



3940 MERRITT AVENUE

BRONX, NY

AVAILABLE FOR LEASE: 14,359 SF | PRIME WAREHOUSE LOCATION



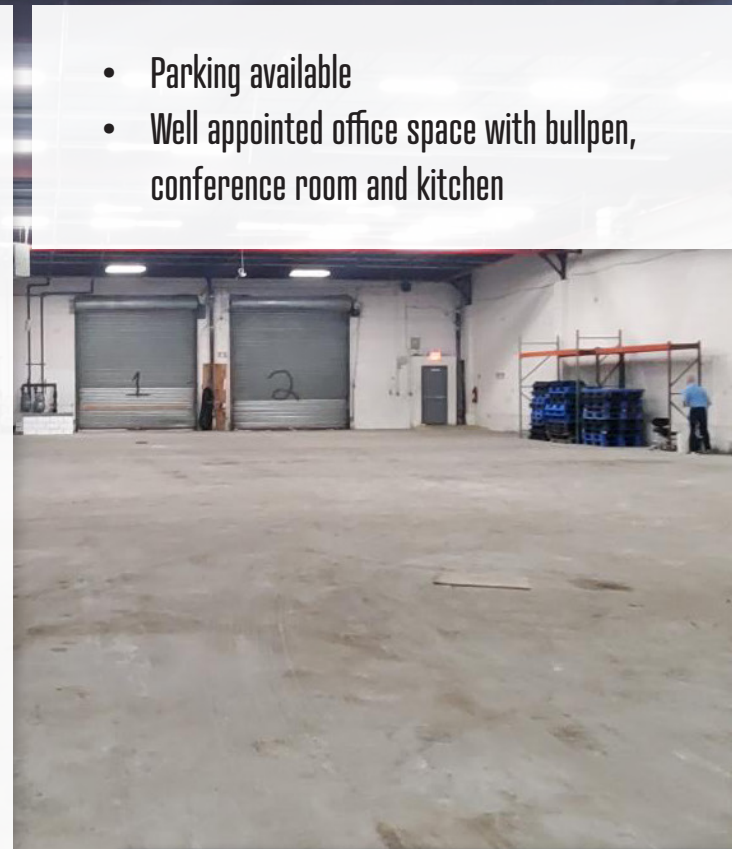


BUILDING SPECIFICATIONS

Available Space	14,359 RSF
Ground Floor	12,484 SF
Corporate Offices	1,875 SF
Zoning	M1-1
Block & Lot	4972/18
Year Built	1990
Power	400 Amps 3 Phase
Loading	Two Drive-in Doors 14' x 10'
Ceiling height	18' x 20'
Heat	Gas fired ceiling blowers in warehouse / Rooftop units control offices
Natural Gas	Con Edison
Electric	Con Edison
Lighting	Fluorescent lighting throughout
Telecom/Network	Verizon/ Altice / Optimum-Lightpath (available)
Rental Rate	Available upon request
Term	Flexible

COMMENTS

- Parking available
- Well appointed office space with bullpen, conference room and kitchen



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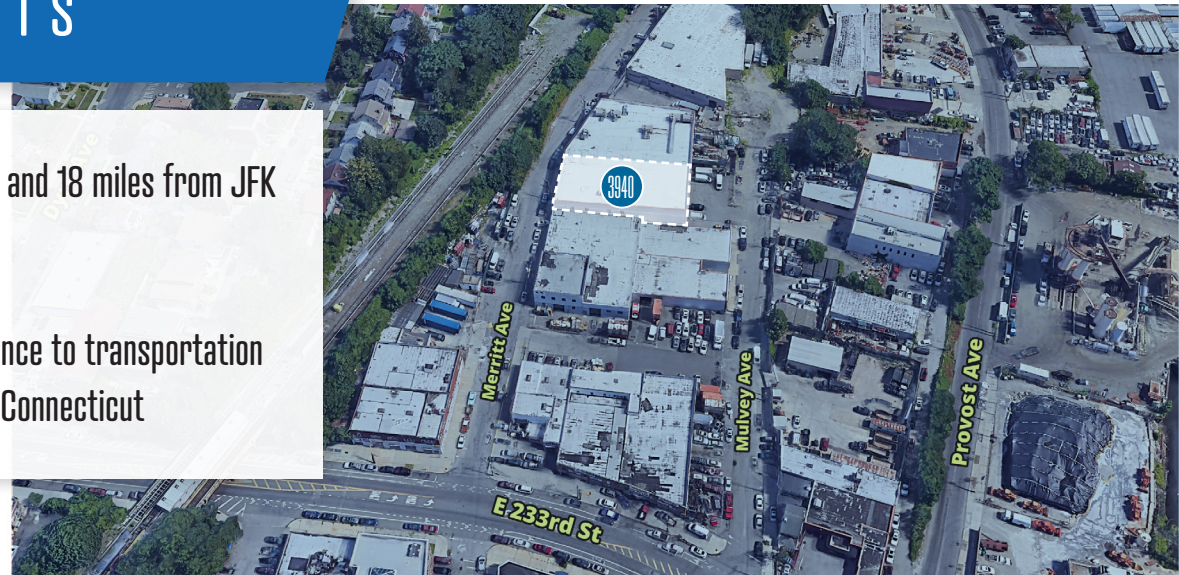
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RENTEQ
RENTAL EQUIPMENT
88 E. 19th St. #200
RENT@NY.COM

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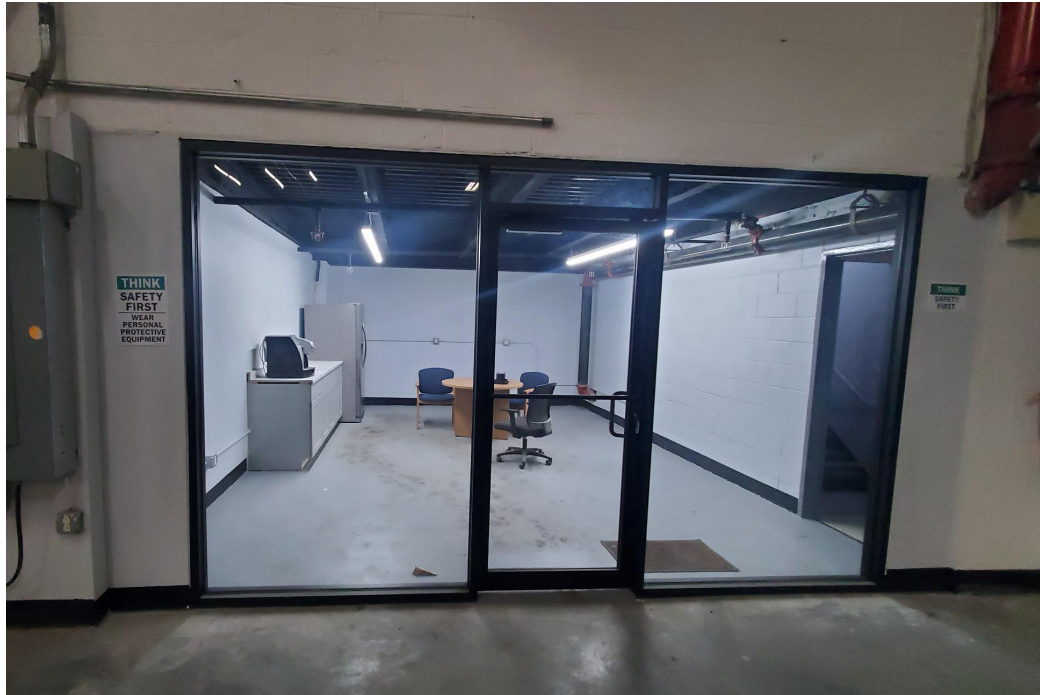
LOCATION HIGHLIGHTS

- 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





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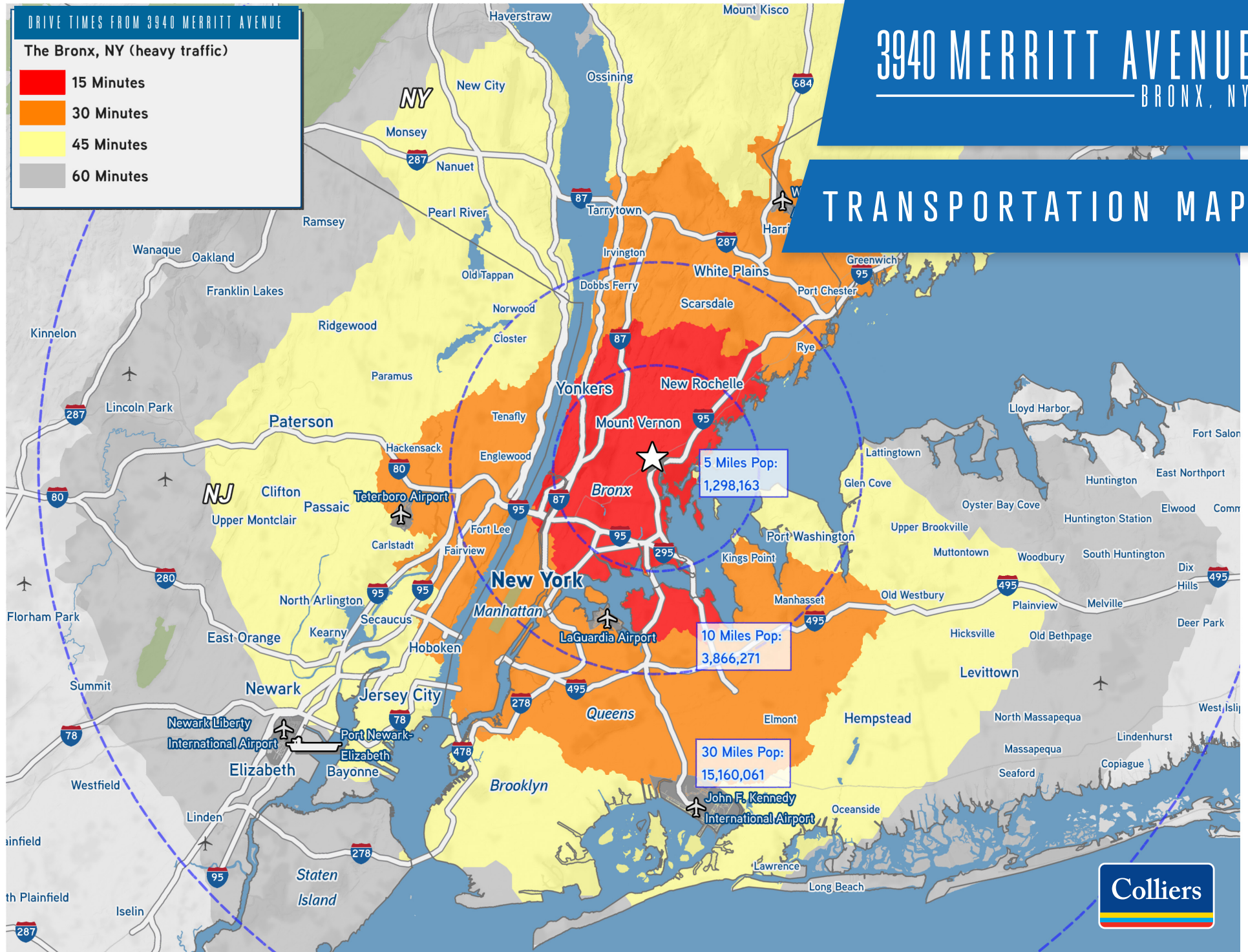
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TRANSPORTATION MAP

DRIVE TIMES FROM 3940 MERRITT AVENUE

The Bronx, NY (heavy traffic)

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



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BRONX, NY

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