

38,105 sf Bronx Warehouse & Office With 31,689 sf Parking / Divisible

1200 Zerega Avenue, Bronx, NY



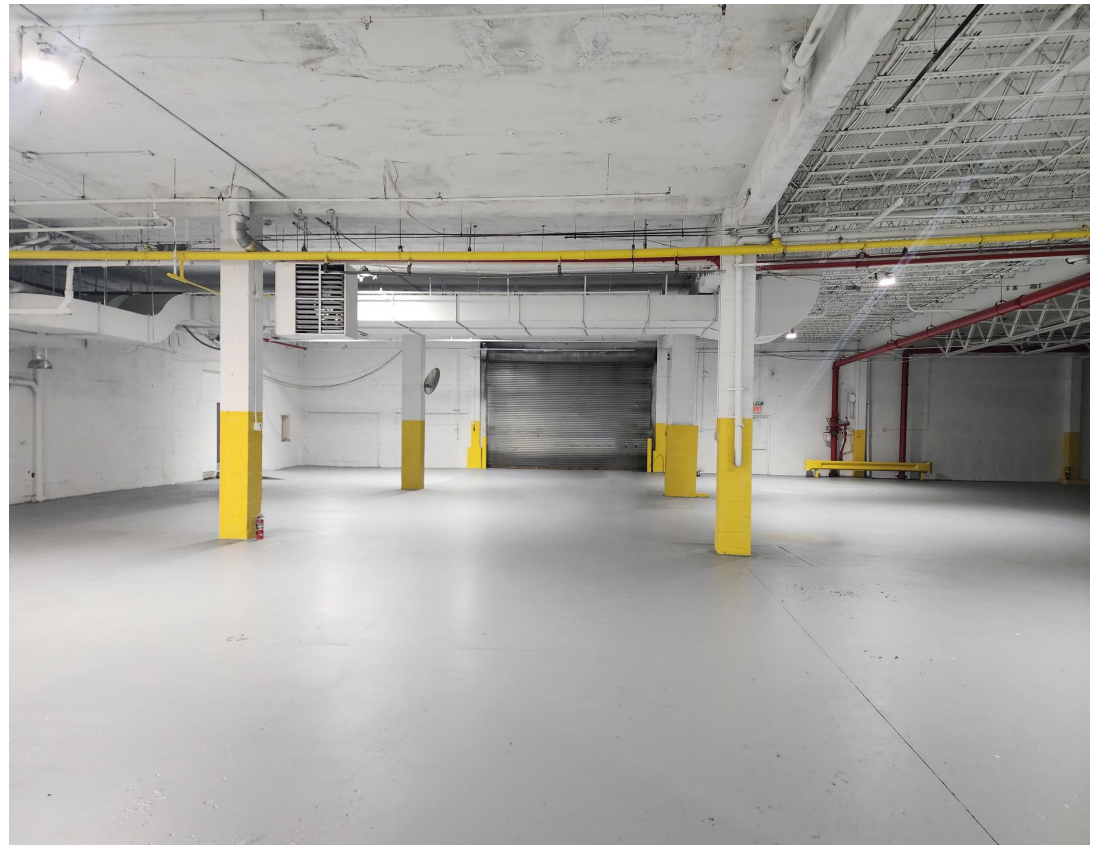
Property Description

DY Realty Group, LLC is pleased to announce that it has been retained on an exclusive basis to handle the leasing of 1200 Zerega Avenue in the Bronx, NY.

The property features a 25,214 sf ground floor warehouse with 12,895 of 2nd floor office space, along with 31,689 of surrounding paved and fenced parking. Loading is serviced through 2 drive-in doors. Ceiling height in the warehouse is 17'4", along with a 1200 amp electrical service. A private lobby and passenger elevator gives access from the ground floor warehouse to the second floor office space.

The site is available for lease immediately. Contact the exclusive agent for more information or to schedule a tour.

Total Available	38,105 sf <i>(Divisible, See Next Page)</i>
Warehouse	25,214 sf Ground
Office	12,895 sf 2nd Floor
Land / Parking	31,689 sf Fenced, Paved
Drive-in Doors	2 Doors
Ceiling	17'4" to Deck
Column Bays	30' x 25'
Power	1200 Amps
Elevator	Passenger / 1
Lease Price	Call or E-mail



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Leasing Options & Plans

OPTION 1: Full Building & Parking

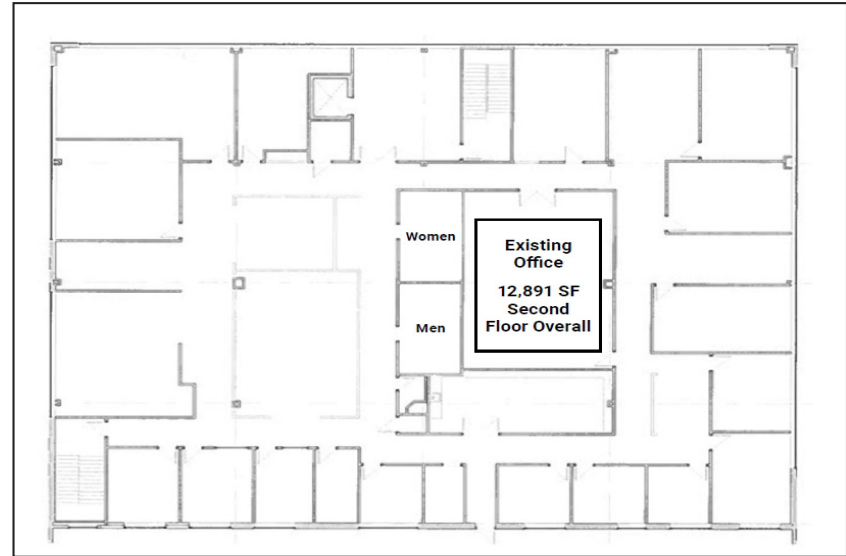
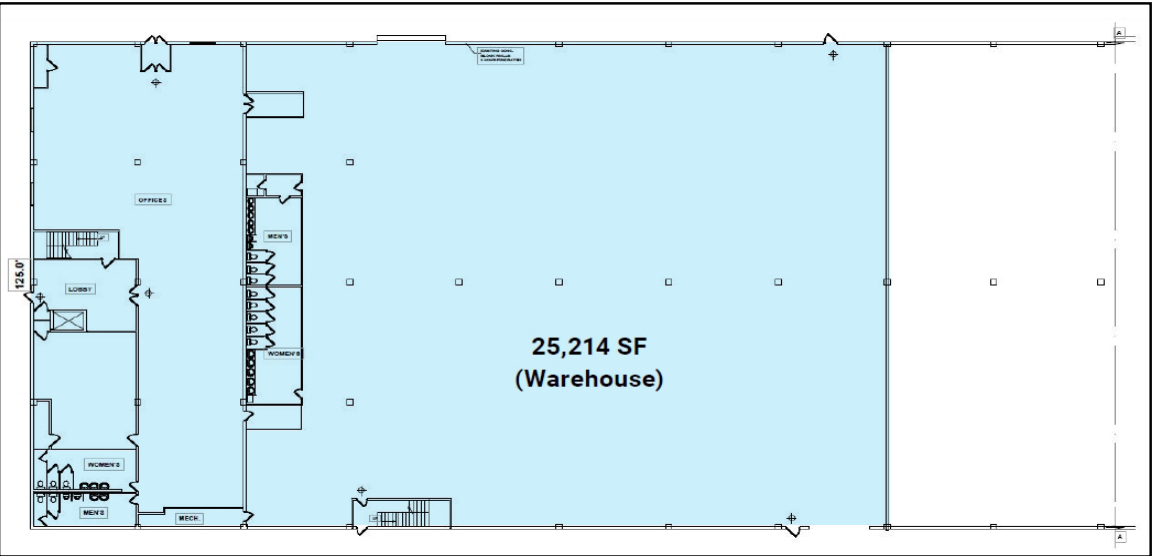
25,214 sf Warehouse & 12,895 sf 2nd Floor Office With 31,689 sf Parking

OPTION 2: Warehouse & Parking

25,214 sf Warehouse With 11,275 sf and/or 8,037 sf Side Parking Areas

OPTION 3: Office & Parking

12,891 sf Second Floor Office & 12,377 sf Front Parking Area (See Next Page)



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2nd Floor Details

The second floor office totals 12,895 sf, and can be leased with 12,377 sf of parking, as shown. The floor has windows surrounding the space, providing ample natural light. A dedicated ground floor lobby and exclusive elevator service the space.



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