



Industrial Sublease Available

856 E 136th St | Bronx, NY

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Executive Summary



OFFERING SUMMARY

COUNTY	Bronx
BUILDING SIZE	9,541 SF
AVAILABLE SF	5,000 - 9,541 SF
LOT SIZE	8,255 SF
ZONING	M3-1: Warehouse, Industrial, Cold Storage, Party Venue, Brewery
TERMS	\$30.00 psf MG - 84 months remaining on Lease
AVAILABILITY	Immediate

PROPERTY OVERVIEW

Introducing an exceptional sublease opportunity in the thriving Bronx market, 856 E 136th St offers a versatile commercial space ideal for a wide range of business operations. Featuring expansive industrial and office areas, the property provides the flexibility to accommodate manufacturing, distribution, creative, warehouse, cold storage, and event-related uses. Currently operating as a brewery, the property is also well-suited for use as a party or event venue. The modern facility features high ceilings, abundant natural light, and adaptable layouts that can be customized to meet specific operational requirements. Strategically located in a dynamic commercial corridor of the Bronx, this property presents a unique opportunity for businesses seeking a functional and highly adaptable space within one of New York City's most active industrial markets.

LOCATION OVERVIEW

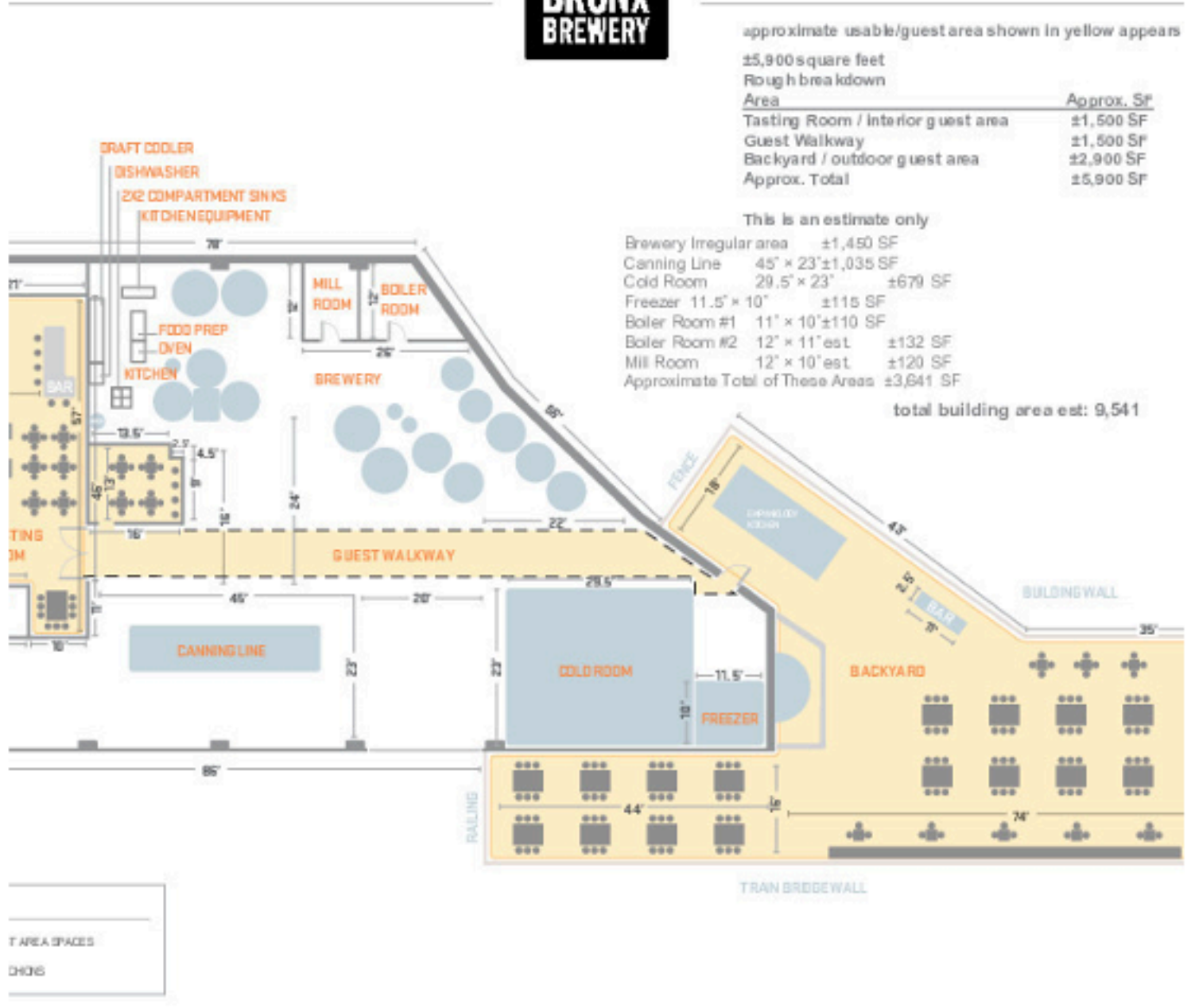
Located in the heart of the vibrant Bronx, this industrial/ manufacturing space offers convenient access to a multitude of resources for businesses. The property is in close proximity to major transportation arteries, facilitating seamless distribution and logistical operations. Nearby Hunts Point Market, the second-largest food distribution center in the world, provides unparalleled access to fresh produce and goods.

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, PRIOR SALE AND WITHDRAWAL WITHOUT NOTICE.

Additional Photos



Space Layout



approximate usable/guest area shown in yellow appears

±5,900 square feet

Rough breakdown

Area	Approx. SF
Tasting Room / interior guest area	±1,500 SF
Guest Walkway	±1,500 SF
Backyard / outdoor guest area	±2,900 SF
Approx. Total	±5,900 SF

This is an estimate only

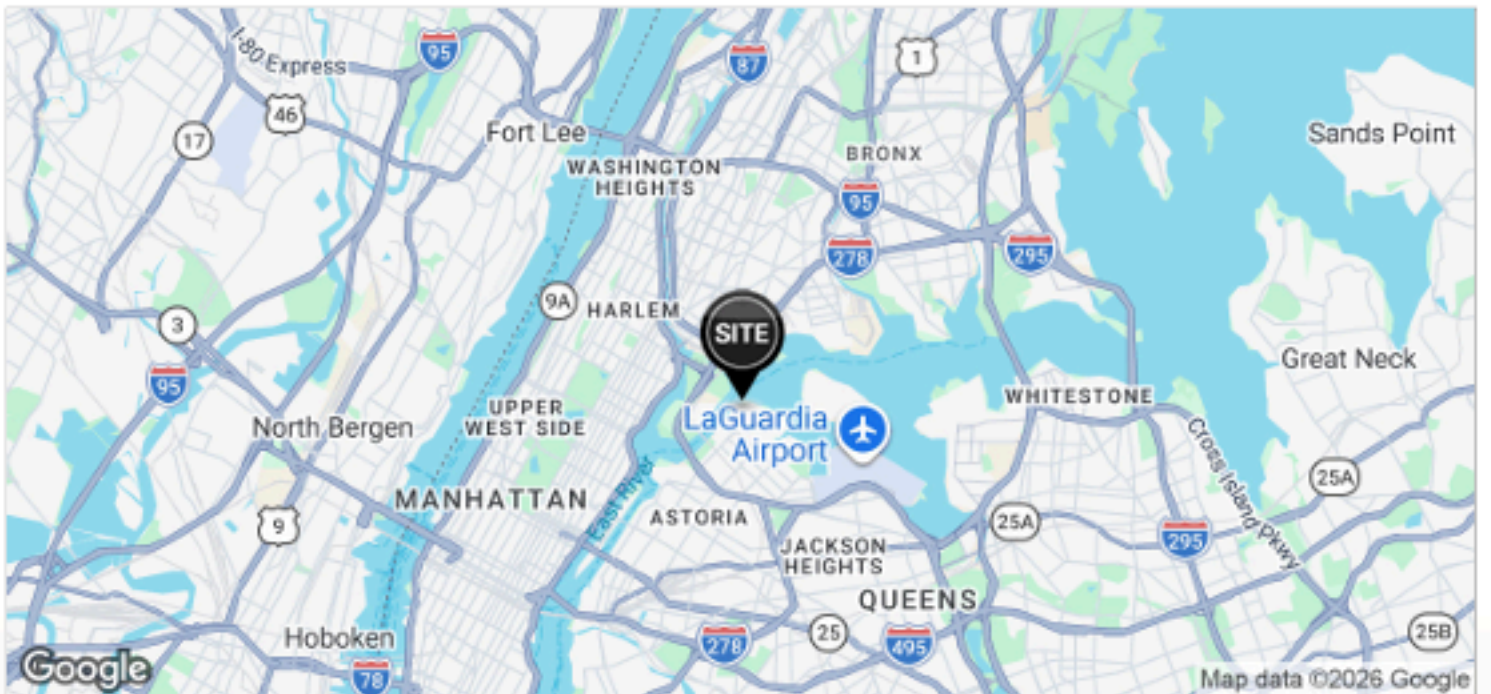
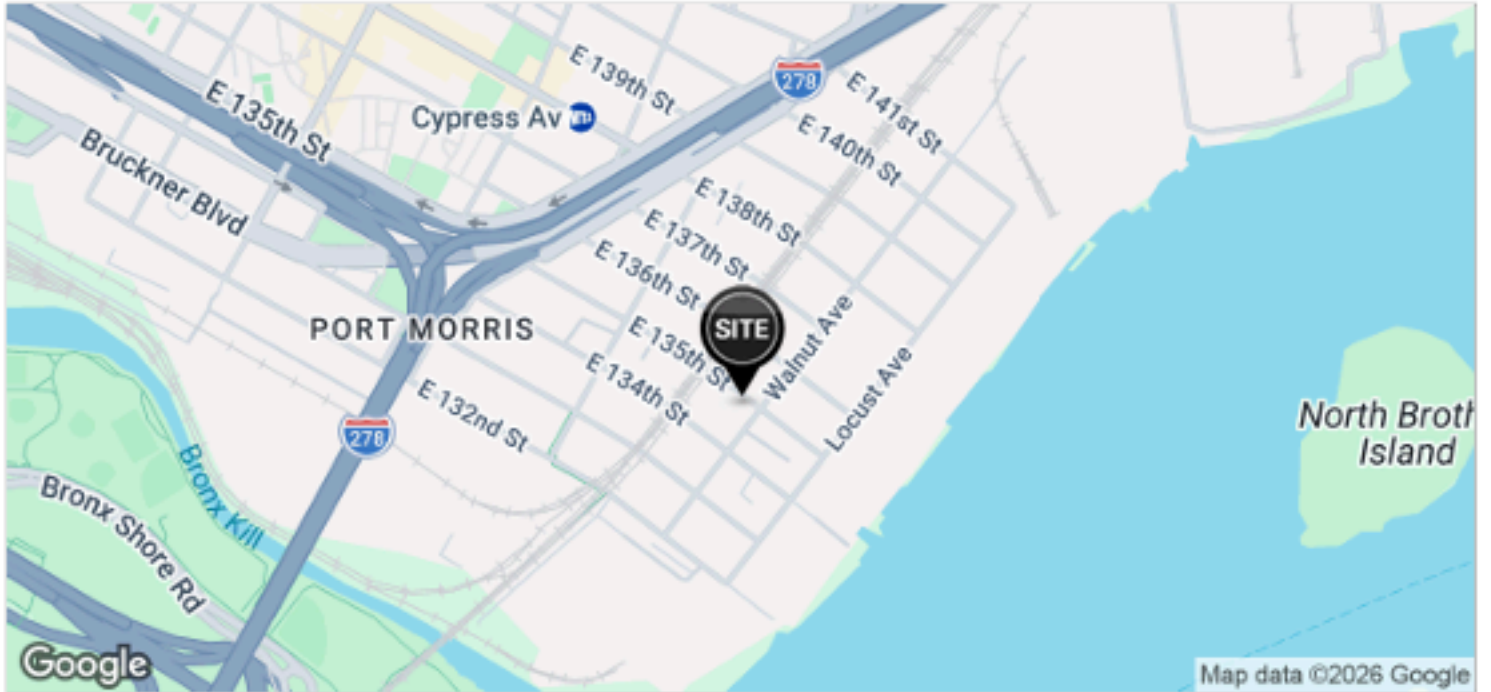
Brewery Irregular area	±1,450 SF
Canning Line	45' x 23' ±1,035 SF
Cold Room	29.5' x 23' ±679 SF
Freezer	11.5' x 10' ±115 SF
Boiler Room #1	11' x 10' ±110 SF
Boiler Room #2	12' x 11' est. ±132 SF
Mill Room	12' x 10' est. ±120 SF
Approximate Total of These Areas	±3,641 SF

total building area est: 9,541

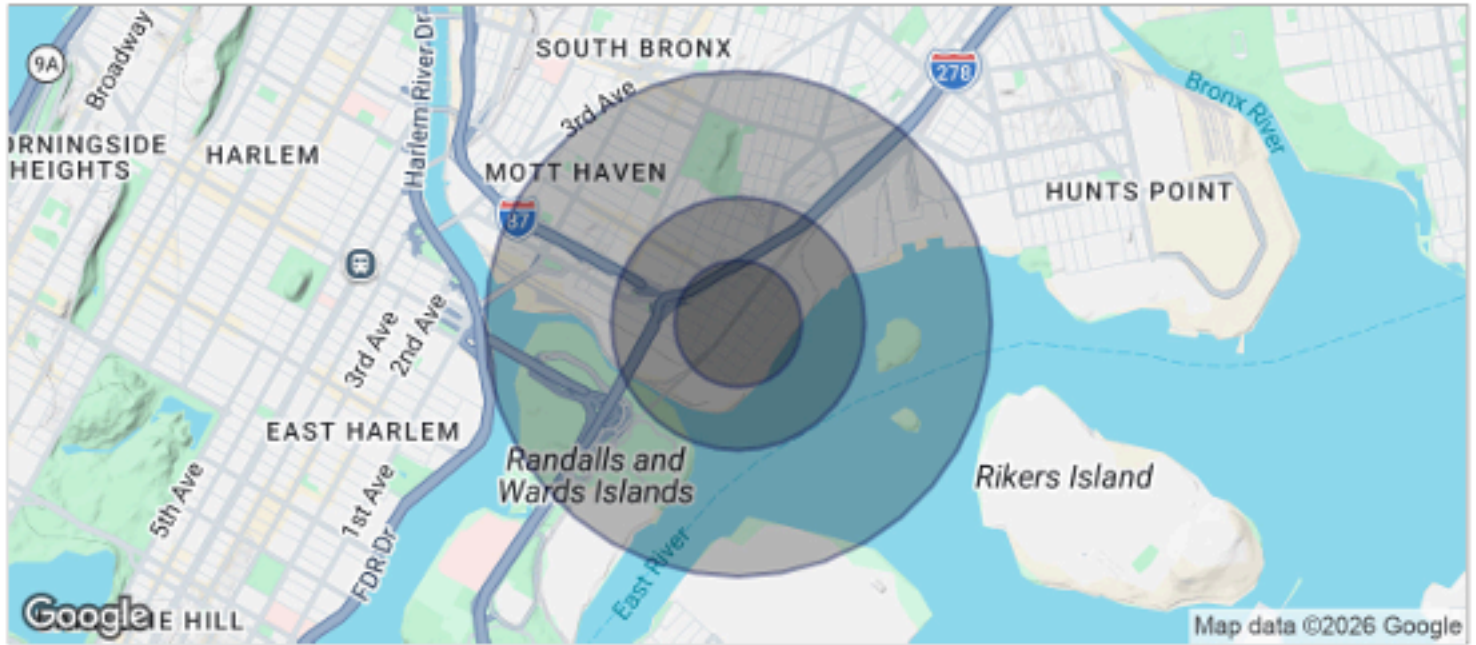
T AREA SPACES

CHDS

Location Maps



Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,203	11,718	59,306
MEDIAN AGE	33.6	31.9	33.2
MEDIAN AGE (MALE)	32.0	31.4	30.1
MEDIAN AGE (FEMALE)	32.6	32.5	35.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	319	4,012	21,842
# OF PERSONS PER HH	3.8	2.9	2.7
AVERAGE HH INCOME	\$88,810	\$50,545	\$54,256
AVERAGE HOUSE VALUE	\$439,552	\$292,804	\$231,800

* Demographic data derived from 2020 ACS - US Census