



3920 MERRITT AVENUE  
3927 MULVEY AVENUE BRONX, NY

AVAILABLE FOR LEASE: 5,000—25,500 RSF | PRIME WAREHOUSE LOCATION





# BUILDING SPECIFICATIONS

# COMMENTS

Available Space .....	5,000—25,500 RSF
Ground Floor .....	20,000 SF
Mezzanine .....	3,000 SF
Corporate Offices .....	2,500 SF
Gated Paved Yard .....	4,000 SF
Zoning .....	M1-1
Block & Lot .....	4972 / 12
Year Built .....	1968 & 1980
Power .....	800 Amps 3 Phase
Loading .....	Two (2) Drive-in Doors 12' x 16' & 12' x 11   One (1) tailgate door 7' x 8'
Ceiling height .....	17' clear
Heat .....	Gas fired ceiling blowers in warehouse / Rooftop units control offices
Natural Gas .....	Con Edison Utilities
Electric .....	Con Edison
Lighting .....	Fluorescent lighting throughout
Telecom/Network .....	Verizon/ Altice / Optimum-Lightpath (available)
Rental Rate .....	Available upon request
Term .....	Flexible

- Fire proof paint storage room
- Additional parking available
- Well appointed office space with two private offices, bullpen, conference room and kitchen.



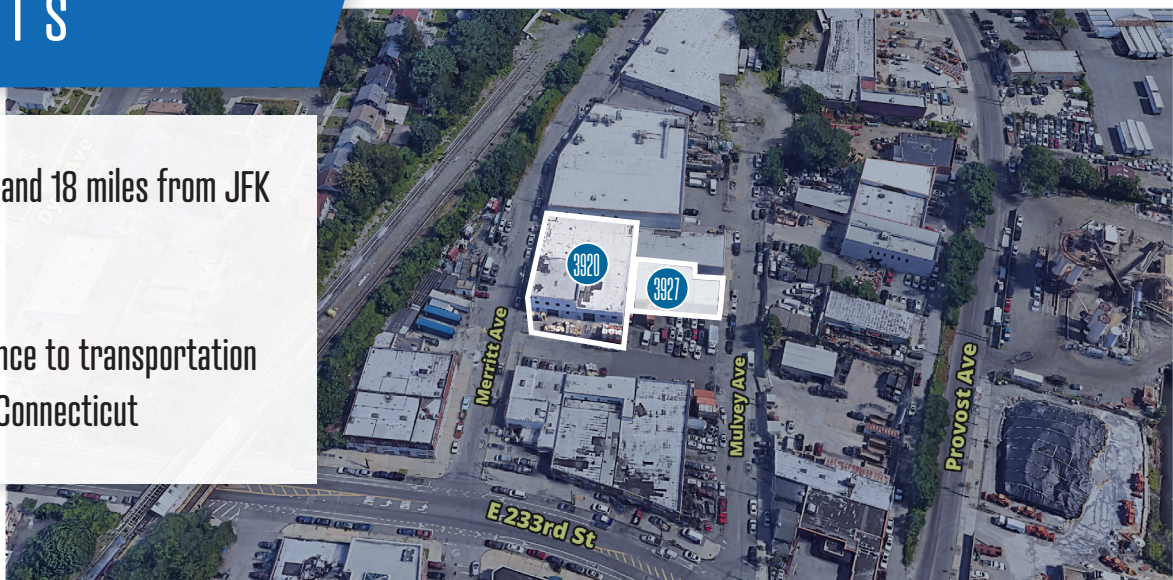
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## LOCATION HIGHLIGHTS

- Located minutes from I-95, 12 miles from LaGuardia Airport, and 18 miles from JFK Int'l Airport
- Walking distance to subway
- Location provides key advantages in availability of labor, distance to transportation hubs, servicing New York City, Westchester, Long Island and Connecticut

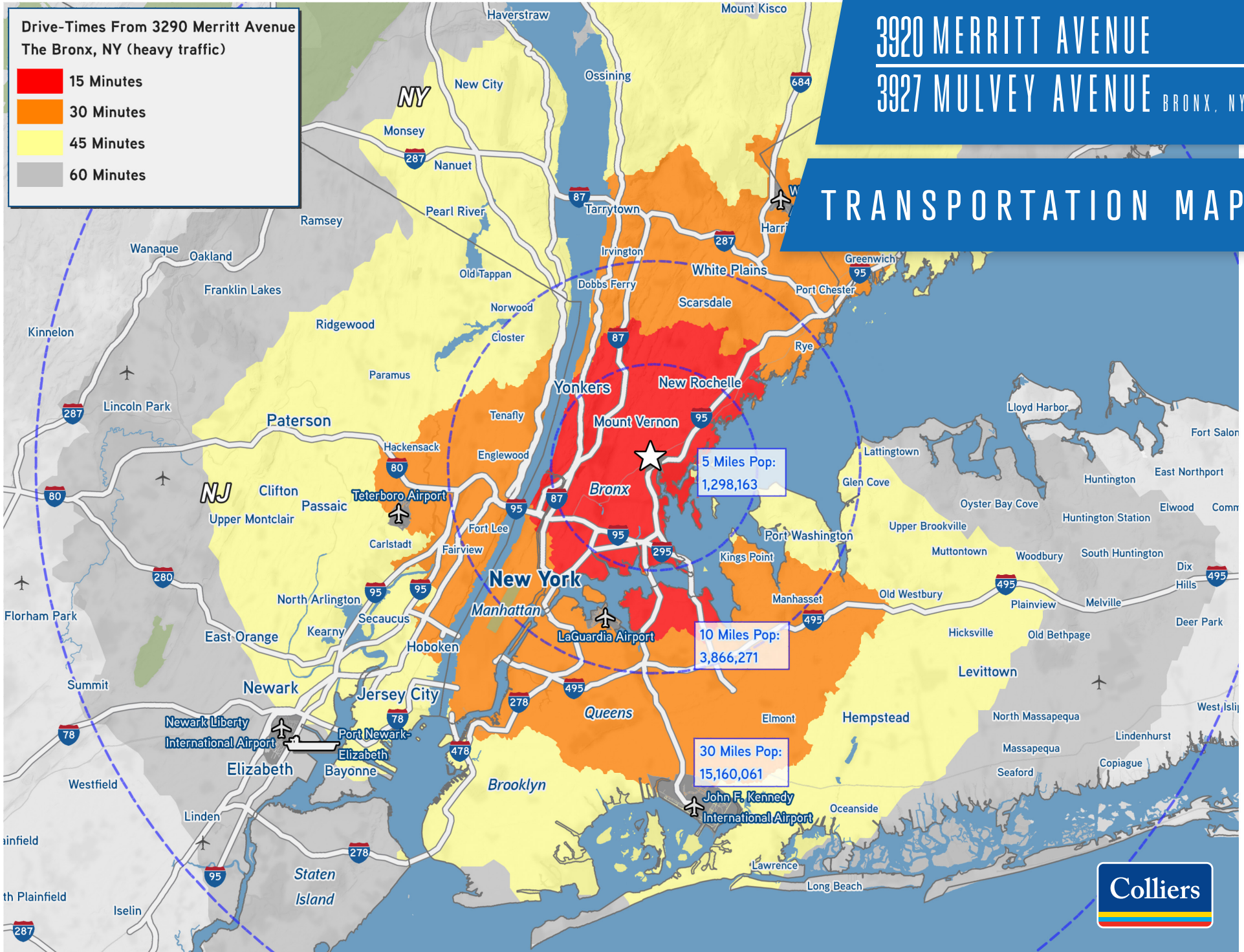


Drive-Times From 3290 Merritt Avenue  
The Bronx, NY (heavy traffic)

- 15 Minutes
- 30 Minutes
- 45 Minutes
- 60 Minutes

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TRANSPORTATION MAP



5 Miles Pop:  
1,298,163

10 Miles Pop:  
3,866,271

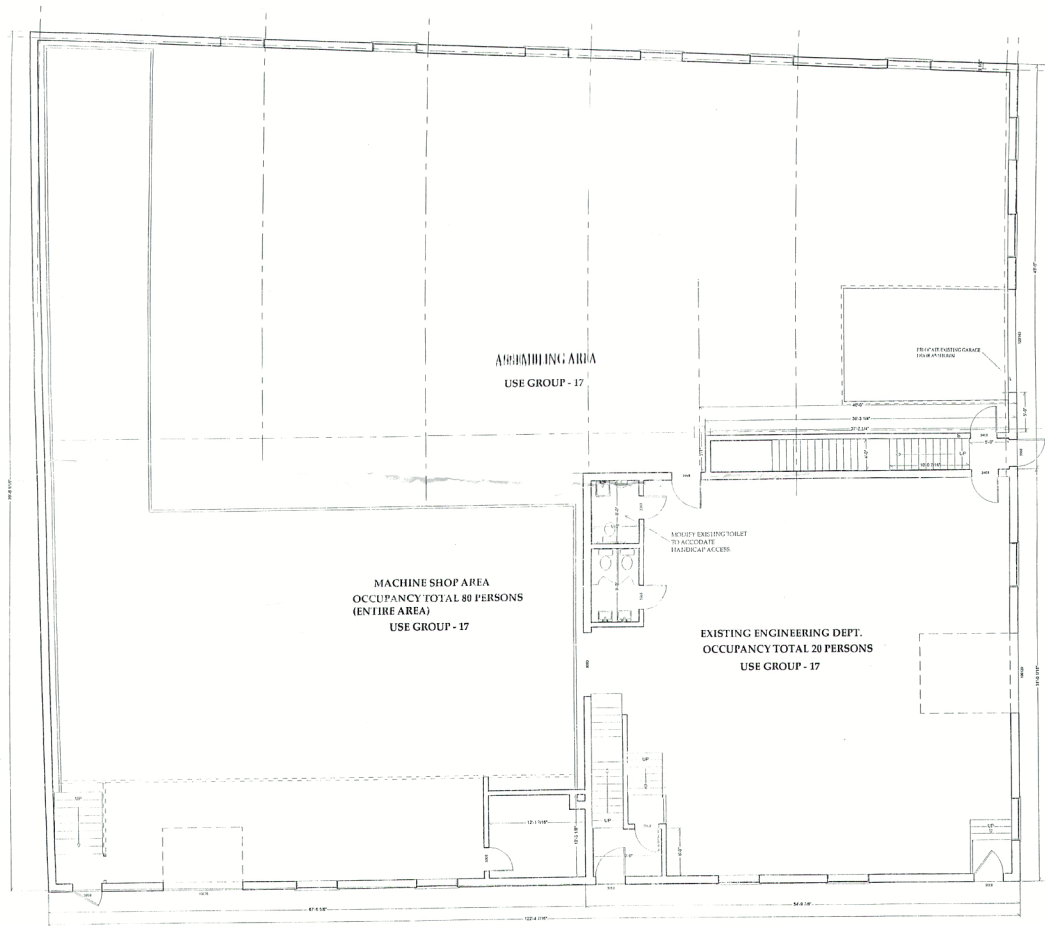
30 Miles Pop:  
15,160,061



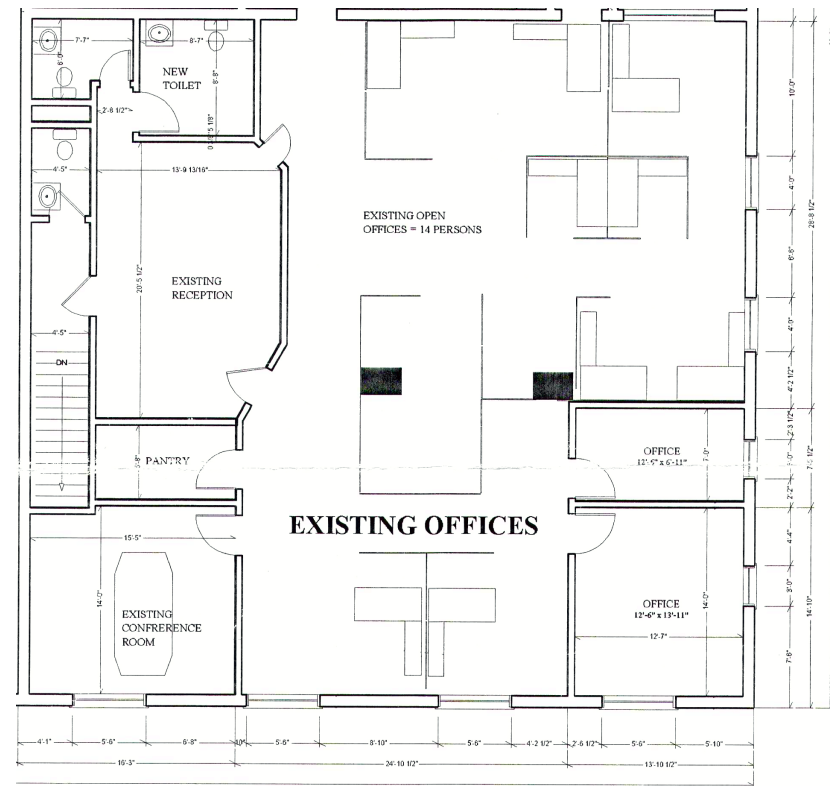
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3920 MERRITT AVENUE — FLOOR PLANS



WAREHOUSE



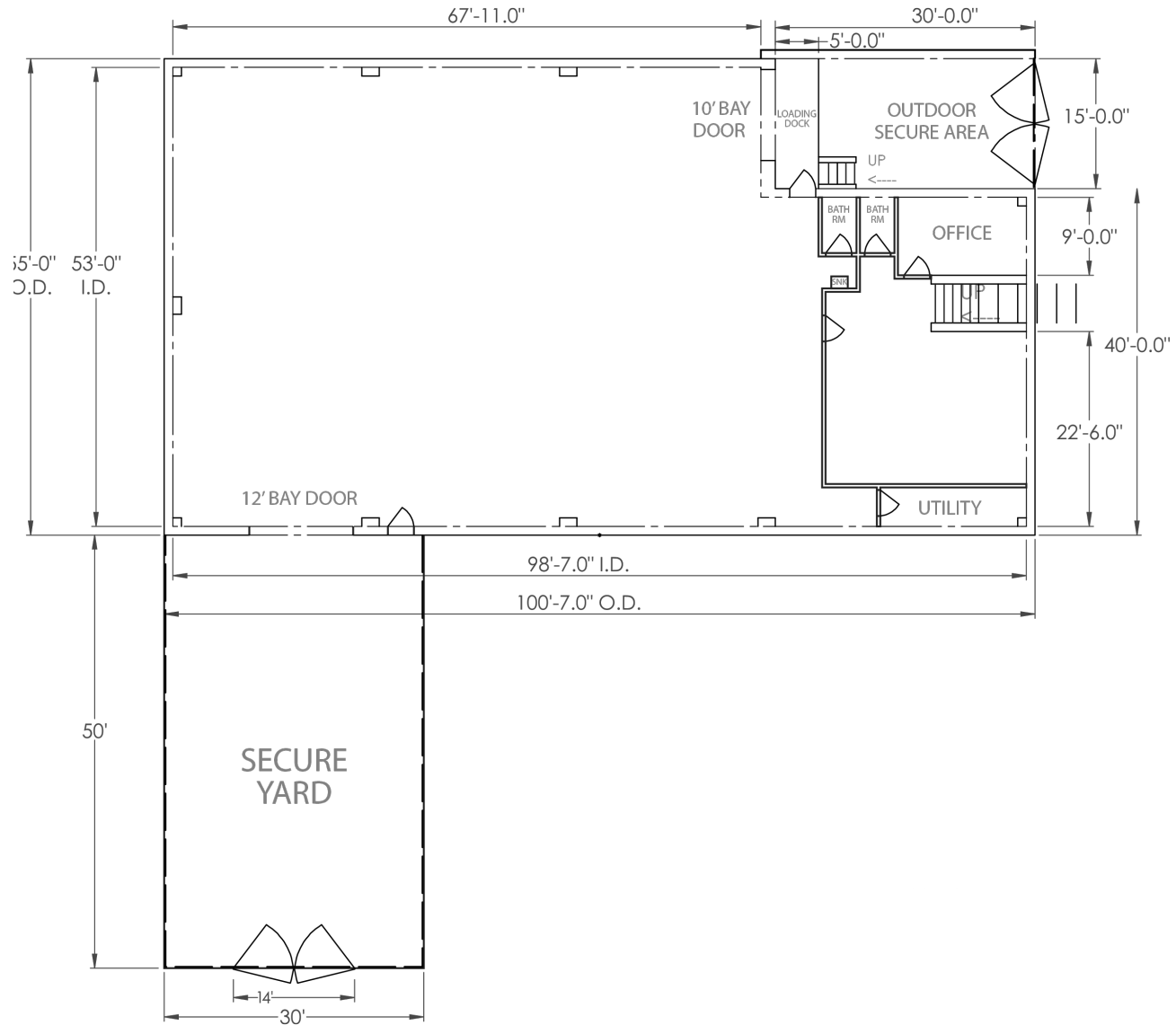
OFFICE

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# 3927 MULVEY AVENUE — FLOOR PLANS





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THE SPACE





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THE SPACE



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