

BRONX

696

EAST FORDHAM ROAD

Premier Flagship Opportunity at Major Crossroads

56,502 SF available including parking

38,271 SF interior space

50K vehicles per day

additional 15,000 SF floor space available
as is or built to suit



RIPCO
REAL ESTATE



TRANSPORTATION + ACCESSIBILITY

The map illustrates the transportation network and accessibility in the Bronx, New York. Key features include:

- Major Highways:** Interstates 87, 95, 278, 678, 695, and 696; State Routes 9, 46, 9A, 1, 6, and 295.
- Local Roads:** Henry Hudson Parkway, Major Deegan Expressway, Grand Concourse, Webster Avenue, Pelham Parkway, Cross Bronx Expressway, Bronx River Parkway, Hutchinson River Parkway, Throgs Neck Expressway, and Bruckner Expressway.
- Landmarks:** Fordham University, New York Botanical Garden, Bronx Zoo, St. Barnabas Hospital, and the Jacobus Medical Center.
- Water Bodies:** Hudson River, Harlem River, and Eastchester Bay.
- Scale:** A scale bar at the bottom left indicates distances up to 1.2 miles.

FLOOR PLANS | EXISTING

Address696 E Fordham Rd, Bronx
NeighborhoodBelmont/Fordham
Cross Street..... Crotona Avenue
Year Built..... 1926
Zoning.....C4-4D
Prior Tenant..... NYS DMV
Status..... Vacant / Immediate

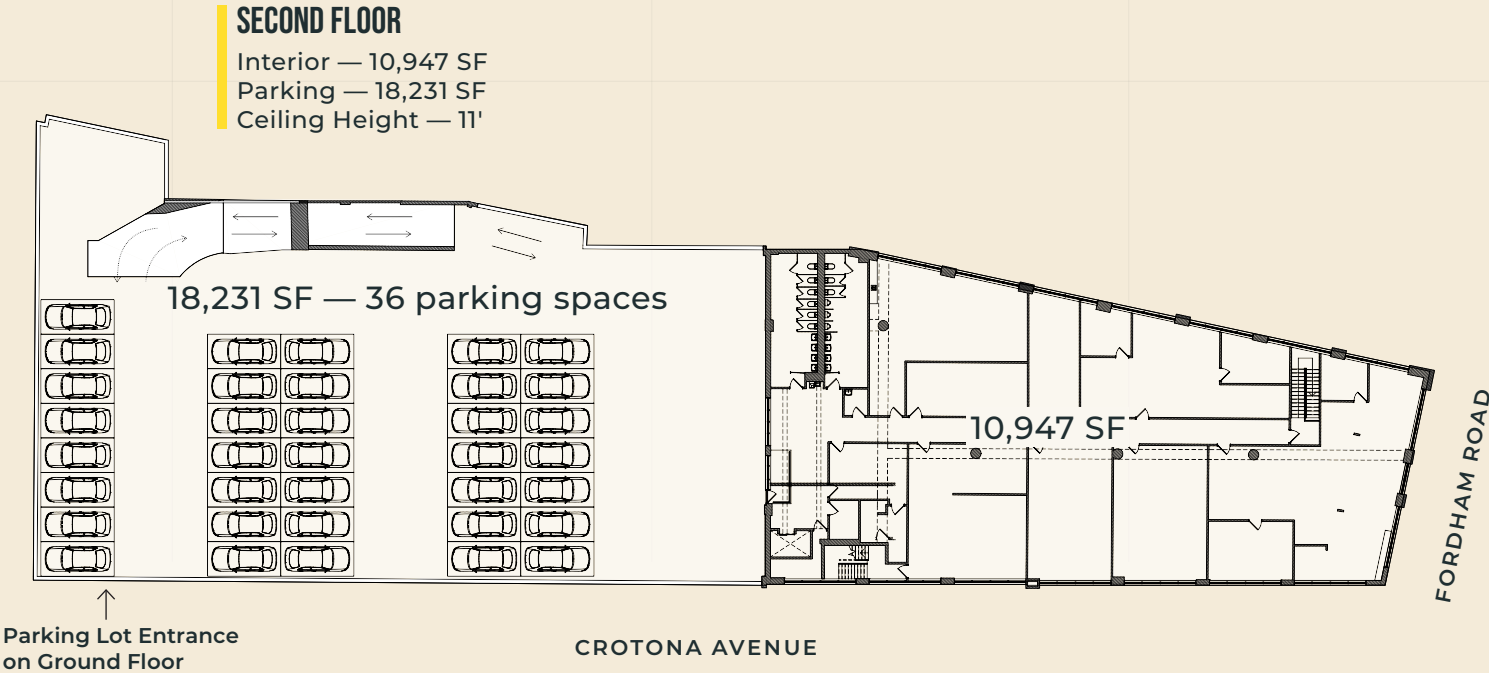
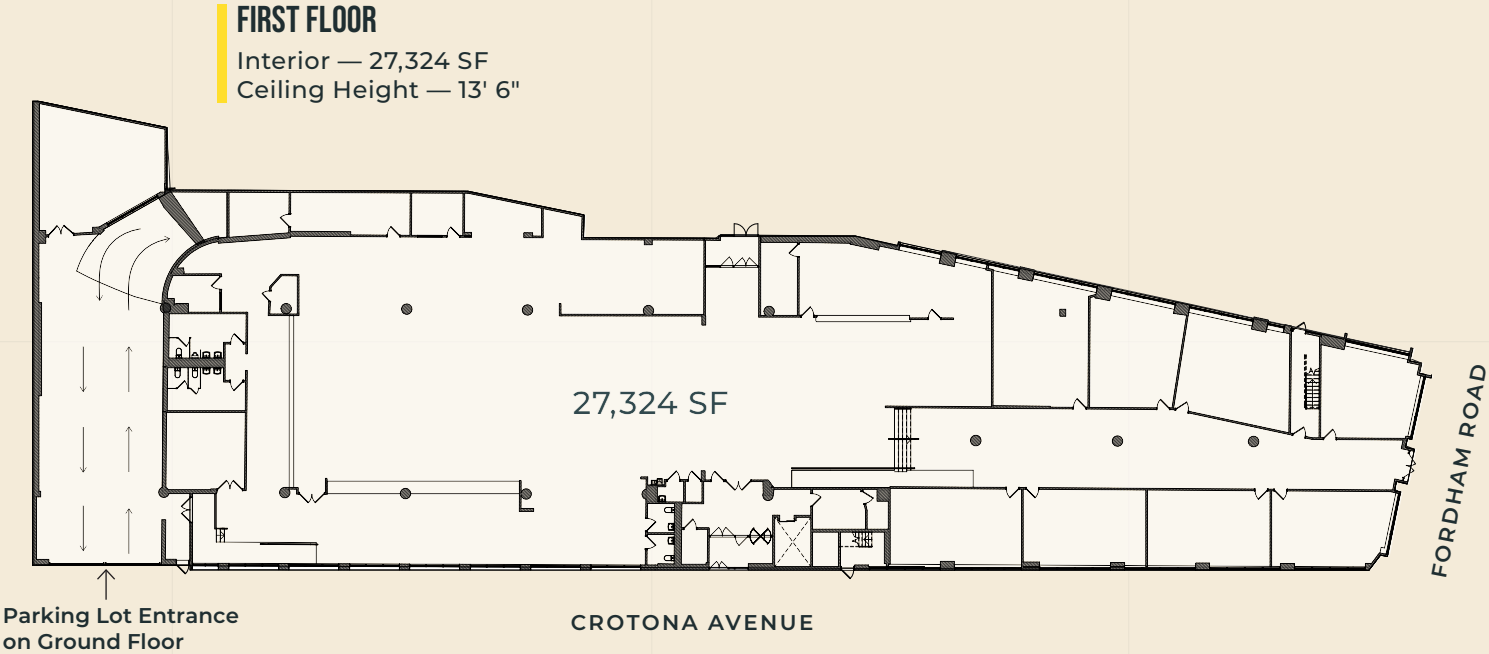
First Floor

First Floor.....27,324 SF
Ceiling Height.....13' 6"

Second Floor

Second Floor.....10,947 SF
Second Floor Parking.....18,231 SF
Ceiling Height..... 11'

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SAMPLE FLOOR PLANS | OFFICE

Address696 E Fordham Rd, Bronx
NeighborhoodBelmont/Fordham
Cross Street..... Crotona Avenue
Year Built..... 1926
Zoning.....C4-4D
Prior Tenant..... NYS DMV
Status..... Vacant / Immediate

First Floor

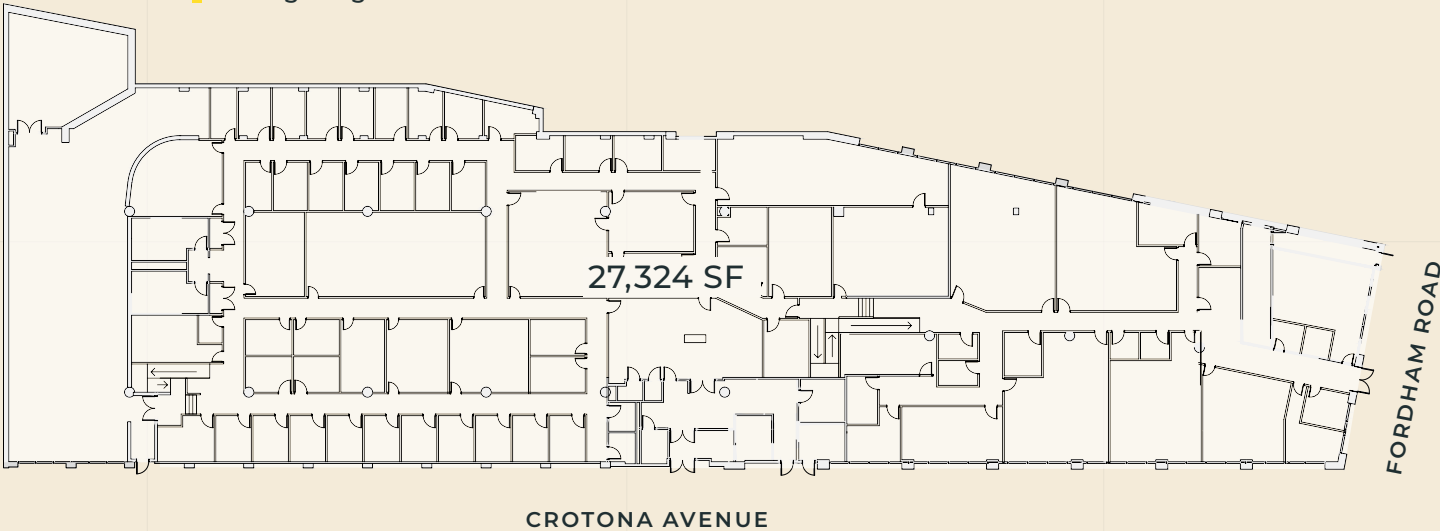
First Floor.....27,324 SF
Ceiling Height13' 6"

Second Floor

Second Floor.....10,947 SF
Second Floor Parking18,231 SF
Ceiling Height 11'

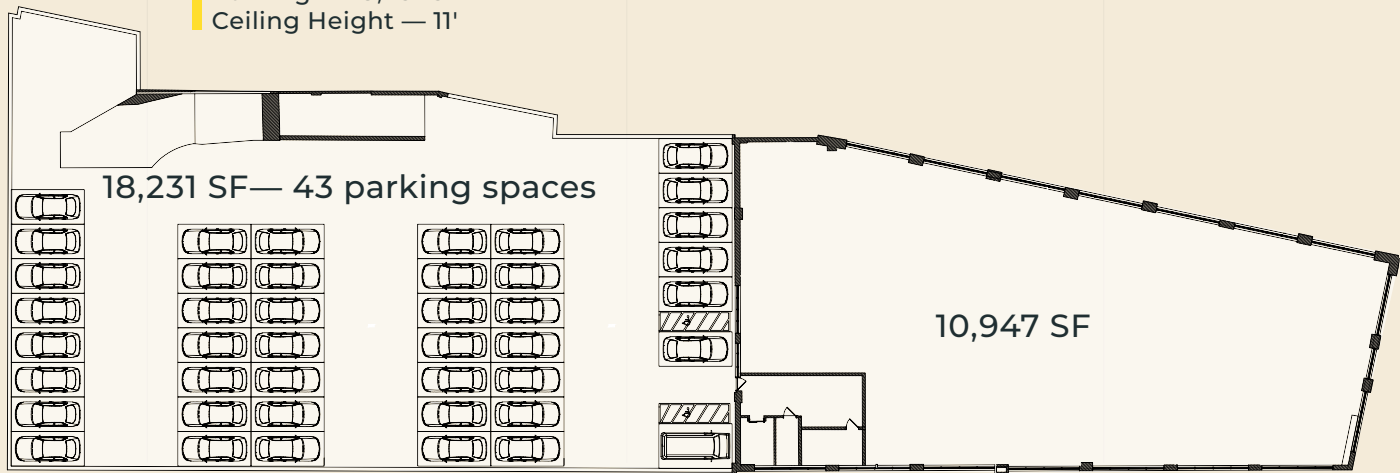
FIRST FLOOR

Interior — 27,324 SF
Ceiling Height — 13' 6"



SECOND FLOOR

Interior — 10,947 SF
Parking — 18,231 SF
Ceiling Height — 11'



SAMPLE FLOOR PLANS | SCHOOL

Address696 E Fordham Rd, Bronx
NeighborhoodBelmont/Fordham
Cross Street..... Crotona Avenue
Year Built..... 1926
Zoning.....C4-4D
Prior Tenant..... NYS DMV
Status..... Vacant / Immediate

First Floor

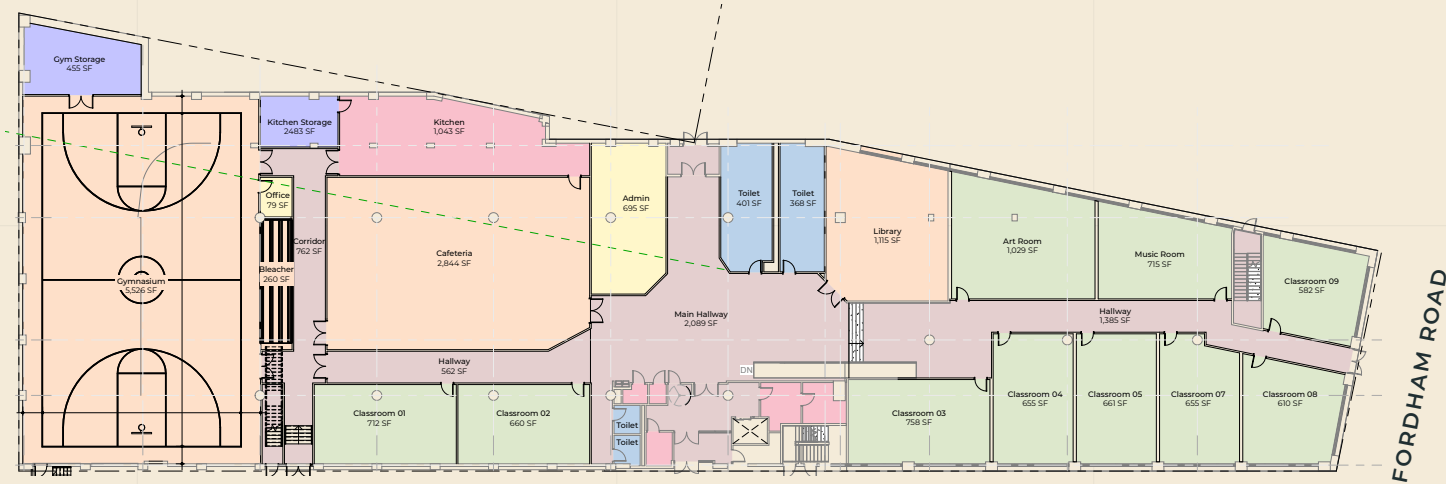
First Floor.....27,324 SF
Ceiling Height.....13' 6"

Second Floor

Second Floor.....29,178 SF
Ceiling Height..... 11'

FIRST FLOOR

Interior — 27,324 SF
Ceiling Height — 13' 6"



CROTONA AVENUE

SECOND FLOOR

Interior — 29,178 SF
Ceiling Height — 11'



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696

EAST FORDHAM ROAD



Exclusive Representation

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RIPCO
REAL ESTATE

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PLEASE VISIT US AT RIPCONY.COM FOR MORE INFORMATION

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.