

# Warehouse/Lot For Lease

EAST HARLEM - MANHATTAN

2541 FIRST AVENUE

**10,300 SF - Warehouse + Parking**

**ASKING \$450,000/YR**

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, 4 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.



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL, OR FINANCING IS FROM SOURCES DEEMED RELIABLE, NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICES, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT FURTHER NOTICE.

[WWW.BNSREALSTATE.COM](http://WWW.BNSREALSTATE.COM)

# Retail Space For Lease

UPPER WEST SIDE, MANHATTAN  
2675 BROADWAY

## **Building Details:**

<b><u>DESCRIPTION:</u></b>	10,300 SF Warehouse + 4,000 SF Fenced and Paved Parking
<b><u>BLOCK &amp; LOT</u></b>	01802-0030
<b><u>CEILING HEIGHT:</u></b>	18'
<b><u>DRIVE-INS:</u></b>	4 Large Doors
<b><u>SIGNAGE:</u></b>	High Visibility Billboard Potentially Available at Additional Cost
<b><u>ASKING RENT:</u></b>	\$450,000/YR
<b><u>ZONING:</u></b>	M1-2
<b><u>USE:</u></b>	All Uses Considered
<b><u>TAXES:</u></b>	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**