

**FOR IMMEDIATE LEASE**



**HUDSON CREST**  
REAL ESTATE

LEASING OPPORTUNITY

**945-975**

**CLOSE AVE**

SOUNDVIEW · SOUTH BRONX · NY 10473

**20,000 SF Warehouse**  
**+ 10,000 SF Private Lot**



Conceptual - Subject to Change

**Colin Mowbray, Managing Director**

Hudson Industrial — A Division of Hudson Crest Real Estate LLC

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**2 Loading Docks & 6 Drive-Ins**

945-975 CLOSE AVE · SOUNDVIEW



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# SPACE FEATURES



Conceptual - Subject to Change

**30,000 SF**

Total: Warehouse + Lot

**M1-1**

Zoning

**6**

Drive-In Doors

**2**

Loading Docks

**400A**

3-Phase Heavy Power

**~17' | ~20'**

Clear | Ceiling Height



Newly Renovated



Minimal Columns



Mezzanine Office



Paved Lot

945-975 CLOSE AVE

# LOCATION & ACCESS



## Soundview

Prime South Bronx industrial submarket



## Bruckner Expressway (I-278)

Direct adjacent access



## Cross Bronx (I-95) · Major Deegan (I-87)

Minutes to the regional network



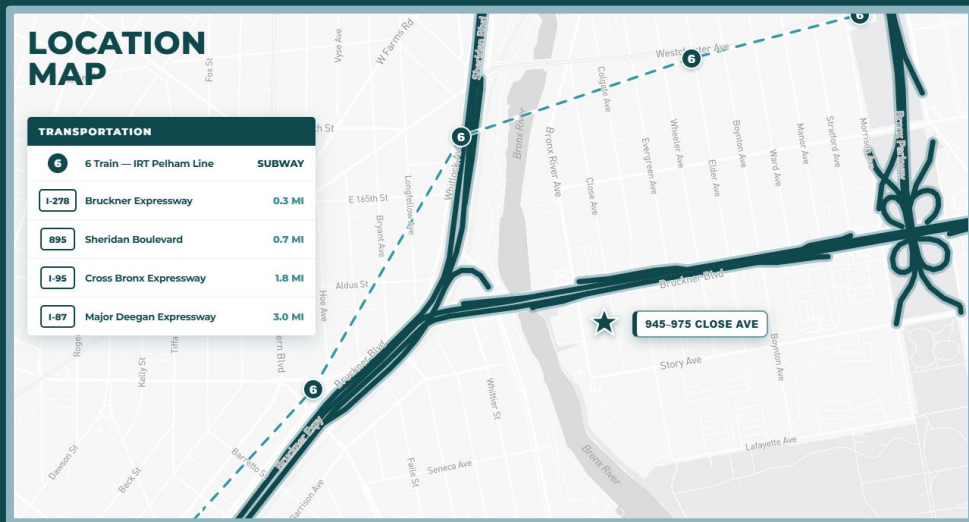
## Transit Score 100/100

Exceptional public transit access



## Walk Score 80/100

Very walkable location



## GET IN TOUCH

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