



PRINCETON
REALTY GROUP
COMMERCIAL REAL ESTATE SERVICES



Below Market Sub Lease Opportunity

3664 Dyre Avenue | **Bronx, NY**

Industrial Property For Lease

Contact

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Executive Summary



OFFERING SUMMARY

| | |
|----------------------|--------------------|
| COUNTY | Bronx |
| BUILDING SIZE | 20,550 SF |
| AVAILABLE SF | 5,200 SF |
| ZONING | M1-1 |
| TERMS | \$9,850 Mod. Gross |
| AVAILABILITY | Immediate |

PROPERTY OVERVIEW

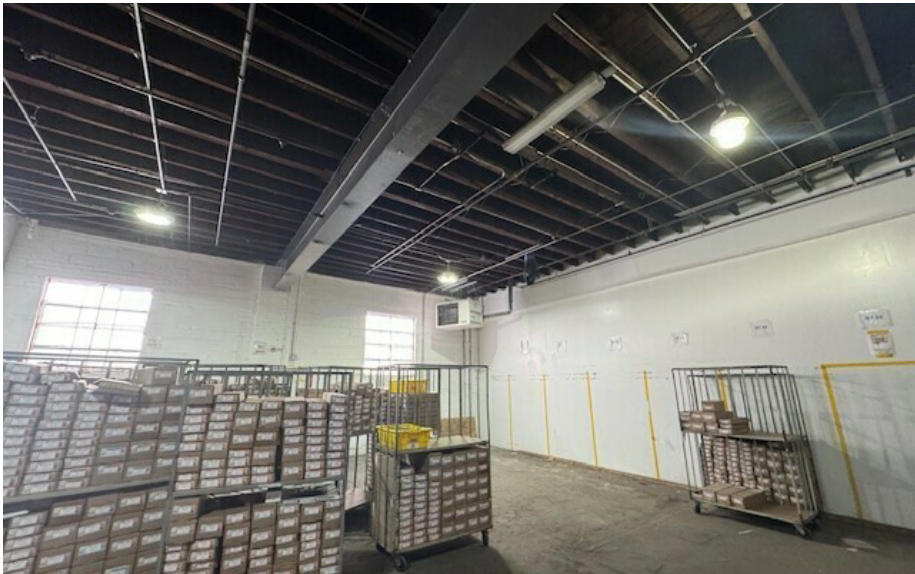
Discover a prime below market sub leasing opportunity at 3664 Dyre Avenue in the heart of Bronx, NY. This expansive property offers a versatile layout, ideal for a wide range of commercial and industrial uses. With ample warehouse space, high ceilings, and modern amenities, this location is well-suited for manufacturing and distribution operations. Featuring drive-in bay, ideal for interior fleet parking, this property is designed to meet the diverse needs of today's businesses.

LOCATION OVERVIEW

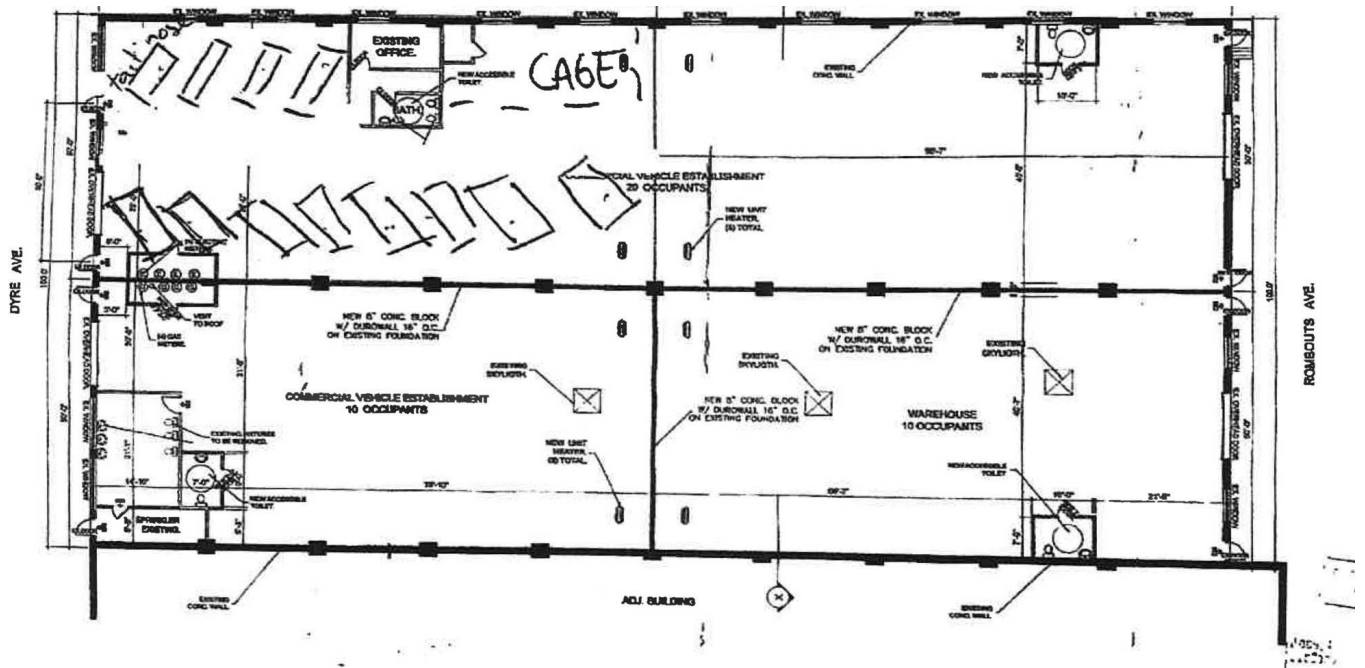
Located in the bustling Bronx neighborhood of NY, the area surrounding the property at 3664 Dyre Avenue (double lane road) offers a dynamic environment for Industrial and Manufacturing tenants. Positioned near major transportation routes, including Interstates 95 and 678, the location provides convenient access for distribution and logistics operations. Easy walk to bus and #5 train. For industrial and manufacturing businesses seeking a strategic location with access to a diverse workforce and essential amenities, the area surrounding the property at 3664 Dyre Avenue presents an ideal opportunity for growth and success.

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, PRIOR SALE AND WITHDRAWAL WITHOUT NOTICE.

Additional Photos



Floor Plan & M1-1 Zoning Uses

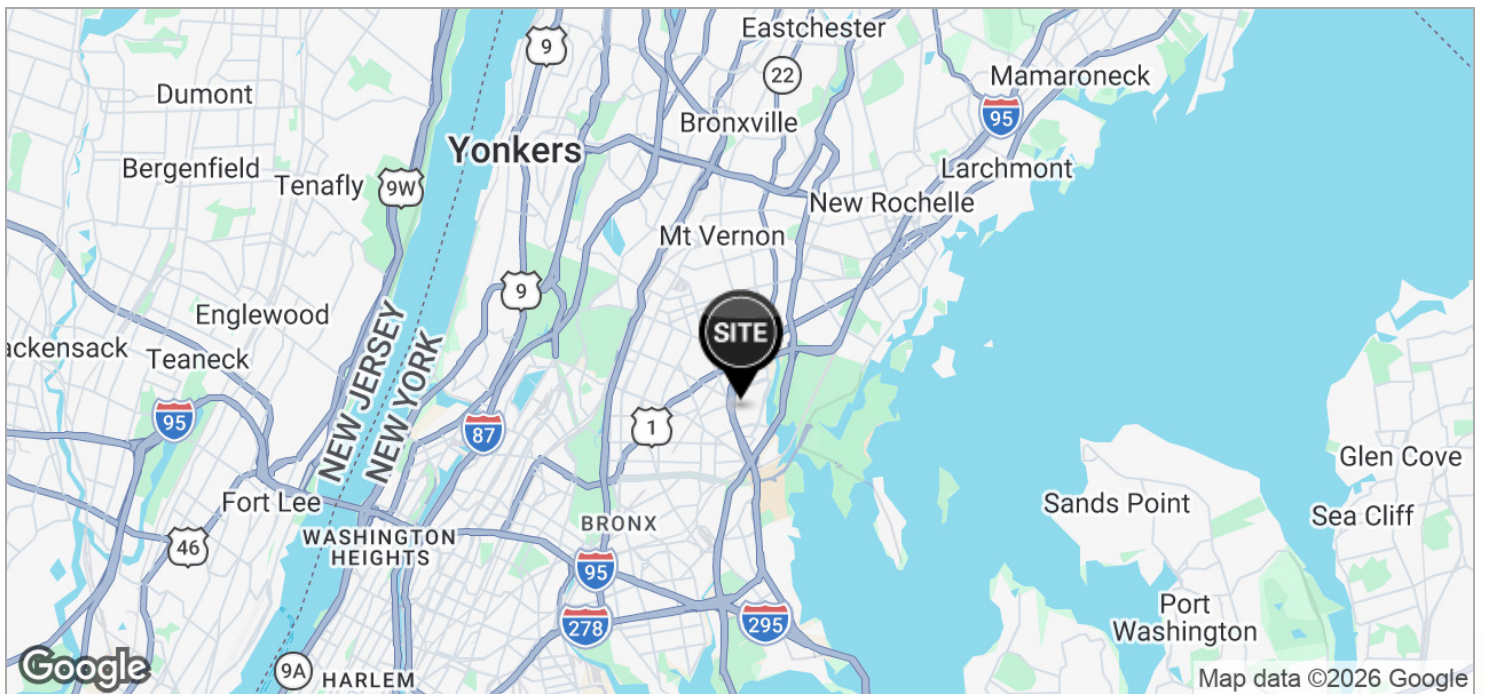
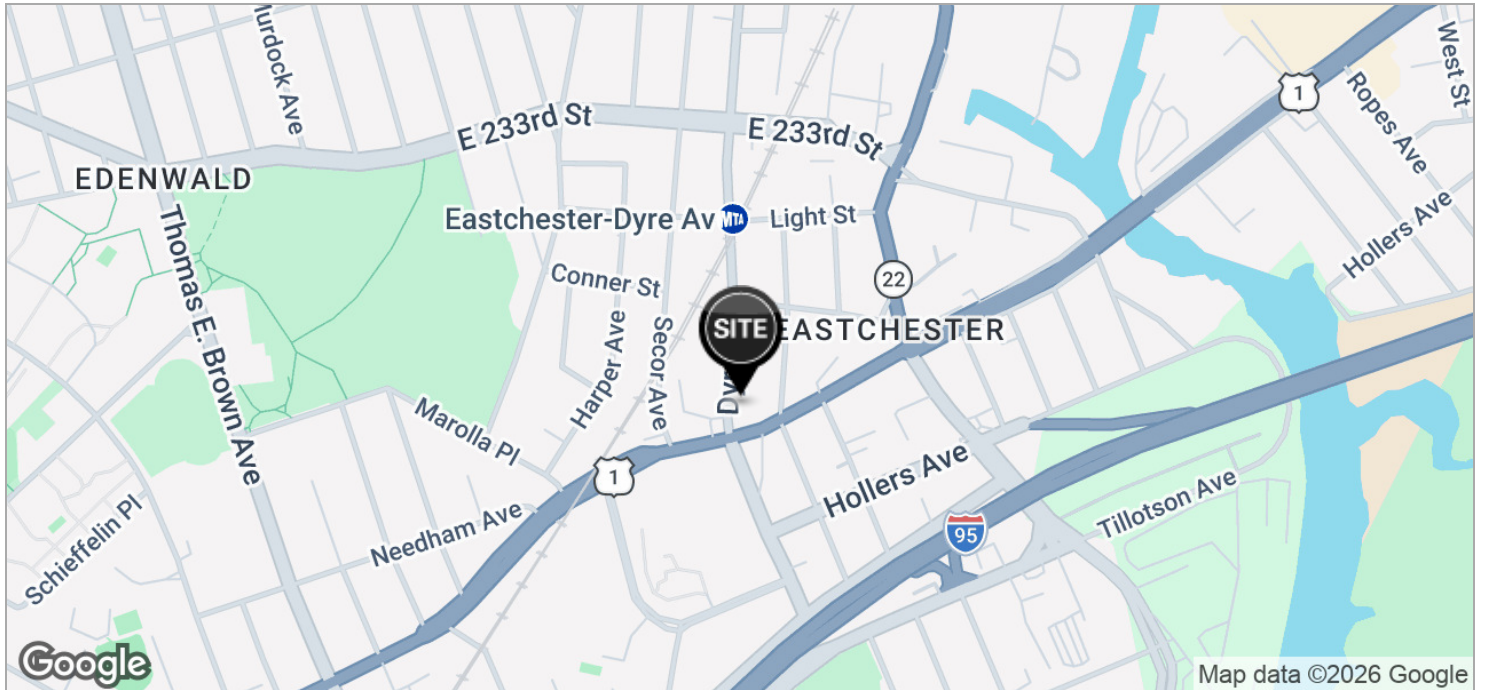


An **M1-1 zoning district** in the Bronx, New York, is a **low-density, light manufacturing zone** that frequently serves as a buffer between heavier industrial sectors and adjacent residential or commercial areas. M1 districts are heavily utilized across various Bronx neighborhoods to accommodate high-performance industrial actions alongside specific commercial and community operations.

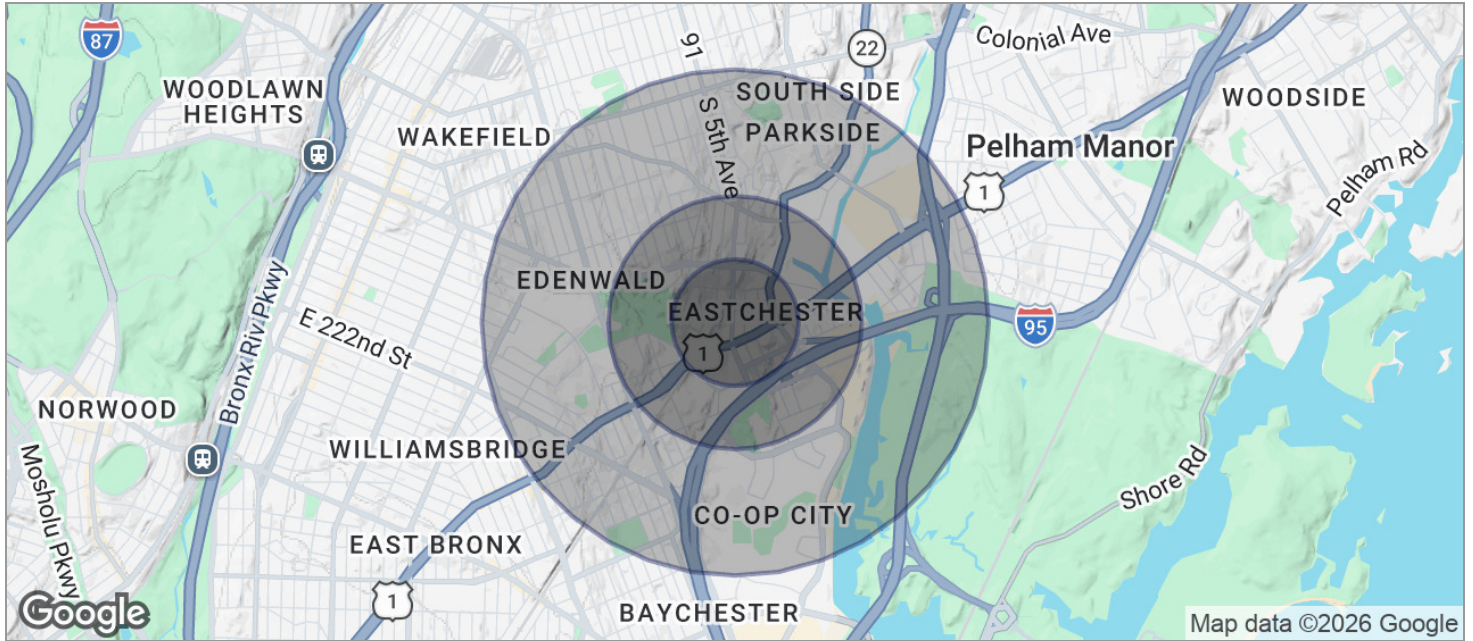
Allowed Uses

- **Light Manufacturing:** Woodworking shops, auto storage, wholesale distribution, and repair services are permitted. Activities must adhere to strict environmental and performance standards regarding noise, vibration, and emissions.
- **Commercial & Retail:** Most office spaces, retail stores, and hotels can be developed as-of-right.
- **Community Facilities:** Houses of worship are permitted as-of-right, while health facilities like hospitals generally require a special permit.

Location Maps



Demographics Map



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------------|------------|-----------|-----------|
| TOTAL POPULATION | 3,119 | 13,381 | 72,321 |
| MEDIAN AGE | 34.4 | 36.7 | 40.8 |
| MEDIAN AGE (MALE) | 35.3 | 36.1 | 36.9 |
| MEDIAN AGE (FEMALE) | 31.6 | 36.0 | 44.0 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| TOTAL HOUSEHOLDS | 999 | 4,407 | 26,537 |
| # OF PERSONS PER HH | 3.1 | 3.0 | 2.7 |
| AVERAGE HH INCOME | \$78,683 | \$82,949 | \$86,410 |
| AVERAGE HOUSE VALUE | \$739,680 | \$496,336 | \$371,372 |

* Demographic data derived from 2020 ACS - US Census