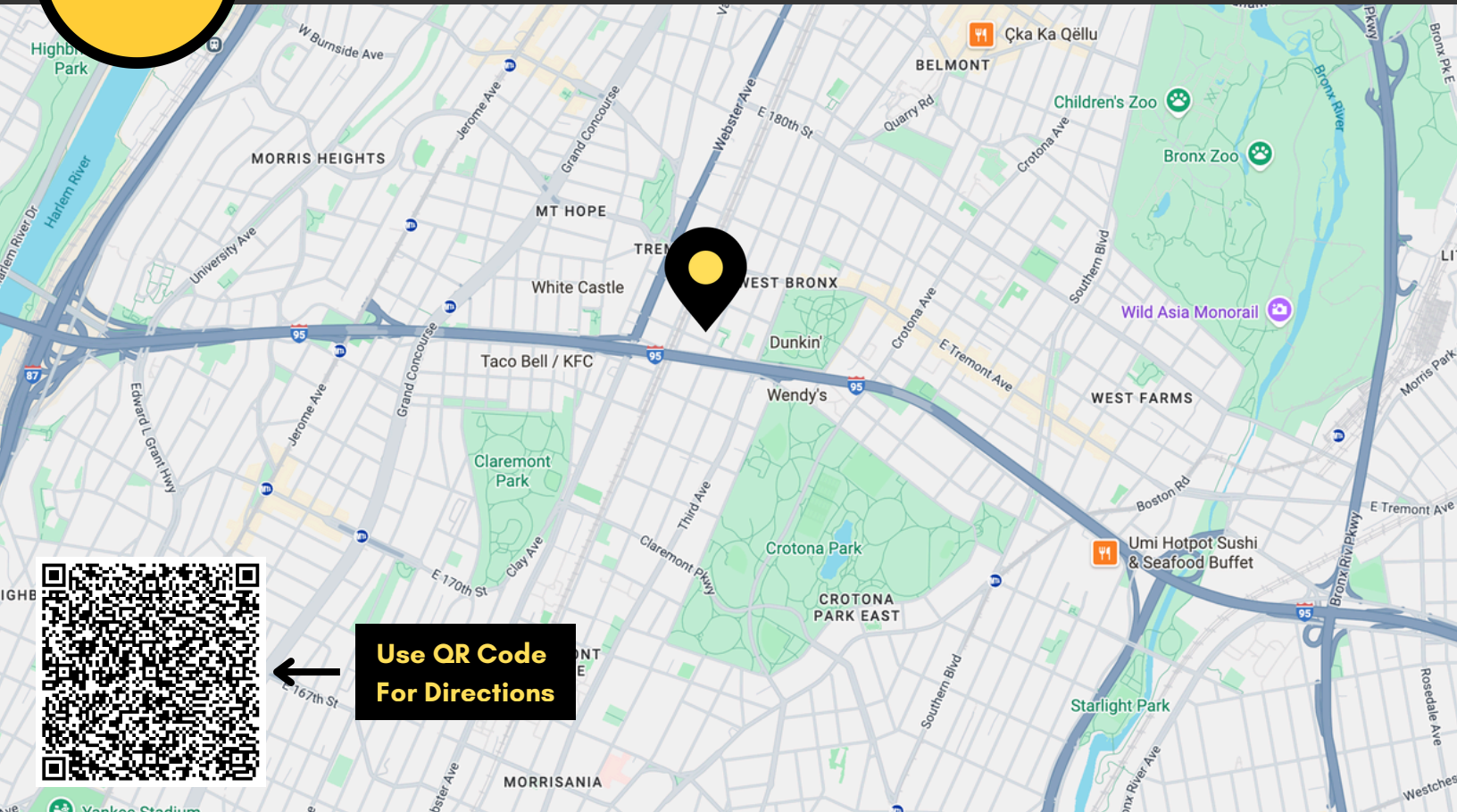
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### Offering Details

- Available Space:
  - 2<sup>nd</sup> Floor: 3,000 SF - \$5,000/month
  - 3<sup>rd</sup> Floor: 8,000 SF - \$10,000/month
- Zoning: M1

### Property Overview

- Other Tenants
  - Building supply business
  - Furniture repair business
- Nearby
  - I-95 Entrance
  - Metro North Station (Tremont Station)

### Location Details

- Easy Access To Cross Bronx Expressway
- Close by many retailers and industrial businesses

### **Commentary:**

Located just off I-95, this industrial loft building offers flexible space for light industrial and commercial use. Current tenants include a building supply company and a furniture repair shop, with past occupants in storage and merchandise sales. Ideal for businesses needing access to major transportation and an established industrial setting.

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