



1215 SPOFFORD AVENUE - COMMISSARY • PRODUCTION STUDIO SPACE



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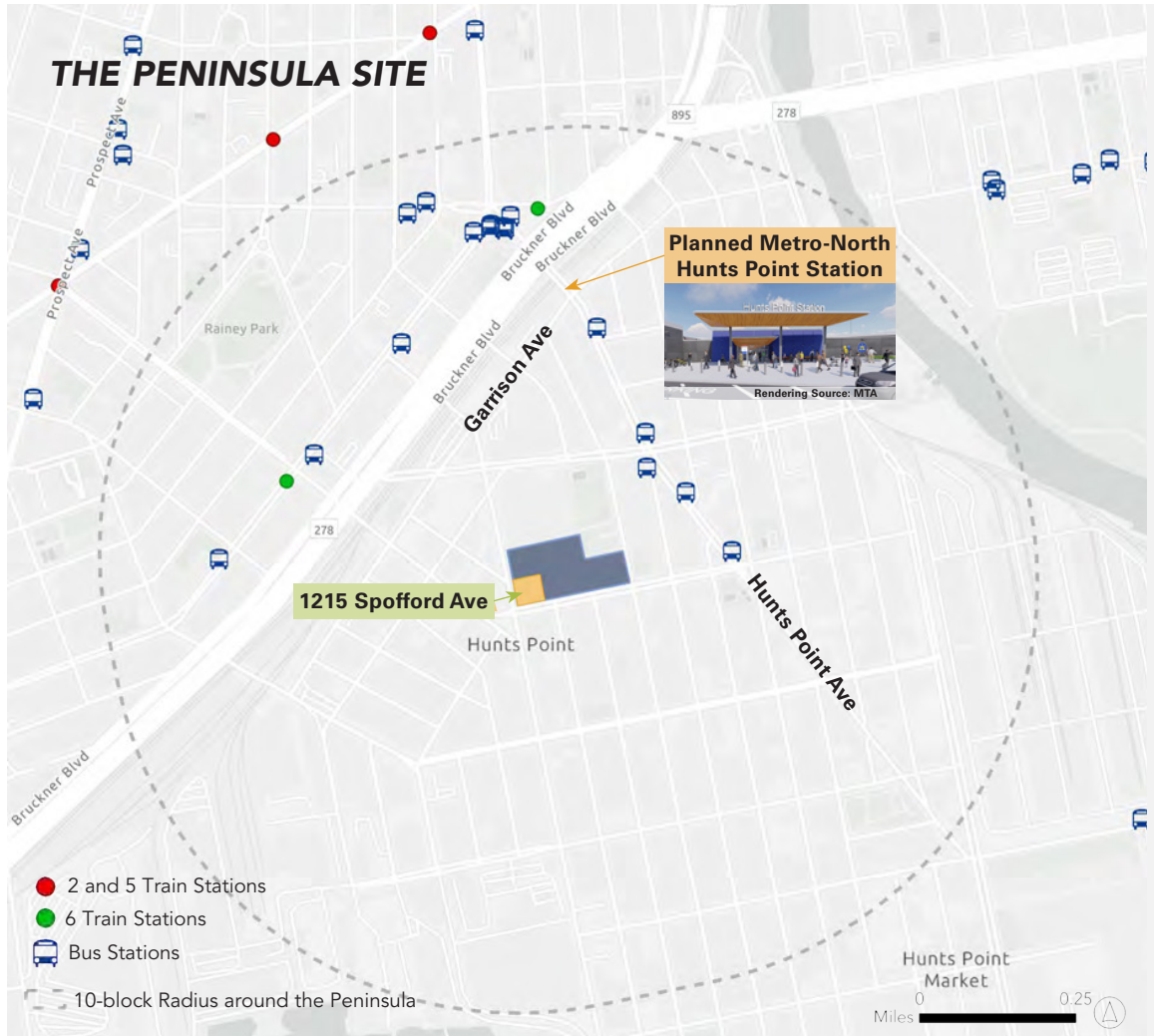
The Peninsula Overview

The Peninsula is a 5-building, 3-phase development, with Phase I completed in 2022, Phase II to be completed in 2026, and anticipated completion of Phase III in 2029. The new live-work community is expected to create permanent jobs in growing sectors of the South Bronx economy. The Peninsula is a dramatic re-imagining of the former Spofford Juvenile Detention Facility into a vibrant, mixed-use campus and a light industrial building home to small start-up and growing manufacturing businesses.



Vicinity of the 60-acre, 7-building Hunts Point Cooperative Market

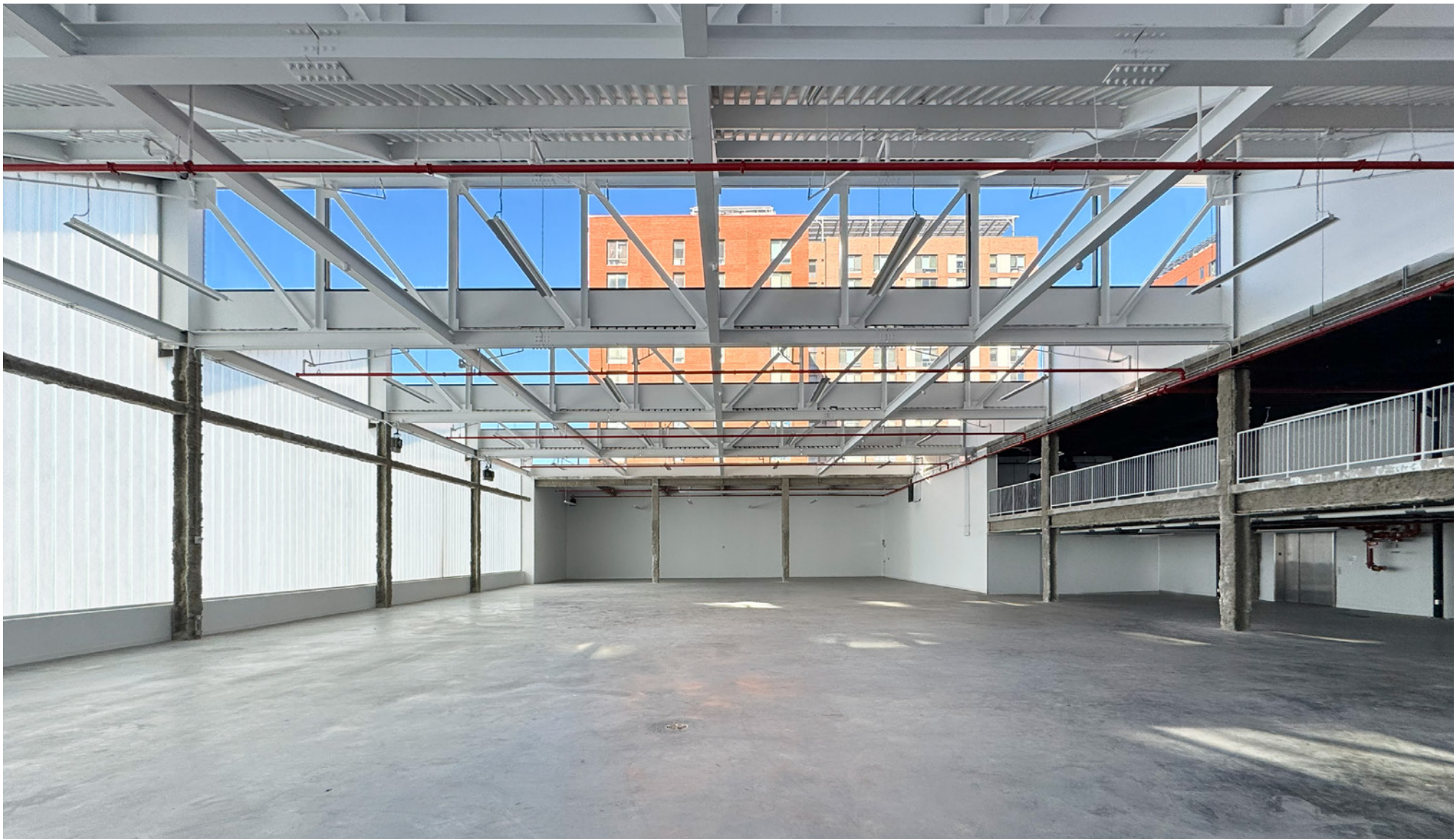
Transportation Facts



- 5 subway stops within 15 minutes walking distance (2, 5 & 6 trains)
- Neighborhood serviced by 11 bus routes (BxM7-11, Bx4, Bx17, Bx19, SBS6)
- 5 minutes to the Bruckner Expressway (by car)
- 10 minutes to RFK Bridge (by car)
- 15 minutes to the Bronx River Parkway (by car)
- 20 minutes to Whitestone and Throgs Neck Bridges (by car)
- 25 minutes to midtown Manhattan (by car)
- 35 minutes to lower Manhattan (by car)
- 45 minutes to Downtown Brooklyn (by car)
- 20 minutes to Astoria, Queens (by car)
- 35 minutes to Long Island City (by car)

The project is an 8-Minute drive from the 60-acre, 7-building Hunts Point Cooperative Market, whose 2,400 employees distribute more than 1.1 billion pounds of meat and meat products to NYC and the Tri-State area.

As part of its Penn Station Access project, the MTA is building the Hunt's Point Metro-North Station on Hunts Point Avenue by Garrison Avenue. Upon its estimated 2030 completion, the station will not only provide new rail service for New Yorkers living and working in the East Bronx to Penn Station, but it will also create a direct Metro-North connection from Manhattan's West side to the Bronx, Westchester, and Connecticut.



Unit 8 - View of Clerestory Windows Above

Unit 8 - 14,237 Total SF — 2nd Floor: 11,642 SF featuring 20'-22'- ceiling heights / Mezzanine: 2,595 SF in addition to a 1,160 SF Private Outdoor Terrace

Immediate
Occupancy



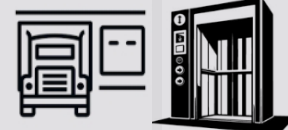
Convenient
to Transit



Telecom & Internet
Connection in Unit



3-Bay Loading Dock, Hydraulic Lift Dock,
2 Oversized Freight Elevators



Column-Free
Large Open Area



20-22 Foot
Ceiling Height



Clerestory Windows
Above





Unit 8 - View of the Mezzanine



Unit 8 - View of the Translucent Channel Glass Wall

A Brand New, State-of-the-Art Production and Light Manufacturing Building in the Heart of the Hunts Point Peninsula

ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

Limited Availability!!

All Units Include:

- Overhead lighting, cement floors and HVAC, telecom/internet connection
- Commercial-grade electric and cold water supply to unit
- Gas service available for connection, grease waste stub out and floor drains
- All utilities sub-metered to the space (water, gas, electric and heat)

Building Features:

- 3-Bay loading dock, hydraulic dock lift, (2) oversized freight elevators (7,000lb capacity)
- Secure key-fobbed, controlled building entry and intercom system
- Security cameras connected directly to local police precinct and management
- Coordinated trash, recycling, and compost pickup

Availability:

Unit 8: 14,237 sf - 2nd Floor: 11,642 sf with 20'-22' ceiling heights / Mezzanine: 2,595 sf

- 20-foot clear white box space, with an oversized column-free open area featuring Clerestory windows above and a Translucent Channel Glass Wall fronting Tiffany Street
- Access via stairs and ADA ramp throughout plus additional elevator access to an additional 2,595 sf mezzanine space that connects to a 1,160 sf outdoor terrace
- A 5,821 SF division of the 2nd floor will be considered
- Immediate possession

Unit 7: 1,941 sf - 2nd Floor

- Opens onto the public plaza on the east side of the building with a set of glass-panel double doors
- 20' Ceiling height, and double row of windows on two sides overlooking an outdoor landscaped courtyard
- Immediate possession

Unit 5: 2,288 sf - Ground Level - **Last Ground Level Space**

- Storefront entrance fronting Tiffany Street
- 16' Ceiling height
- Immediate possession

Rent: Call or email for information

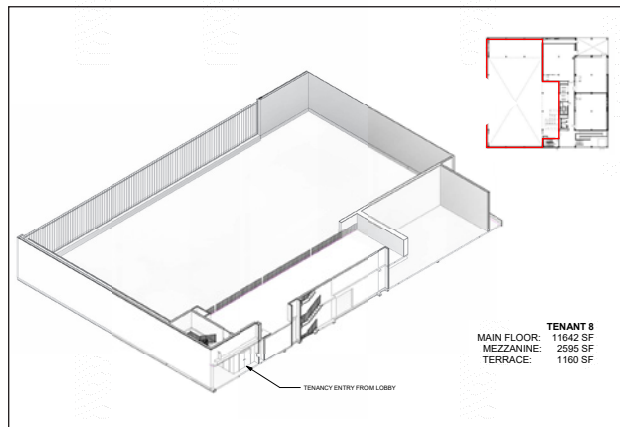
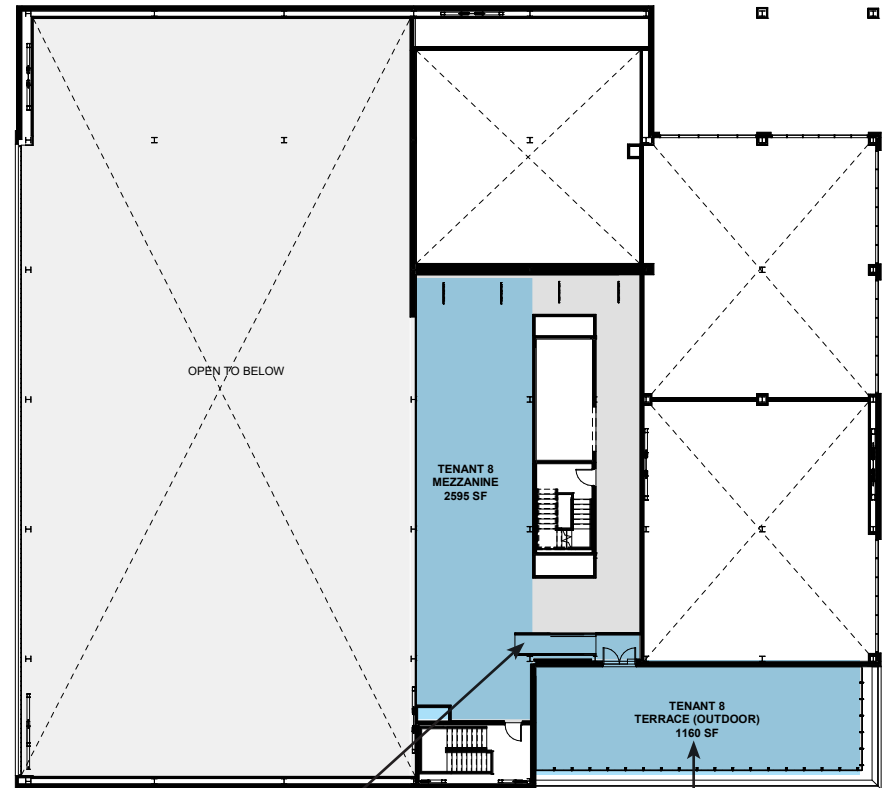
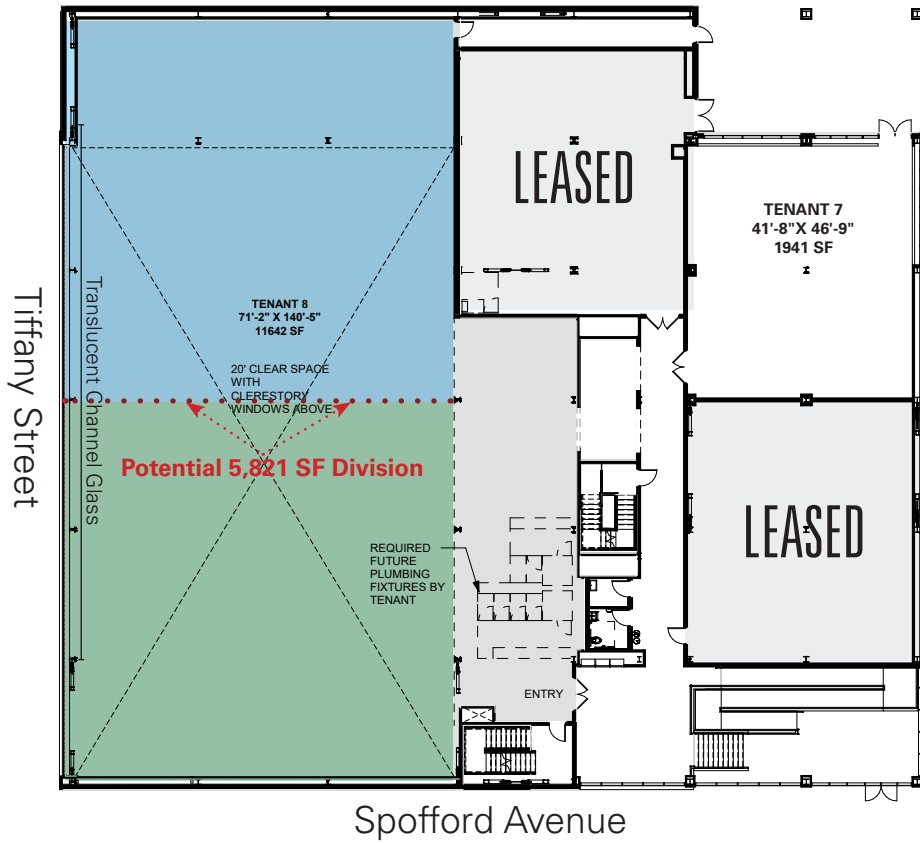
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Unit 8 - 11,642 sf 2nd Floor & 2,595 sf Mezzanine

[CLICK to view Virtual Tour](#)

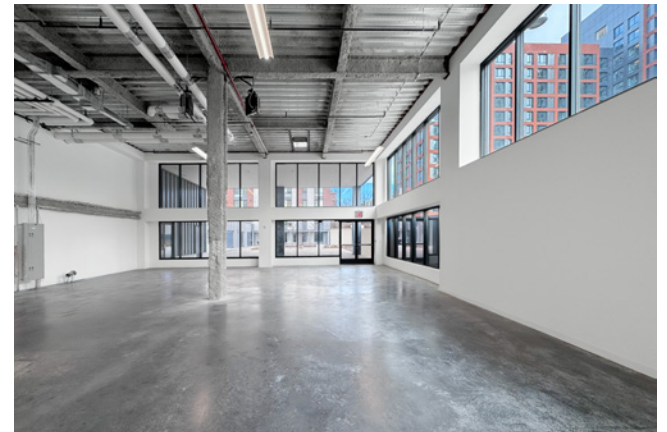
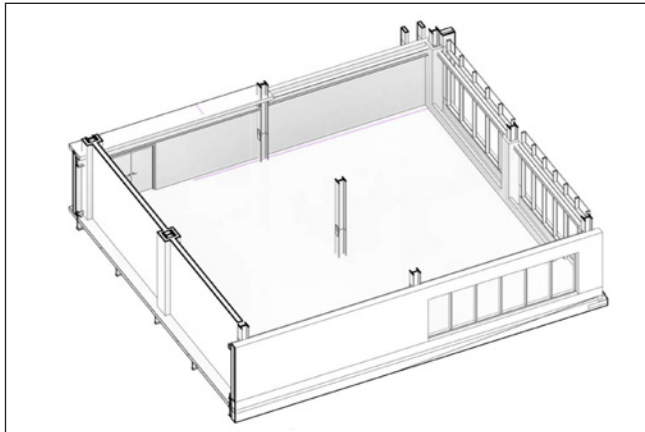
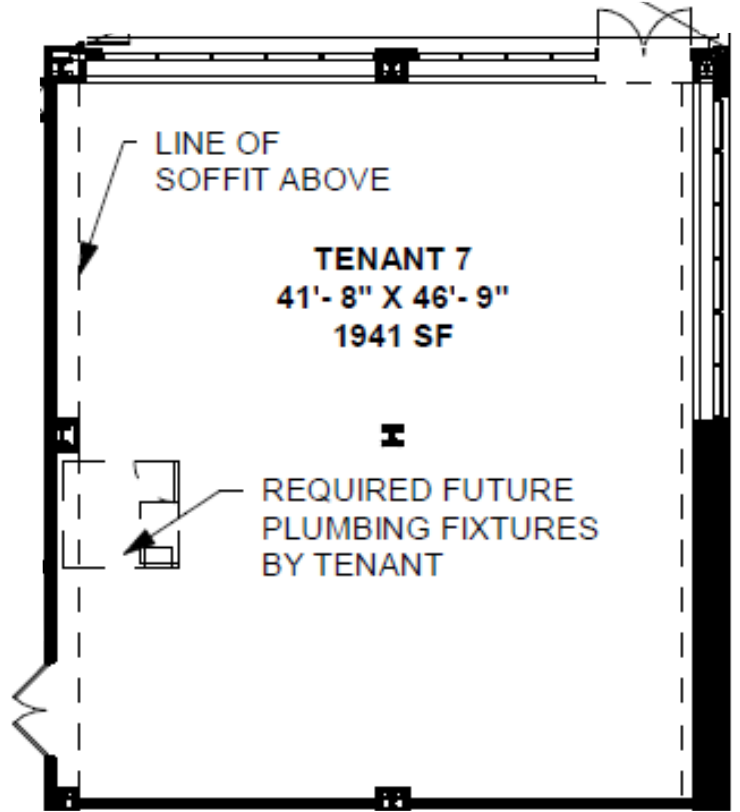
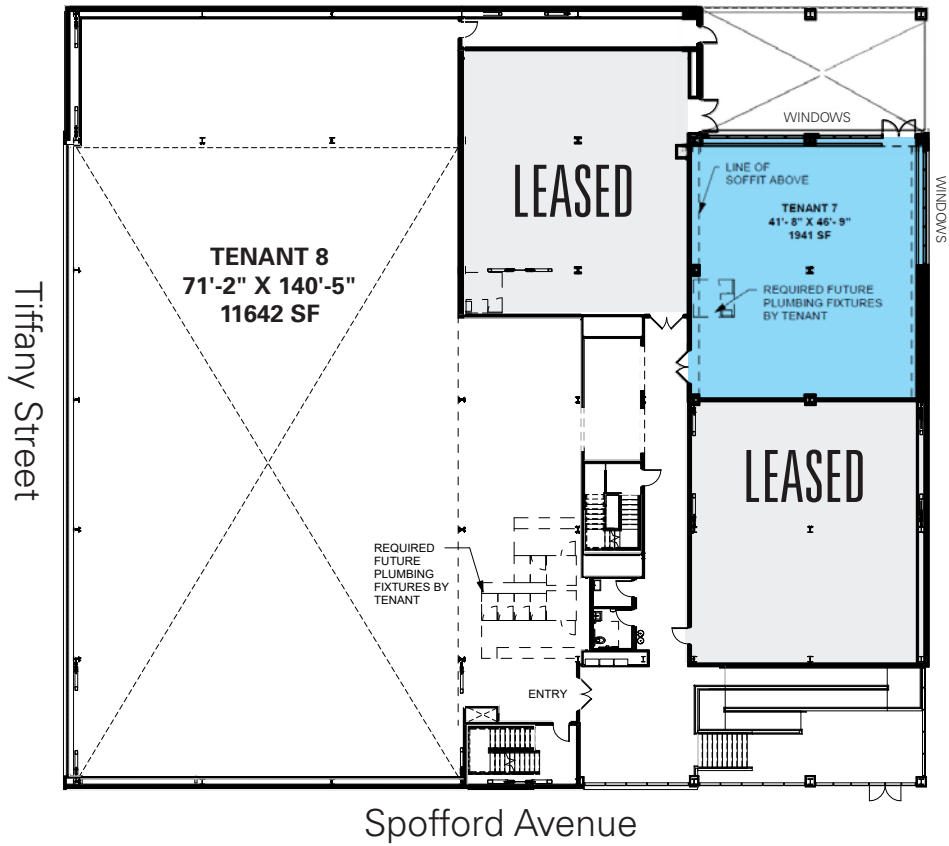


Stair and ADA Ramp to Outdoor Terrace

Floor Plan not to scale, for display purposes only

Unit 7 - 1,941 sf 2nd Floor

[CLICK to view Virtual Tour](#)



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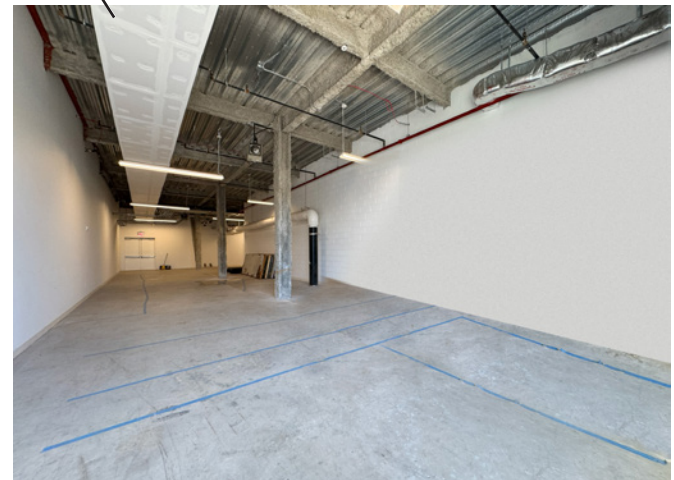
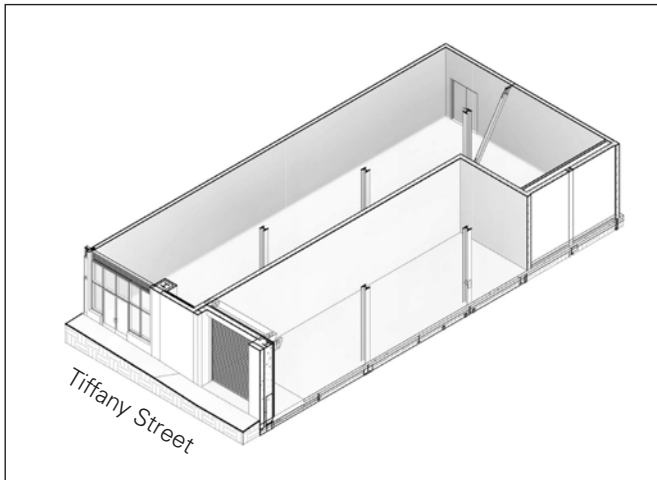
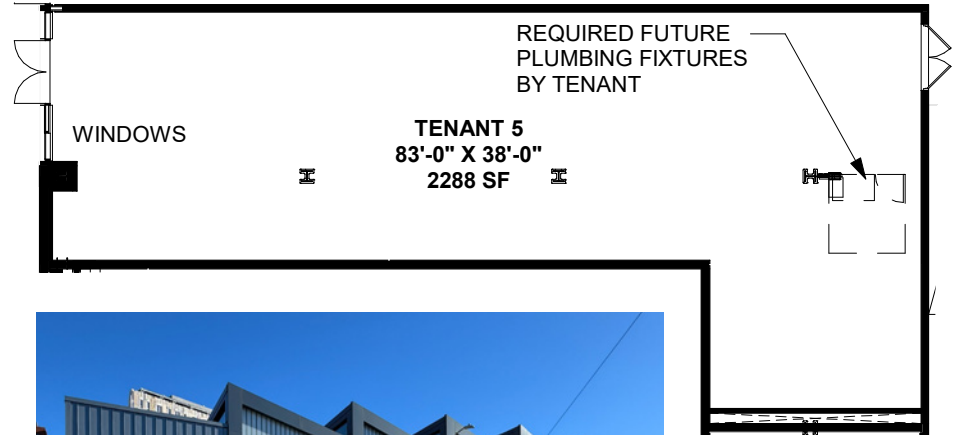
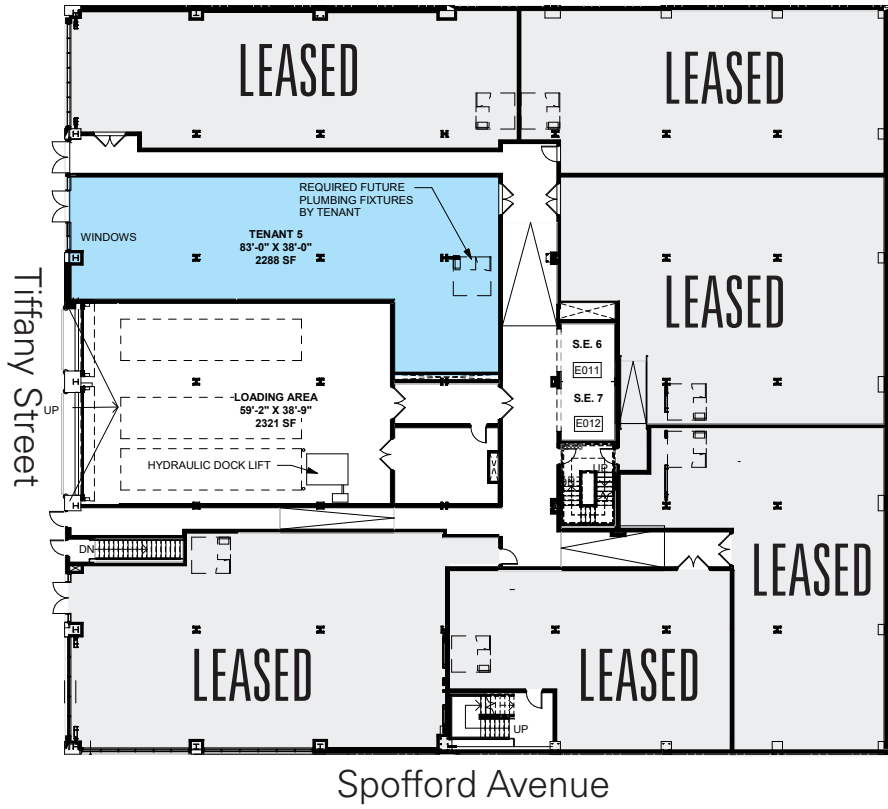
Unit 7 - 1,941 sf 2nd Floor



Exterior View from Courtyard



Unit 5 - 2,288 sf Ground Level



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