



UPPER MANHATTAN LEASING OPPORTUNITY

2290-2308 & 2328 12TH AVENUE | HARLEM, NY
FLEET PARKING | WAREHOUSE & DISTRIBUTION | LAST MILE DELIVERY
GROCERY & COMMISSARY | FOOD & BEVERAGE

+/- 61,158 SF BUILDING AVAILABLE
+/- 68,123 SF PARKING AVAILABLE

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**2290-2308 & 2328 12TH
AVENUE | HARLEM, NY**

UNRIVALED BUILDING AND LAND OPPORTUNITY

OVERVIEW

2290 12th Avenue presents a premier opportunity for a forward-thinking occupier to capitalize on 61,000 SF of building alongside over 1.5 acres of outdoor parking, leveraging the advantage of Manhattan's population and wealth density in parallel with the Island's scarcity of undeveloped land sites. Formerly the location of an iconic NYC grocer and situated within immediate proximity of the Henry Hudson Parkway and walking distance to five subway lines, the site lends itself to the demands and expectations of myriad concepts including e-commerce fulfillment, automobile showroom, fleet and outdoor equipment storage, hospitality, retail, and more.

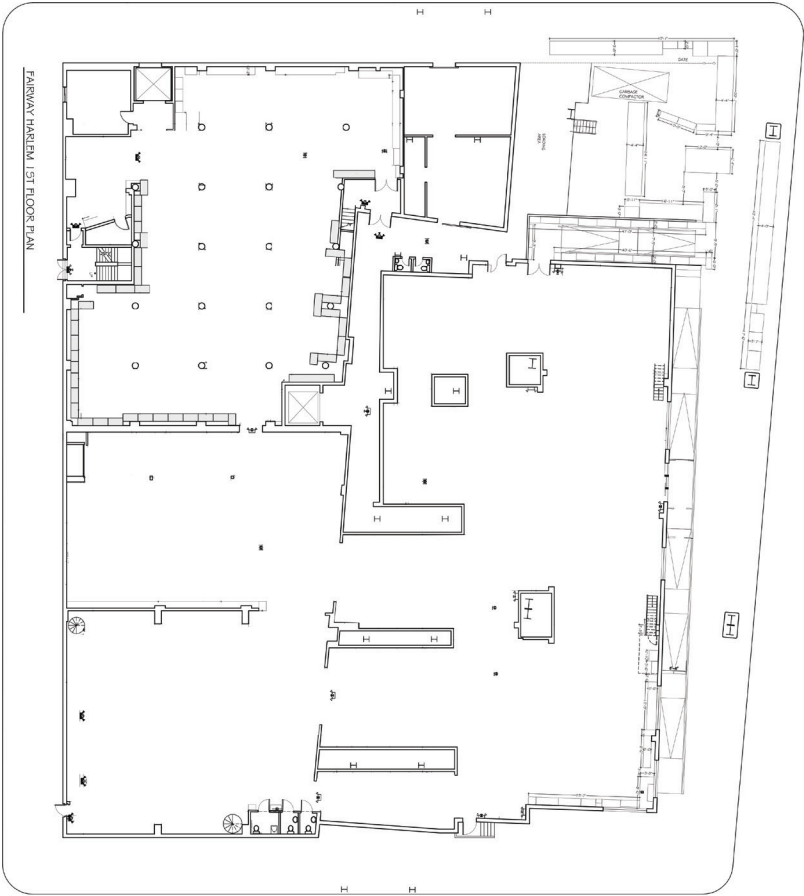
LOCATION SPECS

COUNTY	New York
BLOCK / LOT	Block 2004 Lots 46, 50, 65, 68, 71, 171, 102, 72
PARKING	68,123 SF - Surface
VACANT WAREHOUSE	13,058 SF - 2 Stories
FORMER GROCERY & COMMISSARY	48,200 SF - 3 Stories
ZONING	M1-2, MMU
ACRES	+/- 2.5
HHP VEHICLE TRAFFIC	+/- 75,000 vehicles per day

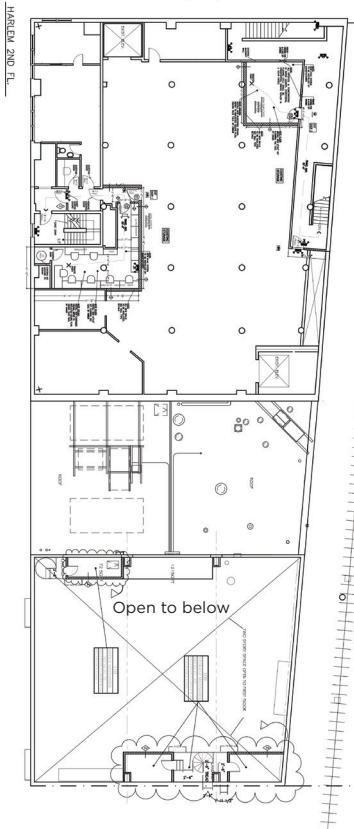


FLOOR PLANS

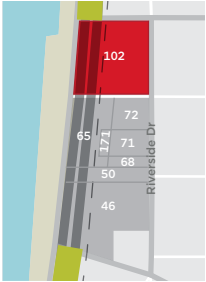
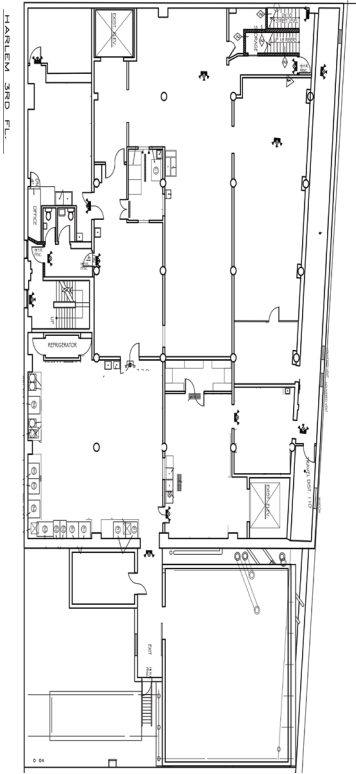
1ST FLOOR
30,500 SF



2ND FLOOR
8,000 SF



3RD FLOOR
9,700 SF



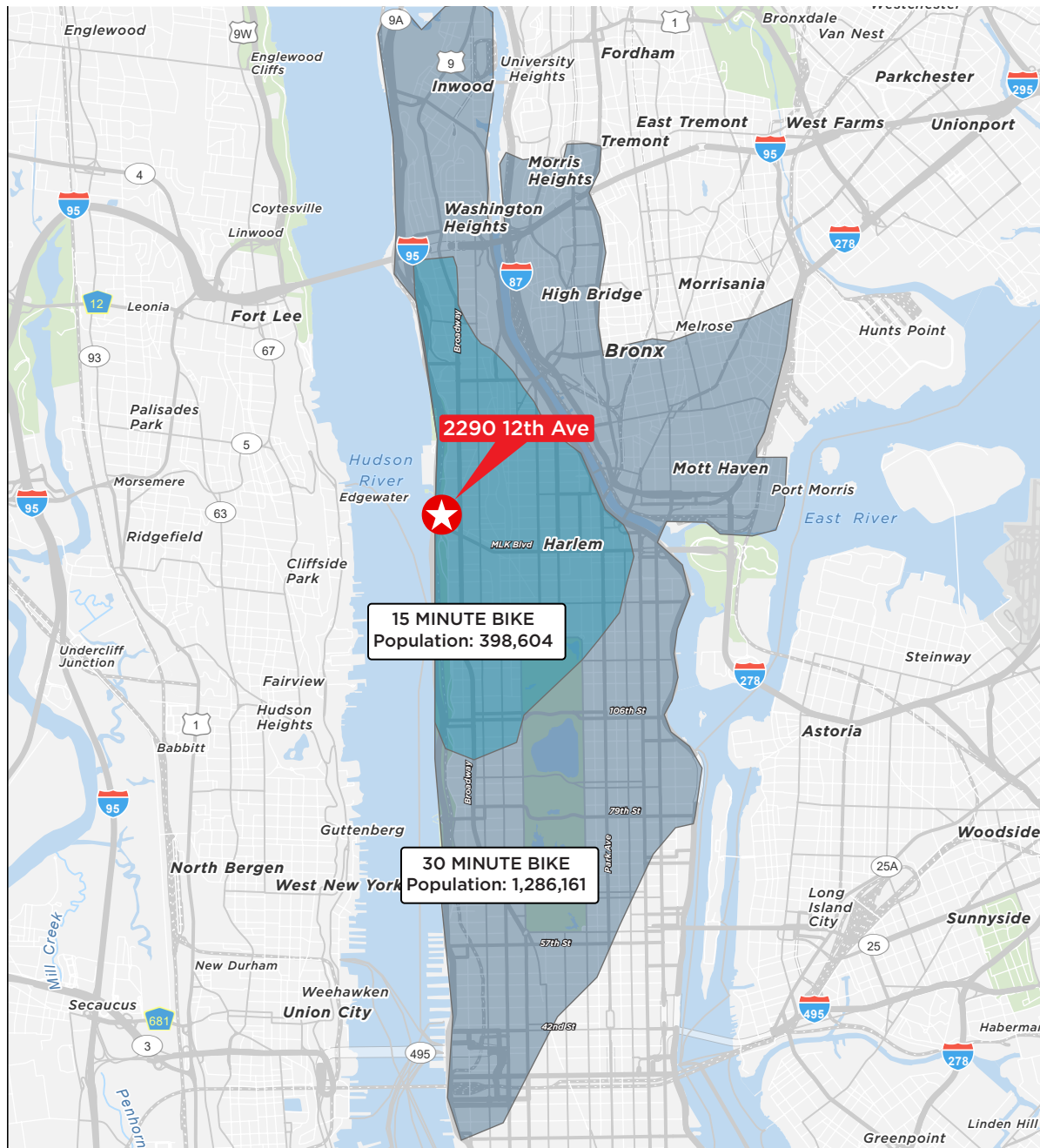
EXISTING PARKING SITE PLAN



DRIVE TIME & DEMOGRAPHICS



BIKE TIME & DEMOGRAPHICS



BRIDGE & TUNNEL ACCESS



George Washington Bridge
2.6 Miles



RFK Bridge
6.2 Miles



Queensboro Bridge
5.9 Miles



Holland Tunnel
7.8 Miles



Lincoln Tunnel
6.4 Miles



Brooklyn Battery Tunnel
9.1 Miles

TRANSPORTATION HUB	DISTANCE	TRAVEL TIME
George Washington Bridge	2.6 Miles	5 Mins
RFK Bridge	6.2 Miles	12 Mins
Queensboro Bridge	5.9 Miles	25 Mins
Holland Tunnel	7.8 Miles	24 Mins
Lincoln Tunnel	6.4 Miles	18 Mins
Brooklyn Battery Tunnel	9.1 Miles	25 Mins

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**CUSHMAN &
WAKEFIELD**

Upper Manhattan Leasing Opportunity

2290-2308 & 2328 12th Avenue, Harlem, New York

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LEASING INFORMATION

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