

Warehouse/Lot For Lease

EAST HARLEM - MANHATTAN

2541 FIRST AVENUE

9,500 SF - Warehouse + Parking

ASKING \$25,000/MTH

This property presents a very rare opportunity to lease a high ceiling, single story warehouse plus parking within the confines of Manhattan. 2451 First Avenue is an extremely convenient location at the base of the RFK Bridge providing excellent access to all of Manhattan and the boroughs. High Ceilings, 3 large drive-in doors, exterior parking, and M1-2 Zoning allow for endless possibilities as far as potential use is concerned. This area is undergoing significant redevelopment and the property presents a great opportunity for either industrial use or destination retail/flex location. Call or email for additional information or to arrange for a viewing.



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Retail Space For Lease

UPPER WEST SIDE, MANHATTAN
2675 BROADWAY

Building Details:

<u>DESCRIPTION:</u>	5,000 SF Warehouse + 500 SF Office + 4,000 SF Fenced and Paved Parking
<u>BLOCK & LOT</u>	01802-0030
<u>CEILING HEIGHT:</u>	18'
<u>DRIVE-INS:</u>	3 Large Doors
<u>SIGNAGE:</u>	High Visibility Billboard Potentially Available at Additional Cost
<u>ASKING RENT:</u>	\$25,000/MTH
<u>ZONING:</u>	M1-2
<u>USE:</u>	All Uses Considered
<u>TAXES:</u>	Pro Rata Over Base Year

Investment Highlights:

PRIME EAST HARLEM LOCATION
IDEAL ACCESS TO ALL OF MANHATTAN AND BOROUGHES
HIGH CEILINGS
RARE EXTERIOR PARKING
OFFICE AND BATHROOMS
LOCATED JUST STEPS FROM THE SUBWAY – BOTH LOCAL AND EXPRESS STOPS
EXCELLENT ACCESS TO ALL TRANSPORTATION

Contact Broker: Chris Gallagher (212) 772-7550 x.19