

# 111

## BRUCKNER BOULEVARD "INDUSTRY BUILDING"

MOTT HAVEN, BRONX

Corner of Bruckner Boulevard & Brown Place

RETAIL/OFFICE FOR LEASE

### APPROXIMATE SIZE

5,000 SF Per Floor  
Total: 30,000 SF

### ASKING RENT

1,000 SF: \$35 PSF  
1,001 SF - 5,000 SF: \$30 PSF  
5,001 SF - 30,000 SF: Upon Request

### TERM

Negotiable

### POSSESSION

Immediate

### CEILING HEIGHTS

14 FT

### FRONTAGE

300 FT Wraparound

### COMMENTS

- Full 6-story corner building opportunity
- Elevator in place that connects to each floor
- Minimal column intrusions
- Wraparound windows provide natural light/air
- Divisions possible
- All uses considered - ideal for community facilities, studio/fitness, medical, and storage uses
- Prime Mott Haven location with nearby transportation and exposure to highways

### NEIGHBORS

Amass Auto Sales • Shell • Dunkin' • Storage Post  
• Doreen Car Wash • Mobil • Advantage True  
Value • V-Dogg Tattoos • Alabama Auto Center

### TRANSPORTATION

4 5 6

### JAMES FAMULARO

President

### BEN BIBERAJ

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### NOAM AZIZ

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### ELI MARCUS

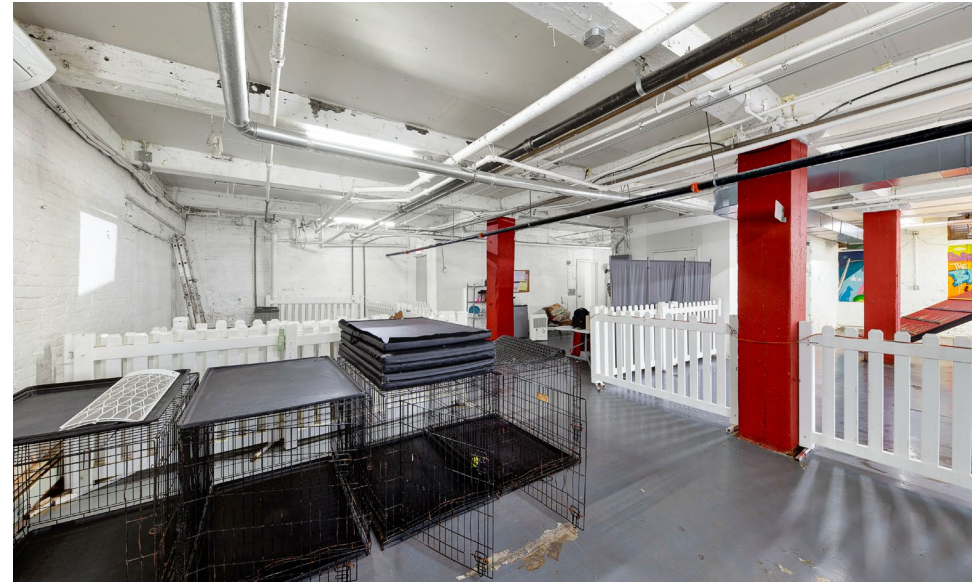
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RETAIL LEASING

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INTERIOR | 1ST FLOOR

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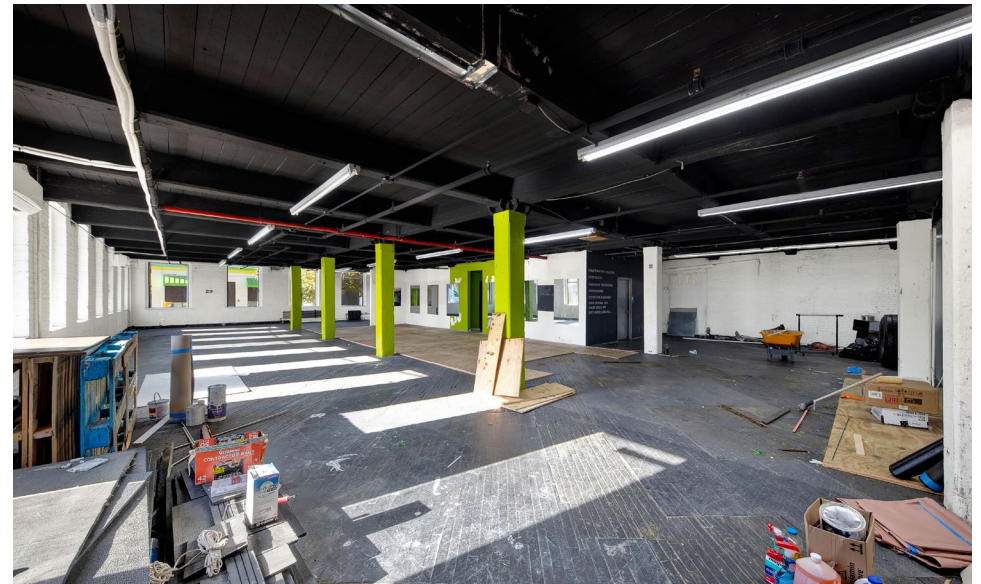
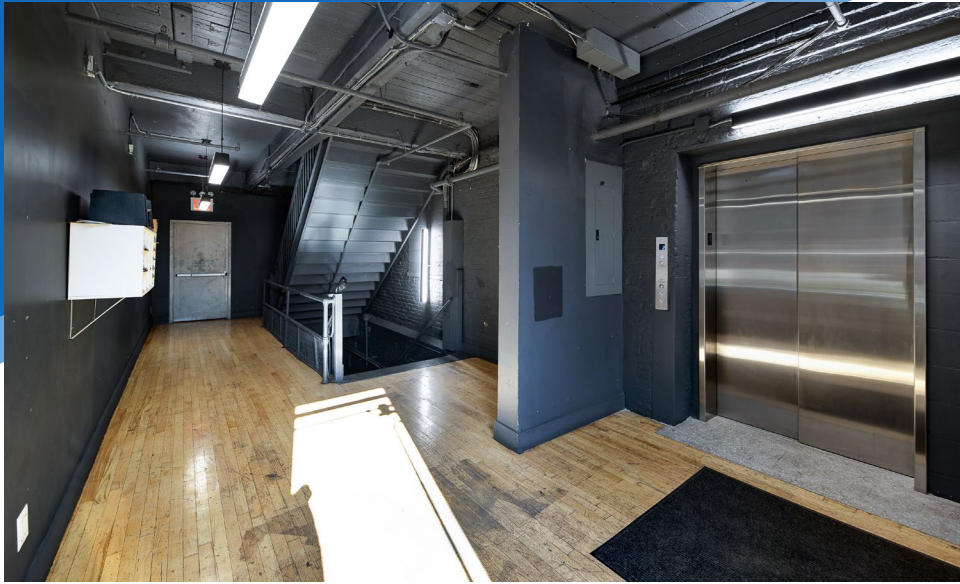


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# 111 BRUCKNER BOULEVARD - "INDUSTRY BUILDING"

MOTT HAVEN, BRONX | Corner of Bruckner Boulevard & Brown Place

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INTERIOR | 2ND FLOOR

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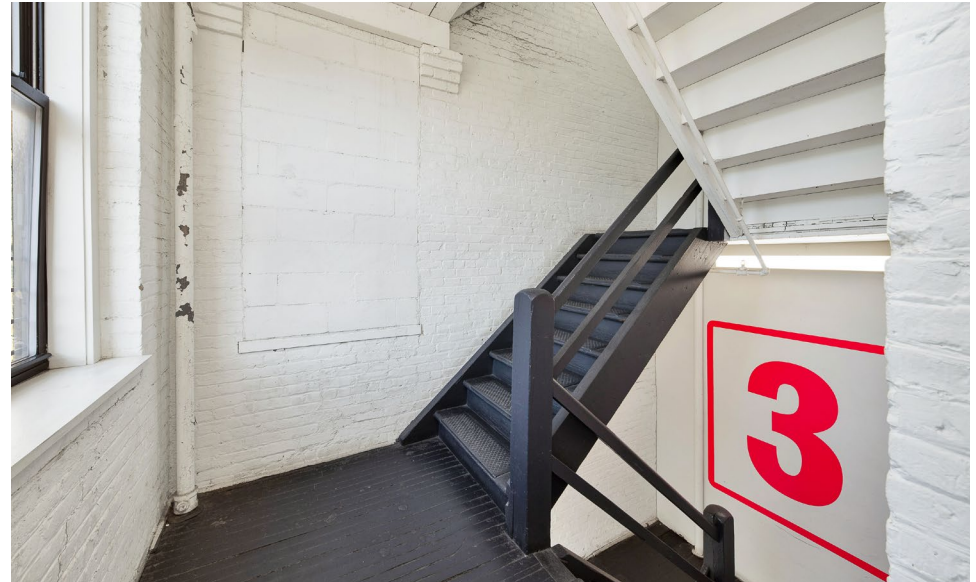
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MOTT HAVEN, BRONX | Corner of Bruckner Boulevard & Brown Place

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INTERIOR | 3RD FLOOR

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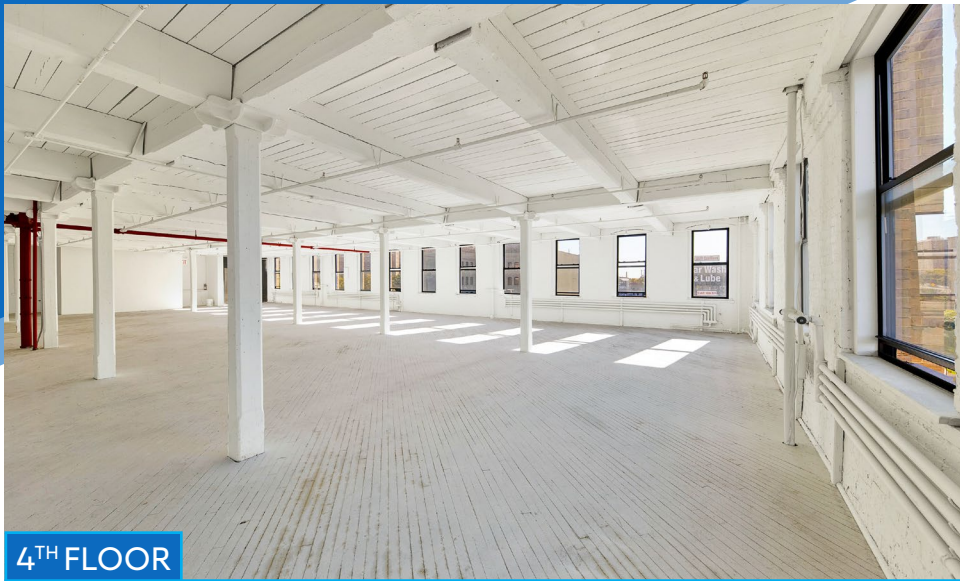
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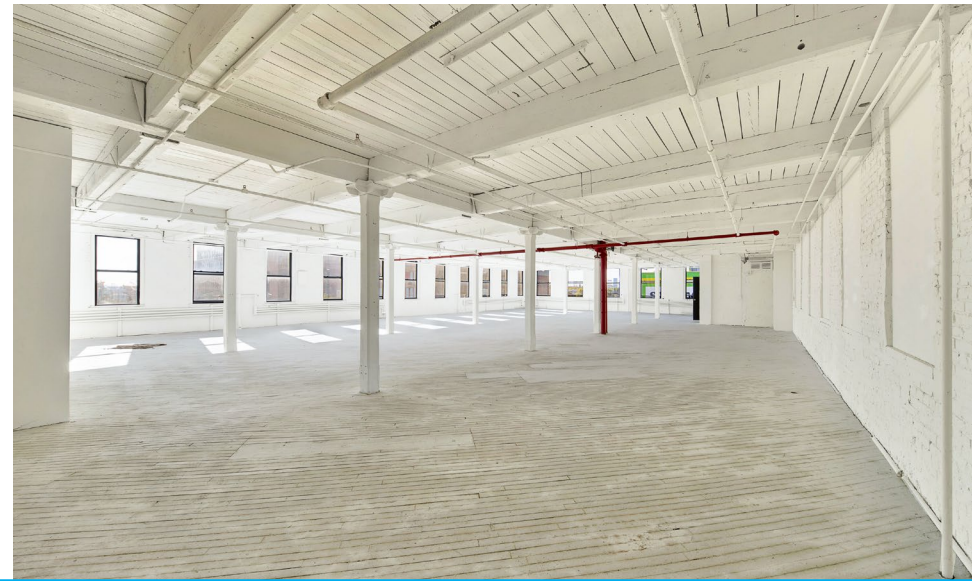
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MOTT HAVEN, BRONX | Corner of Bruckner Boulevard & Brown Place

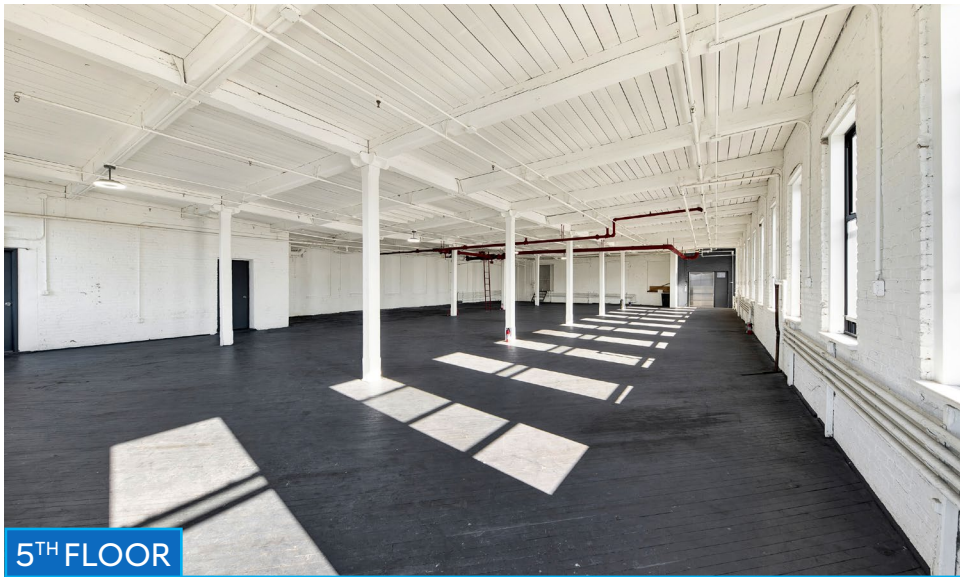
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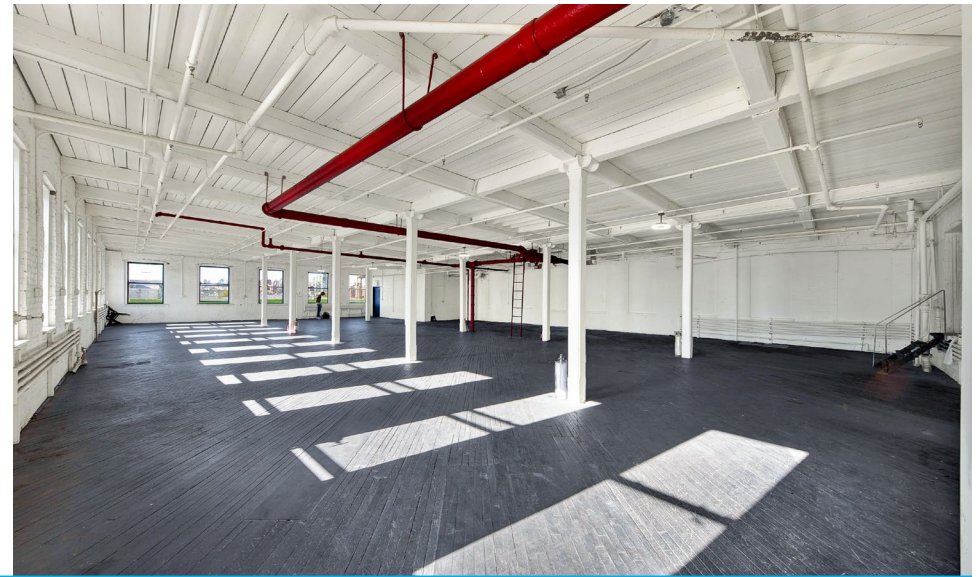
4<sup>TH</sup> FLOOR



INTERIOR | 4<sup>TH</sup> & 5<sup>TH</sup> FLOOR



5<sup>TH</sup> FLOOR



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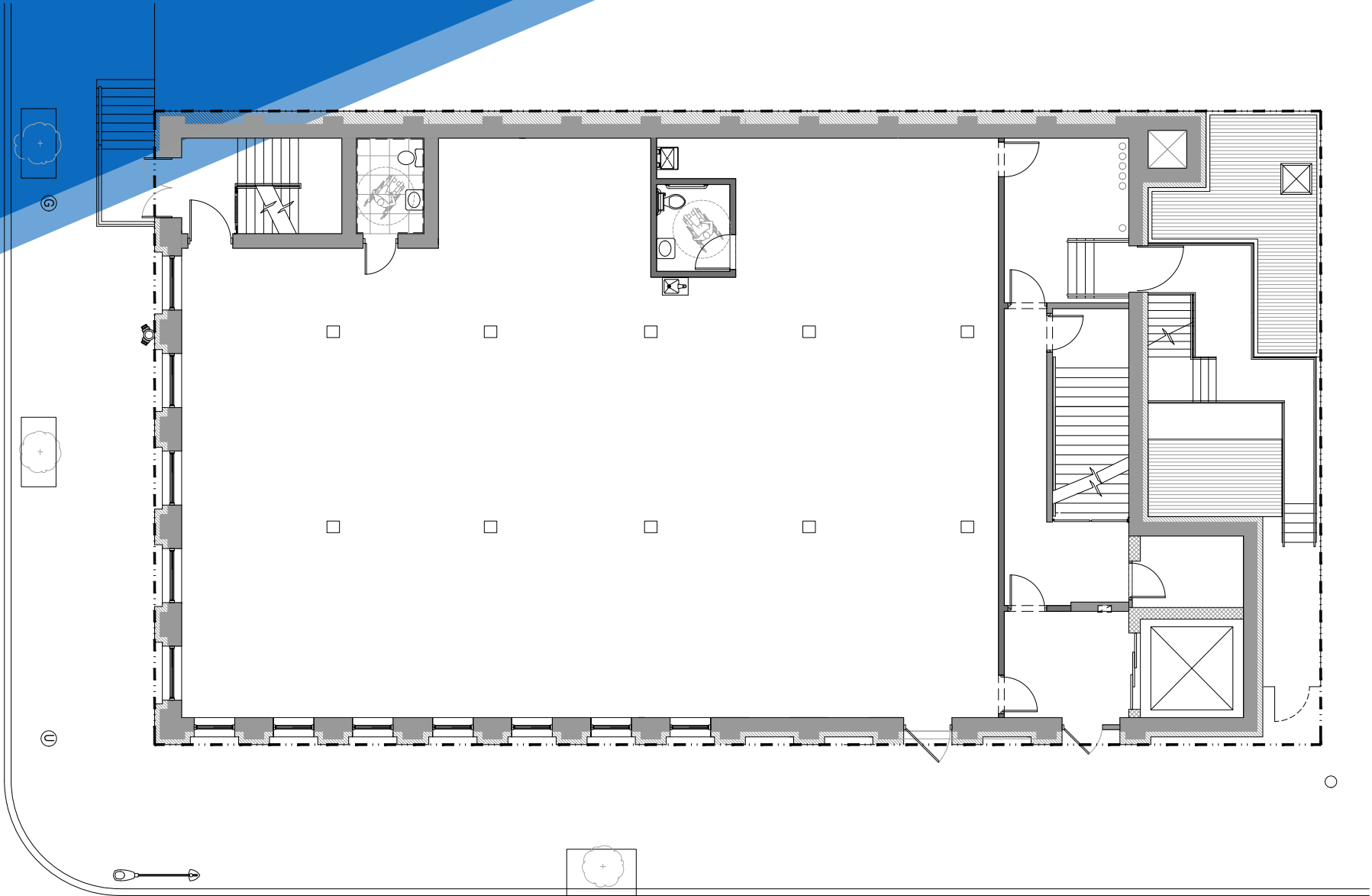
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FLOOR PLAN | 1<sup>ST</sup> FLOOR



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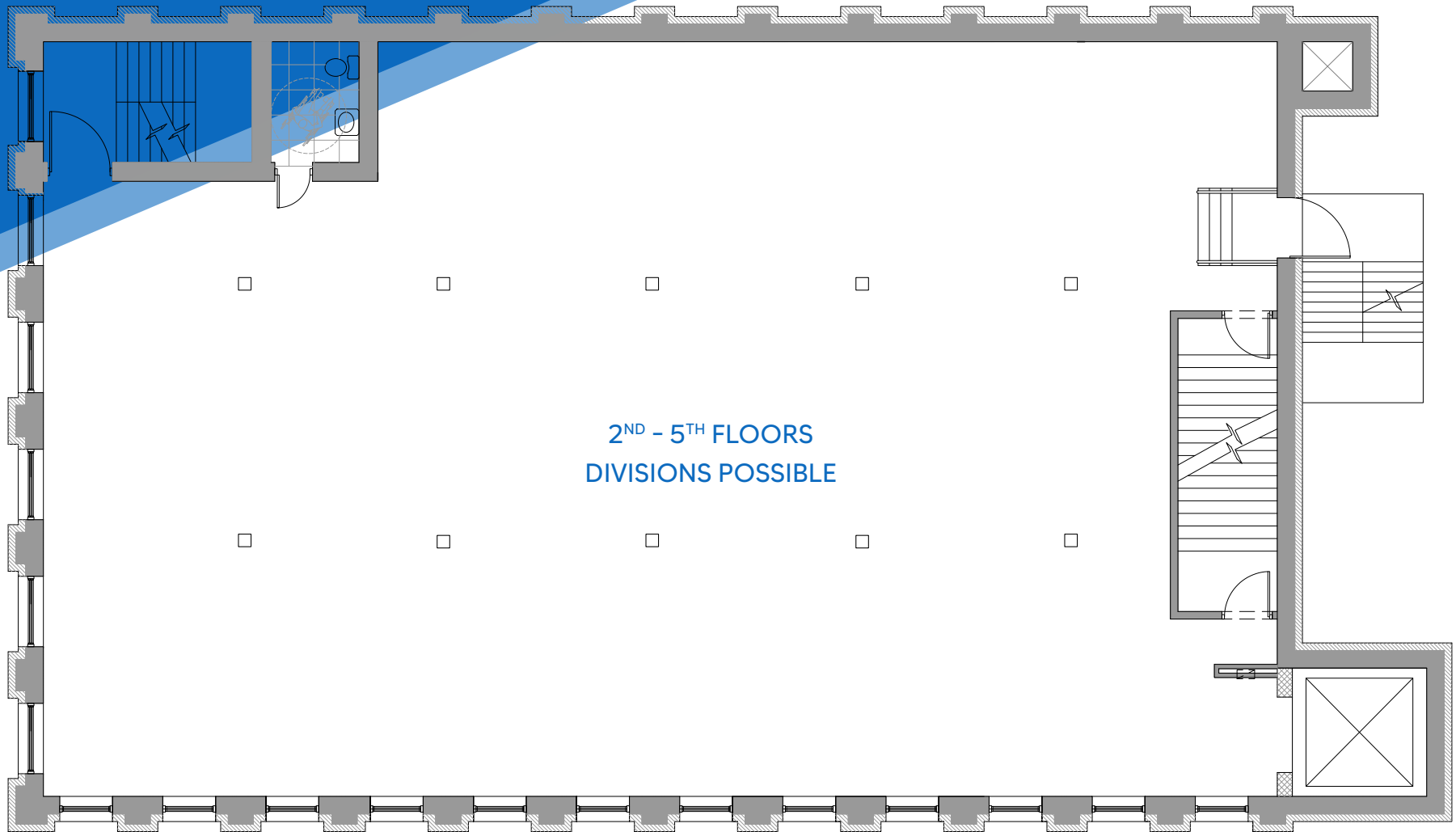
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FLOOR PLAN | 2<sup>ND</sup> - 5<sup>TH</sup> FLOORS



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