

1601 Bronxdale Avenue

↗ For Sale

Industrial / Development Site

Guidance Upon Request



↗ FUTURE ±2M SF REDEVELOPMENT OPPORTUNITY





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HIGHLIGHTS · THE OPPORTUNITY

**IRREPLACEABLE INDUSTRIAL SCALE**

At 354,309 square feet on a 323,062-square-foot lot with 292 feet of Bronxdale Avenue frontage, 1601 Bronxdale Avenue is one of the largest and most functional industrial assets available in New York City, a caliber of large-format inventory that is structurally scarce in supply-constrained Bronx submarkets.

**BEST-IN-CLASS LOGISTICS ACCESS**

Direct connectivity to the Bronx River Parkway and Interstate 95 enables seamless last-mile and regional distribution across the tri-state area, while a deep and established local labor pool provides the operational foundation institutional tenants demand.

**INSTITUTIONAL ANCHORS NEARBY**

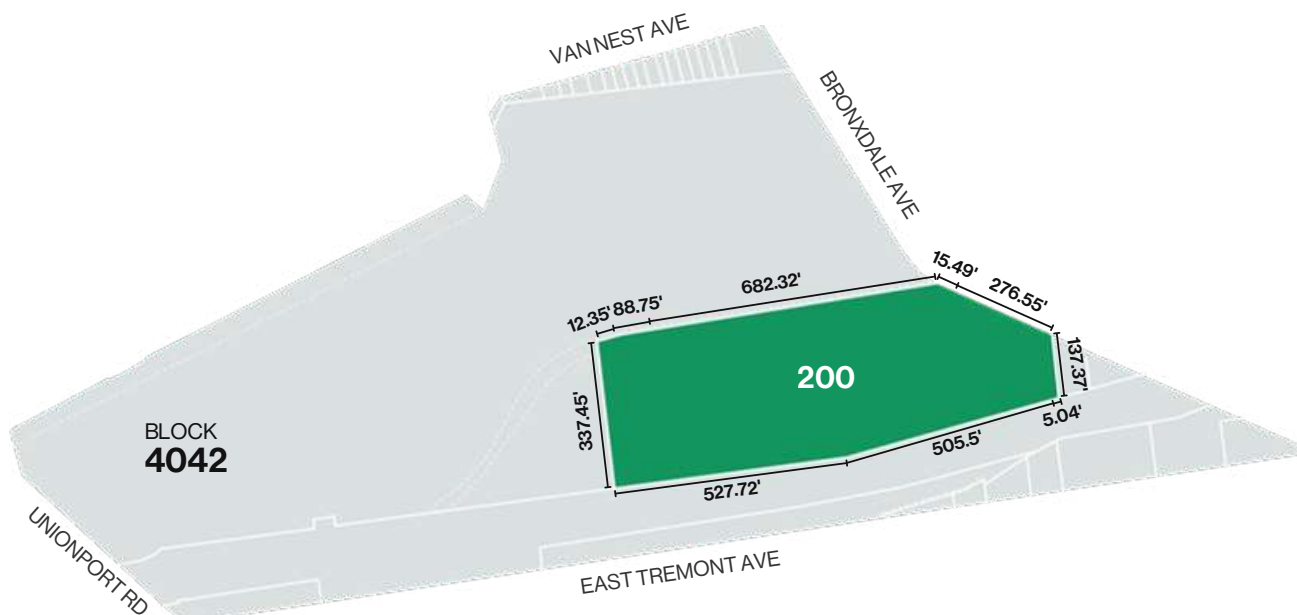
Minutes from Montefiore Medical Center, Jacobi Medical Center, and the Parkchester residential complex, the Site draws on some of the Bronx's largest long-term demand drivers and a deep, growing base of employees, customers, and tenants

**STRONG IN-PLACE CASH FLOW WITH VALUE-ADD UPSIDE**

Well-leased to a diversified roster of industrial and commercial tenants generating durable income from day one, the asset's flexible, blank-canvas configuration presents a clearly defined value-add plan through lease-up at current market rents.

**COVERED LAND PLAY WITH GENERATIONAL DEVELOPMENT OPTIONALITY**

The right owner collects strong industrial cash flow while holding one of New York City's most compelling covered land positions. Zoned M1-1A/R7-3 within the Special Eastchester – East Tremont Corridor District and steps from the forthcoming Parkchester/Van Nest Metro-North Station opening in 2027, the Site supports a maximum residential FAR of 7.2 and approximately 1,606,043 square feet of total ZFA.



1601 Bronxdale Avenue PARKCHESTER, BRONX

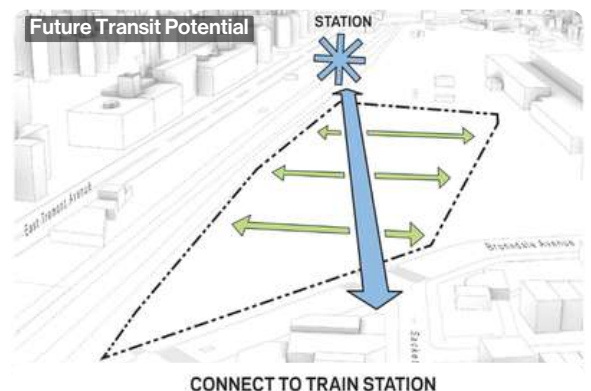
1601 Bronxdale Avenue is a 7.42 acre industrial site with durable in-place cash flow, lease-up upside, and future redevelopment potential of $\pm 2M$ square feet next to the planned Parkchester/Van Nest Metro North Station.

BKREA has been retained on an exclusive basis to arrange the sale of 1601 Bronxdale Avenue ("the Site"), a rare, large-scale industrial/flex asset strategically located in the Bronx's Parkchester neighborhood. The Site presents a compelling combination of stable in-place cash flow, meaningful value-add upside, and extraordinary long-term optionality, making it one of the most distinctive industrial investment opportunities to come to market in New York City in recent years.

The Site is situated on Block 4042, Lot 200, in Bronx Borough, comprising a lot totaling 323,062 square feet with 292 feet of frontage along Bronxdale Avenue. The existing improvements consist of a two-story, 354,309-square-foot industrial building. The property is mixed-use, with the second floor comprising office spaces. The site also features an on site parking deck, providing additional upside. Large-format mixed-use asset of this caliber and scale are exceedingly scarce within New York City, and particularly within supply-constrained Bronx submarkets where functional, well-located warehouse inventory has been structurally undersupplied for years.

The property operates as a high-quality industrial warehouse, well-leased to a diversified tenant roster generating durable in-place cash flow. Its flexible, large-format configuration accommodates a broad range of industrial and commercial uses and presents a well-defined value-add business plan through lease-up of available space and parking at current market rents, creating an attractive risk-adjusted return profile for institutional capital.

The Site is also among the best-positioned industrial assets in the borough. Direct connectivity to the Bronx River Parkway and Interstate 95 enables efficient last-mile and regional distribution across the tri-state area, supported by a deep and established local labor market. The property will further benefit from a future pedestrian overpass providing direct access to the Parkchester/Van Nest Metro-North Station, enhancing connectivity and long-term accessibility.

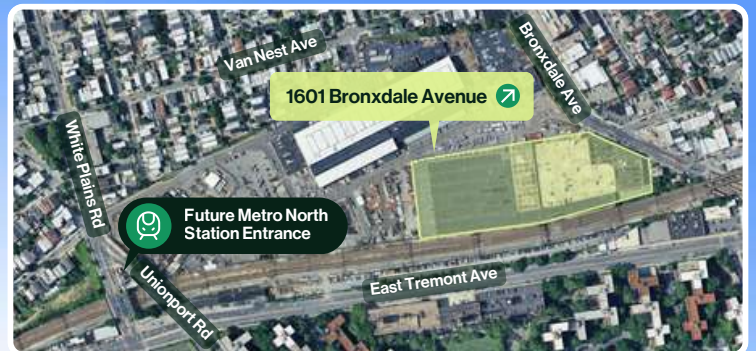


➤ 1601 Bronxdale Avenue

Critically, the Site sits steps from the forthcoming Parkchester/Van Nest Metro-North Station, anticipated to open in 2027. Upon completion, the station will provide a 21-minute one-seat connection to Penn Station, with access to over 1.4 million jobs reachable within 20 minutes. The introduction of regional rail service at this scale represents a structural and permanent enhancement to the submarket's connectivity, demand profile, and long-term investment thesis. Transit-oriented locations of this quality, paired with assets of this scale, represent an increasingly rare intersection in the New York City market.

The Site is zoned M1-1A/R7-3 within the Special Eastchester – East Tremont Corridor District, permitting a broad range of as-of-right industrial, commercial, and office uses. Looking beyond the near-term industrial investment thesis, the Site's zoning supports a maximum residential FAR of 7.2 through the City Planning Commission's public realm improvement certification process paired with the City of Yes, Ultra Low Energy Building (ULEB) program, yielding approximately 1,606,043 square feet of residential ZFA and a **total maximum GSF of ±1,911,956 square feet.** This represents one of the largest as-of-right development envelopes available in the Bronx, situated immediately adjacent to a new regional rail station. As the Bronx Metro-North Station Area Plan continues to advance and the surrounding residential market matures, the Site's long-term redevelopment potential is expected to represent a significant and growing component of its overall value proposition.

1601 Bronxdale Avenue offers investors the opportunity to acquire a stabilized, cash-flowing industrial asset in one of New York City's most supply-constrained submarkets, with a clearly executable value-add business plan, best-in-class transit connectivity arriving in the near term, and a long-term development optionality that is unmatched in scale and location anywhere in the borough. The property lies within a special rezoning district subject to New York's ULURP process, positioning it in the path of future growth as neighborhood development continues.



PROPERTY INFORMATION

Address	1601 Bronxdale Avenue
Neighborhood	Parkchester
Borough / Block / Lot	2 / 4042 / 200
Zoning	M1-1A / R7-3
Special District	Special Eastchester - East Tremont Corridor District (ETC)
Zoning Lot Area	323,062 SF
Zoning Lot Area for Floor Area Purposes (Excluding approx. 100,000 SF of proposed mapped street)	223,062 SF

BUILDING INFORMATION

Address	Type	Building Dimensions	Stories	Year Built
1601 Bronxdale Ave	Industrial	292' x 783'	2	1949

* Estimates As per public record / Client Materials

TOTAL GROSS SQUARE FOOTAGE

354,309

ZONING AS OF RIGHT

	Residential	Commercial	Community Facility	Total / Max
FAR:	6.0	2.0	6.5	6.5
ZFA:	1,338,369	446,123	1,449,900	1,449,900

ZONING WITH PUBLIC REALM IMPROVEMENT BONUS

	Residential	Commercial	Community Facility	Total / Max
FAR:	7.2	2.4	7.8	7.8
ZFA:	1,606,043	535,348	1,739,880	1,739,880

Address:	Assessment (26/27)	Property Taxes (26/27)	Tax Class
1601 Bronxdale Avenue	11,769,850	1,276,793	4

*All square footages are approximate, based on public records and client materials.

** Please refer to the data room for massing study conducted by FXCollaborative.

*** All ZFA figures referenced herein are calculated based on the "Zoning Lot Area for Floor Area Purposes."

PROPERTY SNAPSHOT



ADDRESS

1601 Bronxdale Avenue

CROSS STREETS

Bronxdale & East Tremont

LOT SIZE

7.42 Acres

YEAR BUILT

1949

PROPERTY SIZE

354,309 GSF

CEILING HEIGHT

14 – 22 Feet

COLUMN SPACING

25 Feet x 25 Feet

LOADING DOCKS (EST.)

40 Bays

ELEVATORS

1 Hydraulic

PARKING

Concrete Deck · 193 Spaces

OCCUPANCY

85.9%

RENT ROLL

TENANT	UNIT	RSF	% OF NRA	LEASE EXP DATE
Parts Authority - WAW, LLC	0101GRD1, 0103GRD3	211,486	69.5%	2/29/2032
Parts Authority - WAW, LLC	0101GRD2	3,600	1.1%	2/29/2032
Applied Plumbing Systems, Inc.	0104GRD4	600	0.19%	2/29/2032
Yonkers Contracting Company, Inc.	0201_1	16,694	5.4%	6/30/2028
Langsam Properties Services Corp.	STE0201	13,135	4.3%	2/29/2032
Amazing Homecare Providers, Inc.	STE0207, STE0209	16,675	5.4%	11/30/2028
Vacant	0107GRD5	33,000	10.8%	-
Vacant	0201_2	9,235	3.0%	-
Total · Non-Parking		304,425		



MASSING STUDY

1601
Bronxdale Avenue



PARKCHESTER, BRONX



BKREA

Zoning Overview per City of Yes Update

01 SITE INFO

Zoning District	M1-1A / R7-3
Special District	Special Eastchester – East Tremont Corridor District (ETC)
Subdistrict	Subdistrict A
Block / Lot	Bronx Block 4042 / Lot 200
Zoning Lot Area	323,062 SF
Zoning Lot Area for Floor Area	223,062 SF
Excluding approx. 100,000 SF of proposed mapped street	

02 USES

Permitted Uses	UG 1–9, 14
Commercial Floors in Mixed-Use	Limited to the lowest two stories
Tier C Street Frontage	Bronxdale Ave

03 FLOOR AREA RATIO

	BASIC	WITH PUBLIC REALM BONUS
Max Residential FAR	6.0	7.2
Max Commercial FAR	2.0	2.4
Max Community Facility FAR	6.5	7.8
MAX PERMITTED FLOOR AREA (SF)	BASIC	BONUS
Residential	1,338,369	1,606,043
Commercial	446,123	535,348
Community Facility	1,449,900	1,739,880

04 HEIGHT & SETBACK

	BASIC	PUBLIC REALM BONUS
Min Base Height	60'	60'
Max Base Height	95'	95'
Max Building Height within 150' of Bronxdale	185'	185**
Max Building Height beyond 150' of Bronxdale	185'	209'
*See the next page for further height restriction on Building F along Bronxdale Ave.		
Max Permitted Dormer	40% street wall	
Setback Above Base Height	10'	

05 PARKING

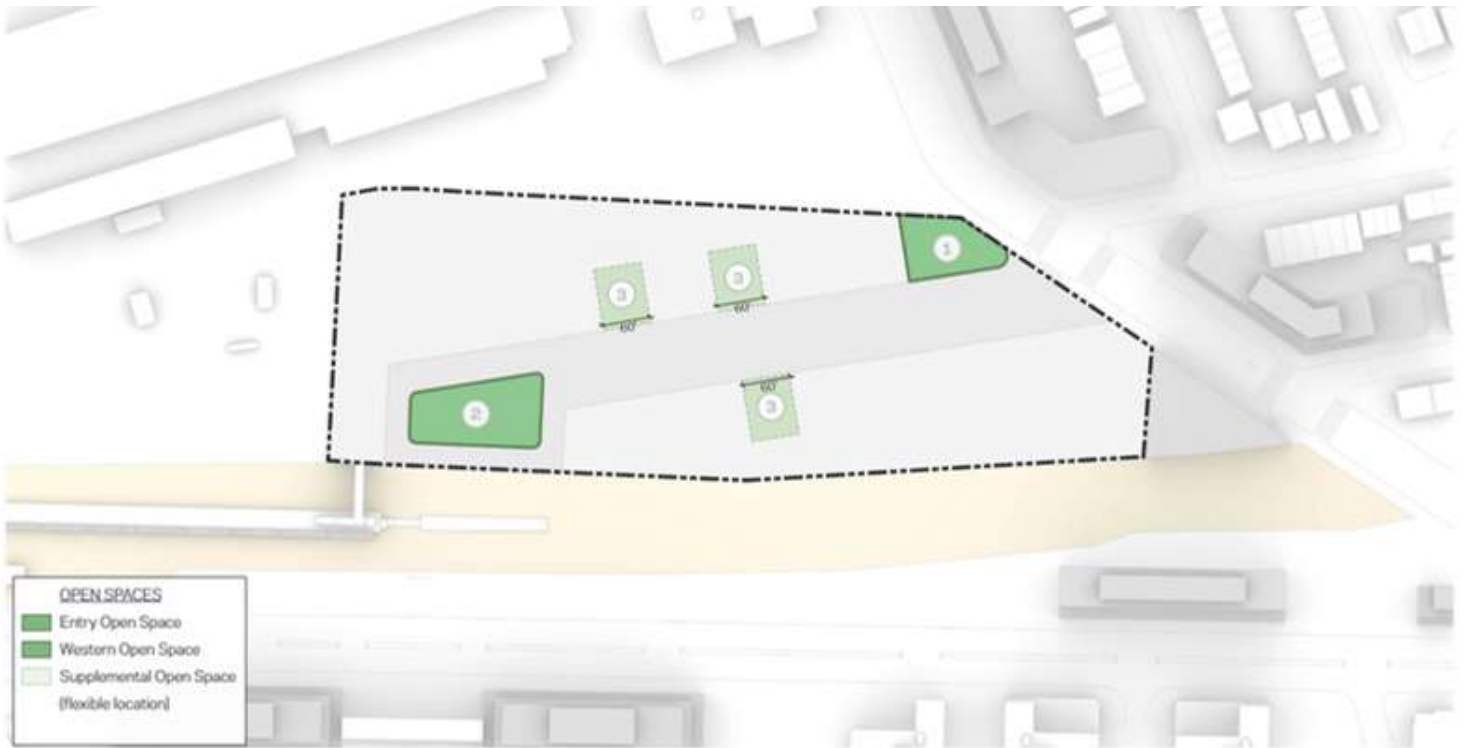
Greater Transit Zone		Outer Transit Zone	
REQUIRED RESIDENTIAL PARKING	STANDARD	QUAL. AFFORD.	TOTAL
Parking Ratio	15%	0%	—
Approx. No. of Units (w/ bonus)	1,550	517	2,067
Min. Required Parking Spaces	233	0	233
Required Commercial Parking	In general, not required		

06 LOADING

Required Commercial Loading	Depending on use; assume none required for first 25,000 SF
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Public Realm Bonus FAR



01 PUBLIC REALM BONUS

Special Approval Type Certification from City Planning Commission

Floor Area Bonus 20% increase in the max permitted FAR

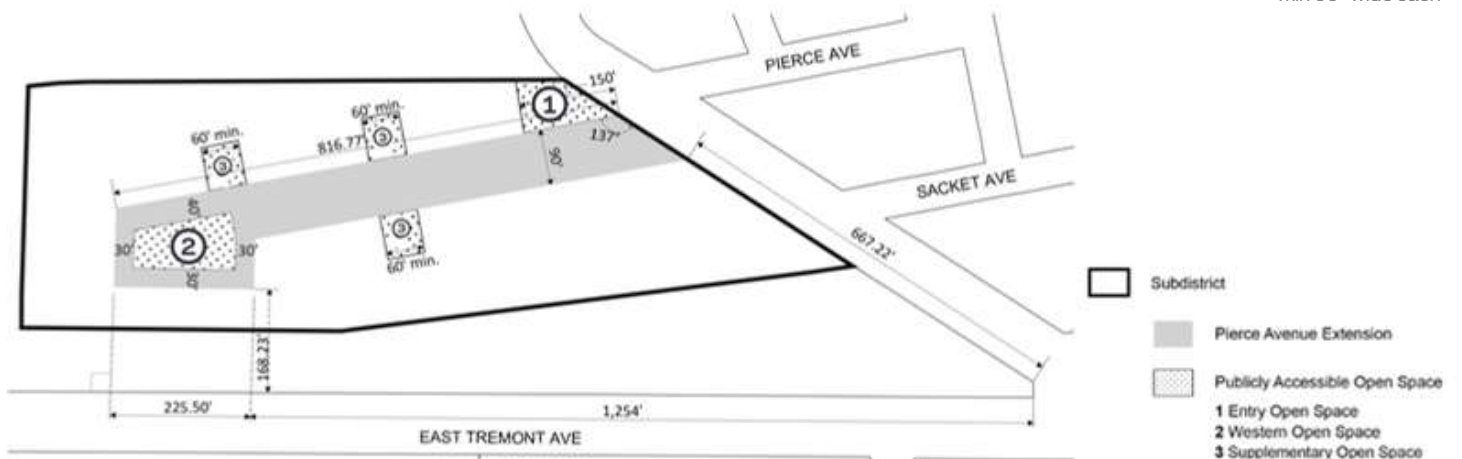
02 REQUIRED PUBLIC REALM IMPROVEMENTS

Mapped Street Approx. 100,000 SF

1 Entry Open Space **Min 8,500 SF**

2 Western Open Space **Min 10,000 SF**

3 Supplementary Open Spaces **Three spaces**
Min 4,800 SF & min 60'-wide each



Option 1: 99-Unit Buildings



USE/ BUILDING

Residential GSF
Units (925 GSF/Unit)

	BLDG A	BLDG B	BLDG C	BLDG D	BLDG E	BLDG F	TOTAL
Residential GSF	357,600	280,000	366,000	549,000	182,600	176,600	1,911,800
Units (925 GSF/Unit)	396	297	396	594	198	186	2,067

Option 2: 99-Unit Buildings + Condo Building



USE/ BUILDING

Residential GSF
Units (925 GSF/Unit)

BLDG A	BLDG B	BLDG C	BLDG D	BLDG E	BLDG F	TOTAL
357,600 396	188,000 198	458,000 495	549,000 594	182,600 198	176,600 186	1,911,800 2,067

01 RESIDENTIAL

Housing Units	2,067*
Range of Affordability	25-30%
Affordable Homes	517-620

*assuming CPC Certification allowing a 20% FAR increase by providing the public realm improvements and 925 GSF/Unit.

02 NON-RESIDENTIAL

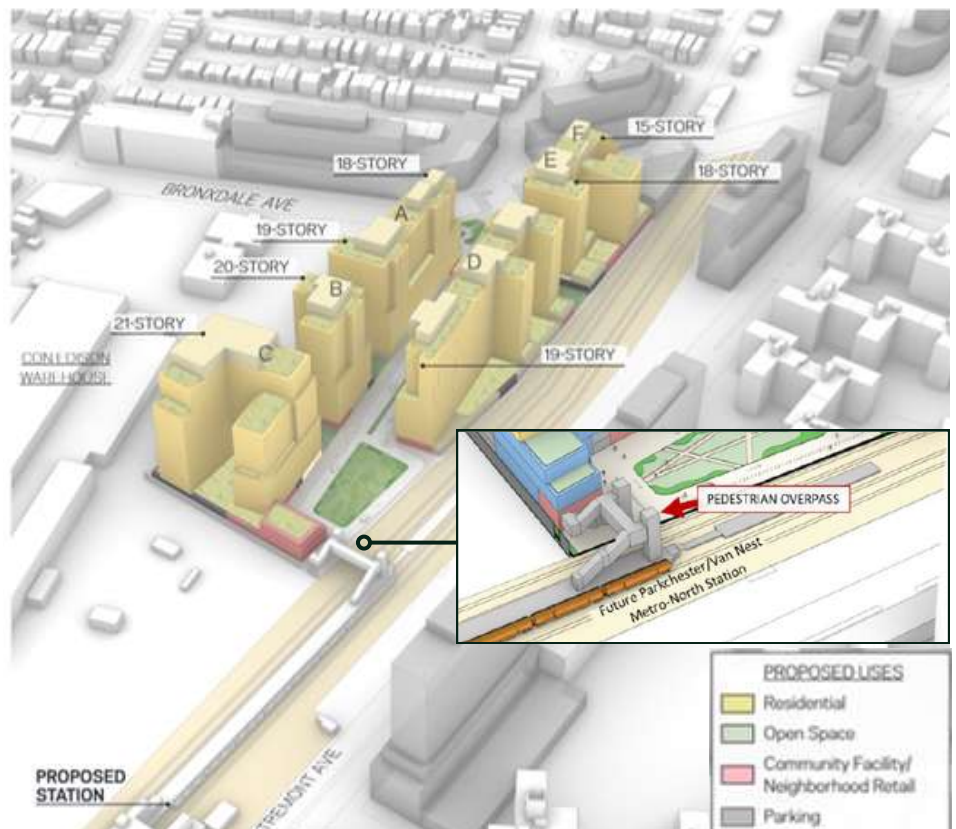
Community Facility/ Medical Suites	36K SF
Neighborhood Retail/ Supermarket	25K SF
Total Commercial Floor Area	61K SF

03 PARKING

Min. Required Parking Spaces	233
Proposed Above-Grade Spaces	254

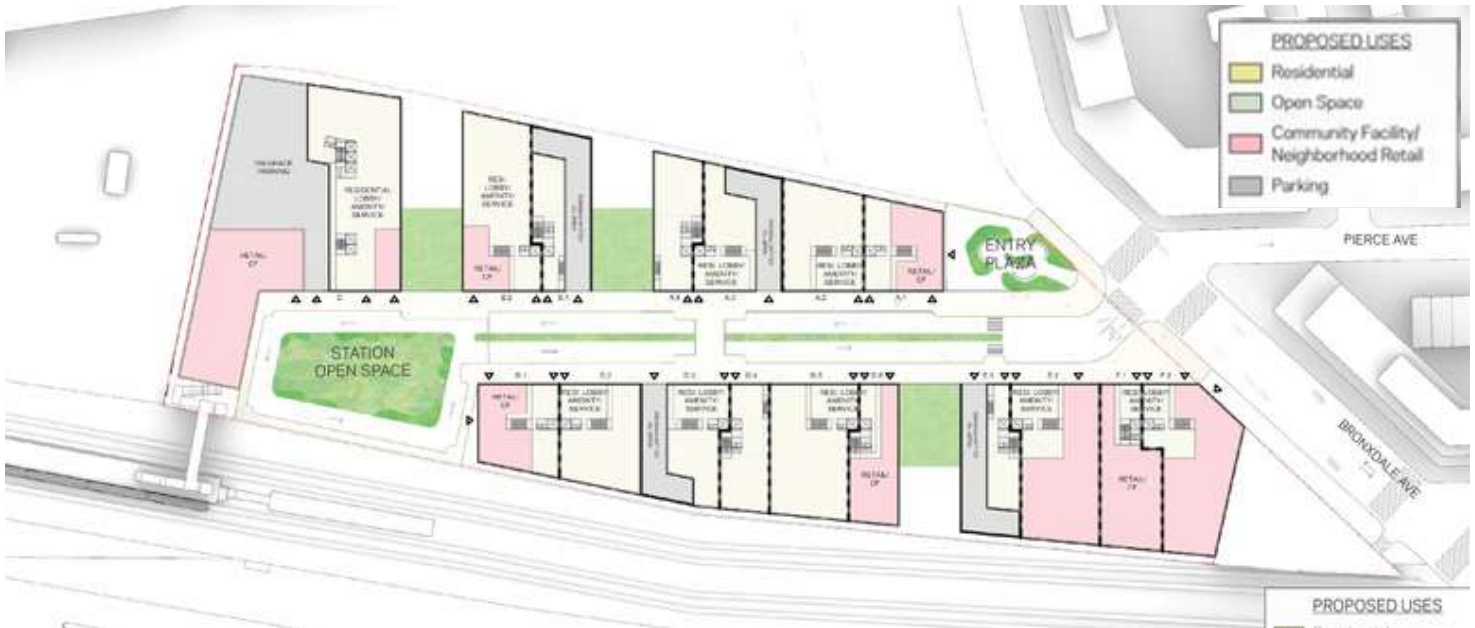
04 OPEN SPACE

Total Open Space	1-Acre
Mapped/ Public Street	100K SF



Option 2: Floor Plans

01 GROUND FLOOR PLAN

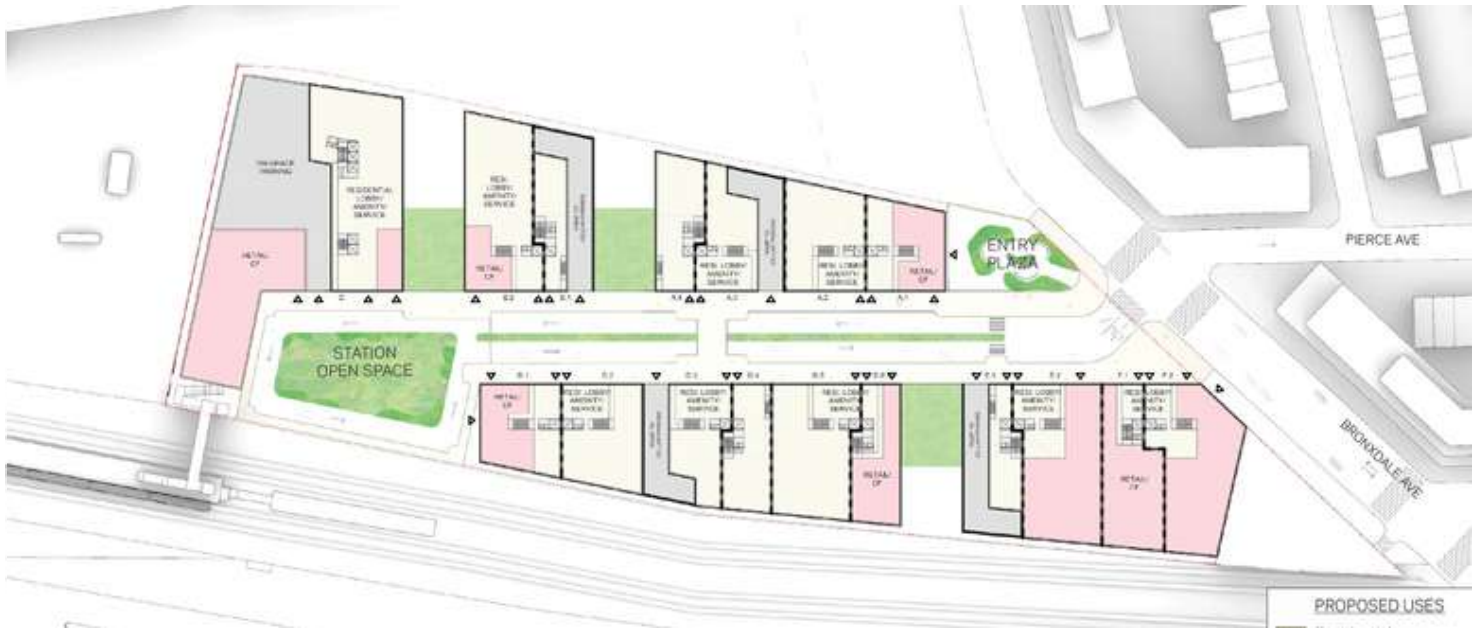


02 TYPICAL BASE FLOOR PLAN



Option 2: Floor Plans

03 TYPICAL UPPER FLOOR PLAN

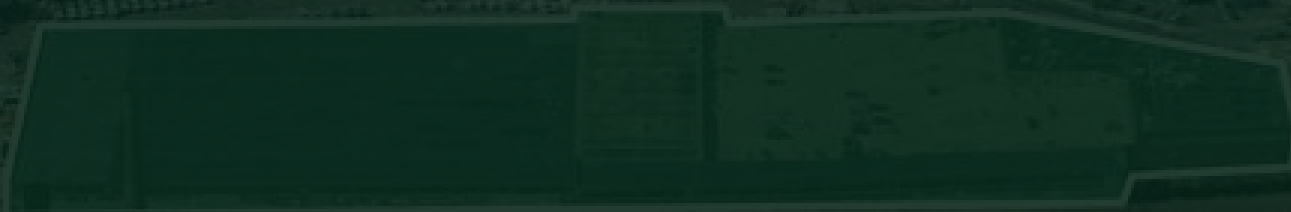


04 SITE/ ROOF PLAN





FUTURE REDEVELOPMENT RENDERINGS



1601
Bronxdale Avenue







LOCATION OVERVIEW

1601
Bronxdale Avenue



PARKCHESTER, BRONX



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Transit Overview

PARKCHESTER / VAN NEST

1601 Bronxdale Ave in the Bronx's Parkchester neighborhood is a prime location with exceptional transit access.

MTA Metro-North Railroad

For regional rail, the upcoming Parkchester/Van Nest Metro-North Station, anticipated to open in 2027, will provide direct service to Penn Station, dramatically enhancing the Site's connectivity to Midtown Manhattan and cementing Parkchester as a critical commuter hub.

MTA Bus

A robust network of MTA buses serves East Tremont Avenue and Bronxdale Avenue directly, including multiple crosstown and express routes.

MTA New York City Subway

The Parkchester Station 6
The Castle Hill Avenue Station 6
E. 180th Street 2 5



For road access, the Bronx River Parkway is minutes from the Site, providing a direct north-south corridor, while I-95 connects the area seamlessly to the broader tri-state region.

1.4M+ jobs

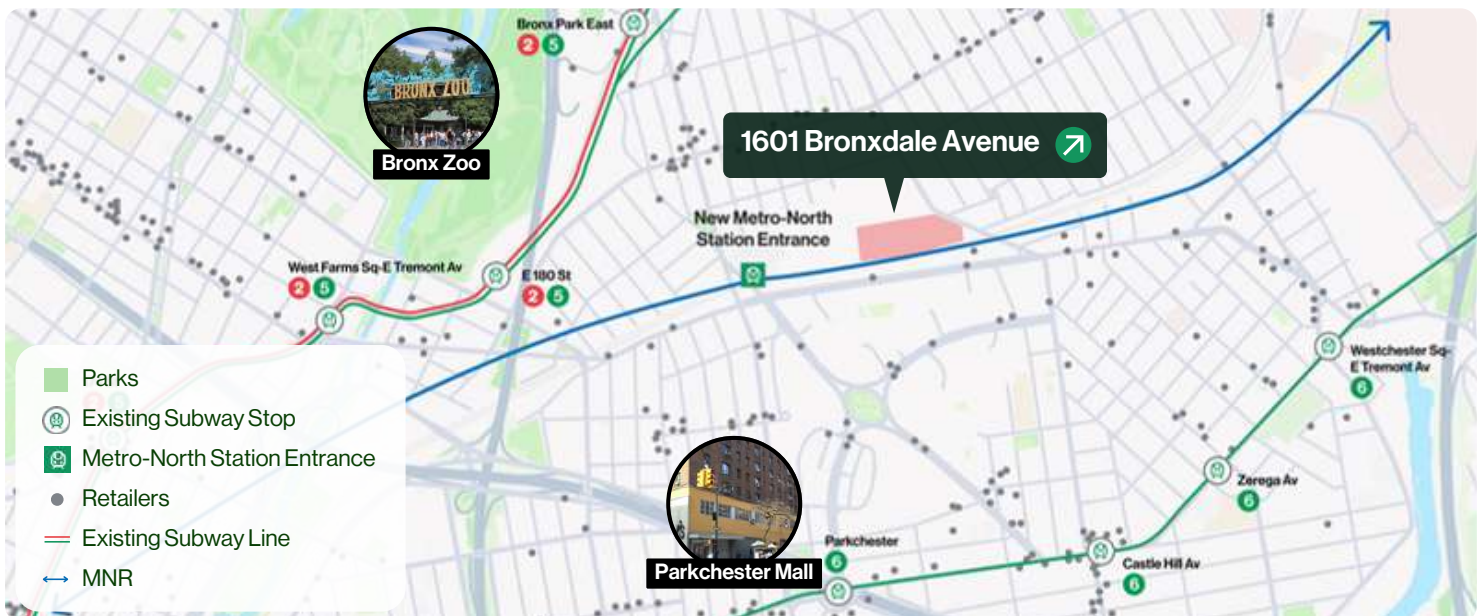
between the site and Midtown Manhattan that are accessible in <20 mins

<40 mins

access to additional job centers in Morris Park, New Rochelle, Greenwich, and Stamford



Source: New York City Planning



Parkchester



Parkchester: A Vibrant, Transit-Connected Community

Parkchester, originally developed in the 1940s by the MetLife Corporation, is one of the Bronx's largest planned communities and has experienced a notable revitalization in recent years. This dynamic neighborhood serves as a hub for residential living, retail, and cultural activity.

Renowned for its beautiful architecture, including intricate brickwork and artful building facades, Parkchester showcases its historic roots while embracing modern enhancements. The neighborhood's tree-lined streets, expansive green spaces, and well-preserved housing stock make it one of the most affordable and livable areas in New York City. Recent upgrades to infrastructure and public spaces have further elevated Parkchester's appeal, drawing families, professionals, and businesses to the area.

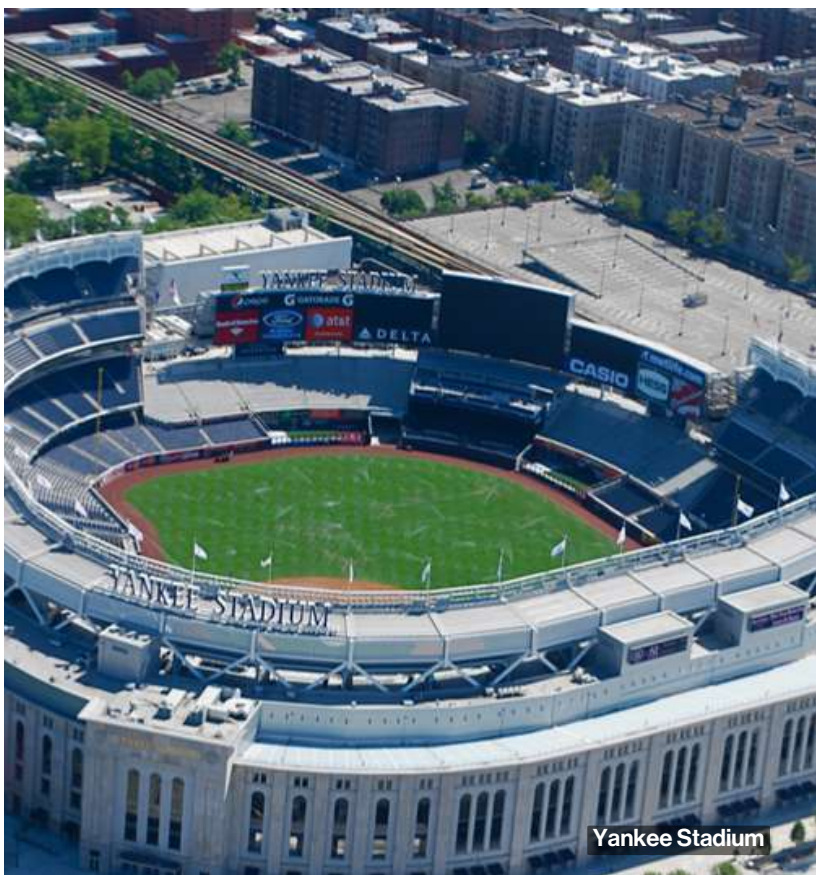


Future Growth and Development

Parkchester is poised for substantial growth, with over 20,000 new residents and 10,000 new daily workers projected in the surrounding area by 2033. The introduction of the Metro-North station is expected to transform the local real estate market, driving demand for modern housing, retail, and community spaces. Parkchester's combination of affordability, livability, and connectivity makes it a prime location for both residential and commercial investment, ensuring its continued prominence as a thriving Bronx community.



Van Nest Park

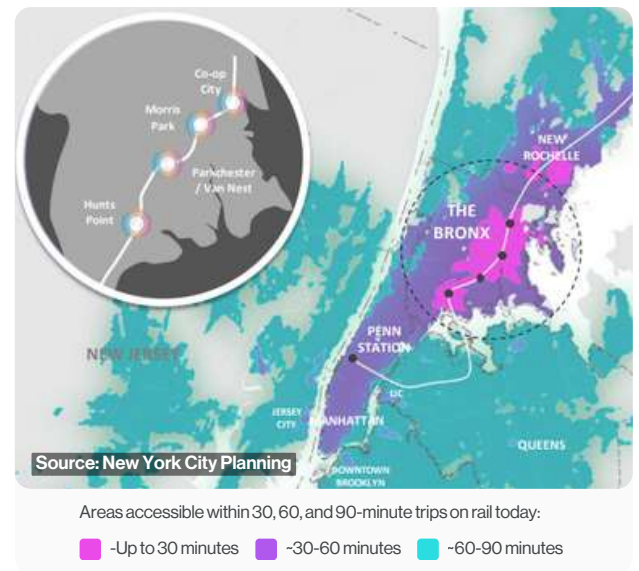


Yankee Stadium



Bronx Metro-North Rezoning

The Bronx Metro-North Station Area Plan, approved by the City Council in August 2024, rezoned a 46-block area to support new development around the four upcoming stations. Its most consequential provision for development sites is the expansion of residential density across Parkchester/Van Nest and Morris Park, including parcels previously restricted to commercial and manufacturing use. The rezoning is backed by roughly \$500 million in committed public investment toward streetscapes, parks, schools, and drainage, and sits within an established base of major institutional employers such as Calvary Hospital, Hutchinson Metro Center, Jacobi Medical Center, and Montefiore Hospital, creating a durable foundation for new residential and mixed-use development throughout the corridor.

 Transit

Four new stations — Co-op City, Morris Park, Parkchester/Van Nest, and Hunts Point — bring passenger rail to the East Bronx for the first time in decades, giving each neighborhood a new front door to build around.

4 NEW STATIONS

 Commercial & Community Space

Beyond housing, the plan grows the area's non-residential space — adding room for new retail and commercial uses along with new community facilities like healthcare and education space to serve the growing population.

1.23M sq ft
COMMERCIAL GROWTH

1.29M sq ft
COMMUNITY FACILITY GROWTH

 Density

In the 2000's much of the study area was downzoned, and housing production has remained limited since. The rezoning permits greater height and density immediately adjacent to new stations.

~7,500
NEW HOMES

~1,900
AFFORDABLE

Jobs & Labor Pool

Morris Park and Hunts Point are already two of NYC's ten biggest job centers, anchored by hospitals and medical schools. New rail will connect Bronx residents directly to jobs across Westchester and Connecticut.

23K
JOBS AT MORRIS PARK

~10K
NEW JOBS PROJECTED



Growing demand in the Bronx

In 2020, the Bronx surpassed Manhattan in residential deliveries, and in 2023, it surpassed Brooklyn as the most active market for new multifamily development.

14,000+

**Market-rate units
delivered** since 2010

+78%

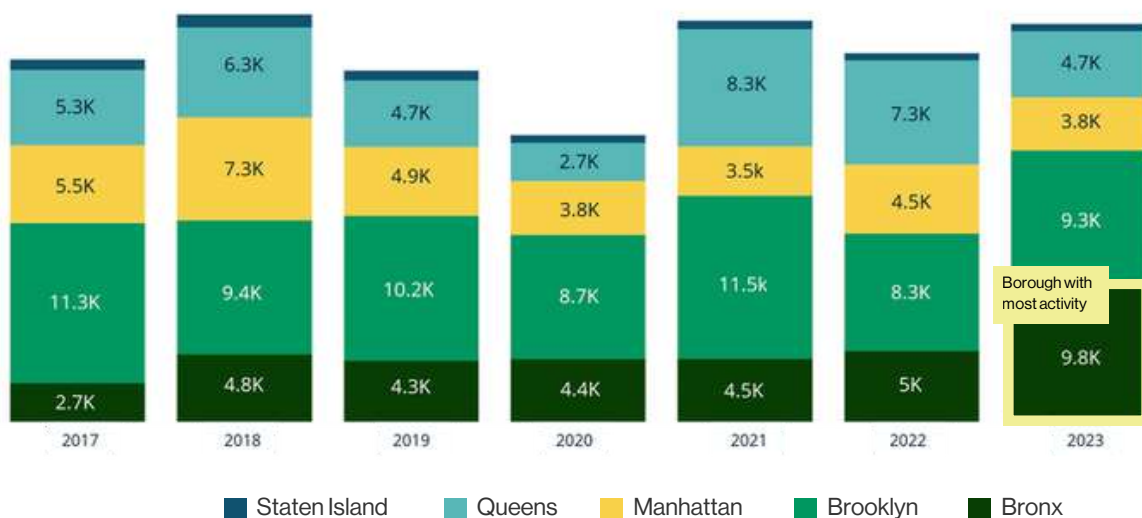
Rent premium for
new buildings*

\$3,800

Market rent for new
one-bedrooms

*Comparing rents for market-rate, one-bedroom units in buildings completed since 2000 to those completed before 2000.

Completed Housing Units, by Borough and Year



Source: CoStar; StreetEasy, NYC Department of City Planning, Bronx Metro-North Neighborhood Plan



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PARKCHESTER, BRONX



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