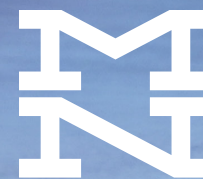


4275

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





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

30 MINUTES

60 MINUTES



POPULATION

4,206,737

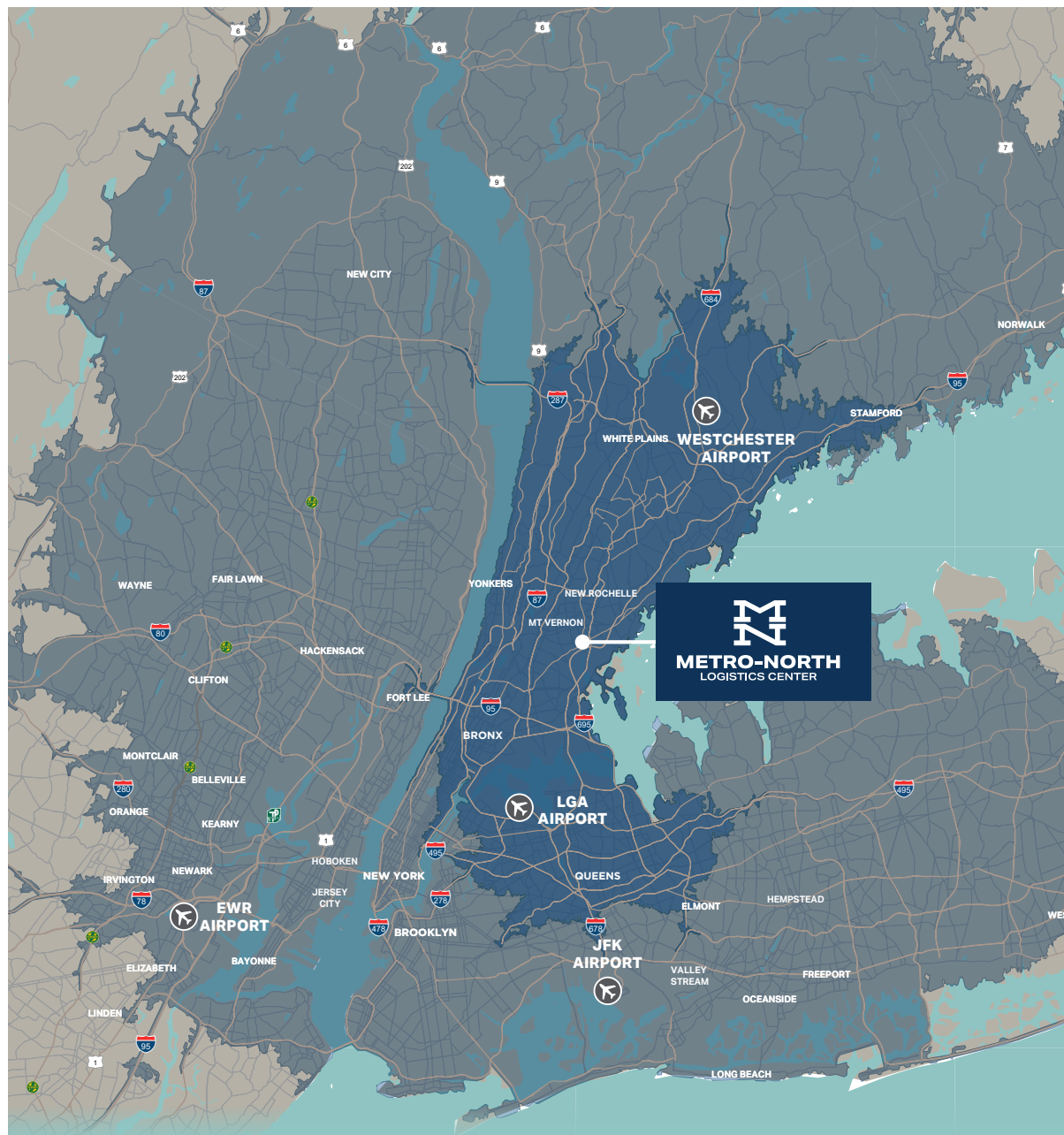
15,958,415



AVG HH INCOME

\$73,814

\$94,097





4275

BOSTON RD, BRONX, NY



METRO-NORTH LOGISTICS CENTER



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