4275

BOSTON RD, BRONX, NY

METRO-NORTH
LOGISTICS CENTER

THE EDGE OF THE CITY

CONNECTING NYC, WESTCHESTER & FAIRFIELD COUNTIES

CLASS A REDEVELOPMENT

73,450 SF WAREHOUSE | 90,237 SF LAND FOR LEASE

SITEX GROUP

CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

Metro North Logistics Center is a Class A, institutional quality industrial redevelopment situated at the intersection of NYC and Westchester County. In addition to an extensive capital improvement plan, this high throughput asset will deliver a concrete exterior wall with 14 brand-new exterior loading dock positions, a 140' truck court, and 10 new, oversized drive-in doors.

BUILDING SPECS

- **73,450 SF Renovated Warehouse**
- **90,237 SF Secured Industrial Land**
  Ample trailer, vehicle and employee parking
- **14 Exterior Dock Doors**
  New Dock Packages
  New Curtain Wall
- **10 New Motorized, Oversized Drive-In Doors**
- **140' Truck Court**
- **18'-21' Clear**
- **New Interior / Exterior LED Lighting**
- **3,370 SF Brand New Office Space**
- **New Storefront Office Entrance**
- **ICAP & REAP Eligible**

SITE PLAN

▲ New Dock Doors

■ New Drive-In Doors

DRIVE TIMES AND DEMOGRAPHICS

REACH OVER 15 MILLION CONSUMERS IN A ONE HOUR DRIVE

DRIVE DISTANCES	
Whitestone Bridge	7 Miles
RFK Bridge	12 Miles
George Washington Bridge	13 Miles
LGA Airport	13 Miles
Midtown Tunnel	18 Miles
Queensboro Bridge	19 Miles
JFK Airport	20 Miles
Manhattan Bridge	20 Miles
Barclays Center	23 Miles
Verrazzano Bridge	29 Miles
EWR Airport	33 Miles

DRIVE TIMES	POPULATION	AVG HH INCOME
30 MINUTES	4,206,737	$73,814
60 MINUTES	15,958,415	$94,097

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