



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | INDUSTRIAL SPACE

25,000 SF | 36 Bruckner Blvd | Prime Corner Industrial Space for Lease

36 Bruckner Boulevard, Bronx, NY 10454

Shlomi Bagdadi
718.437.6100
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Dov Bleich
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	25,000 SF
Building Size:	25,000 SF
Lot Size:	12,500 SF
Zoning:	M1-5/R8A/MX-1

LOCATION OVERVIEW

Located on the best corner in the Mott Haven neighborhood of the Bronx between Alexander Ave & Lincoln Ave near the 3rd Ave - 138th St subway station. The area is surrounded by new developments and close to all major highways & bridges, public transportation, and ports.

Nearest Transit: 6 train at 3rd Ave - 138th St, 4 & 5 trains at 138th St - Grand Concourse, and the M125 bus line.

Nearby tenants include Charlie Bar & Kitchen, McDonald's, Bricks & Hops, Maisonetta, Dunkin', Milk Burger, Dollar Tree, 787 Coffee, Bronx Native, Playa Gelato, CTown Supermarkets, and more!

PROPERTY HIGHLIGHTS

- Amazing visibility opportunity
- Loading zones
- Wide street access
- High voltage capacity
- High ceilings
- Built out office
- Temperature controlled

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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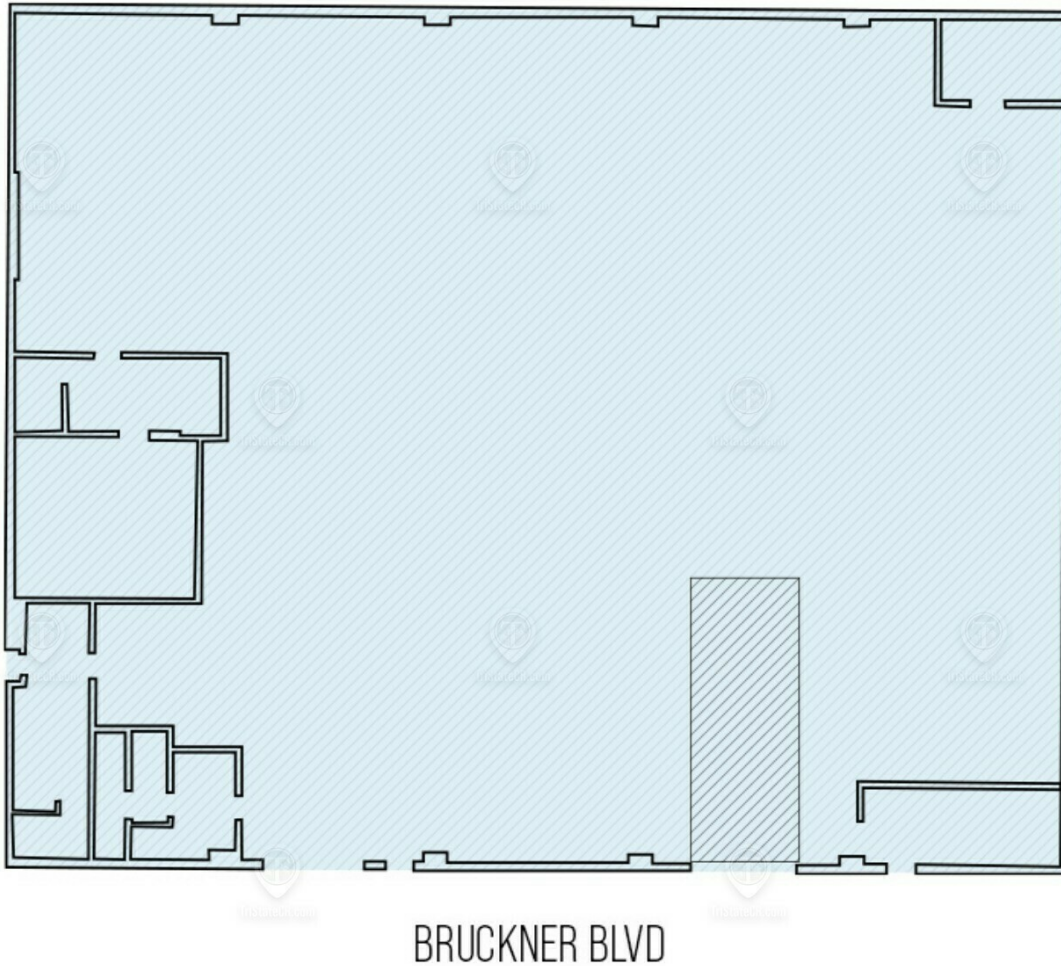
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Floor Plan - 1st Floor



36 BRUCKNER BLVD
GROUND LEVEL
TOTAL AVAILABLE SPACE: 12,500 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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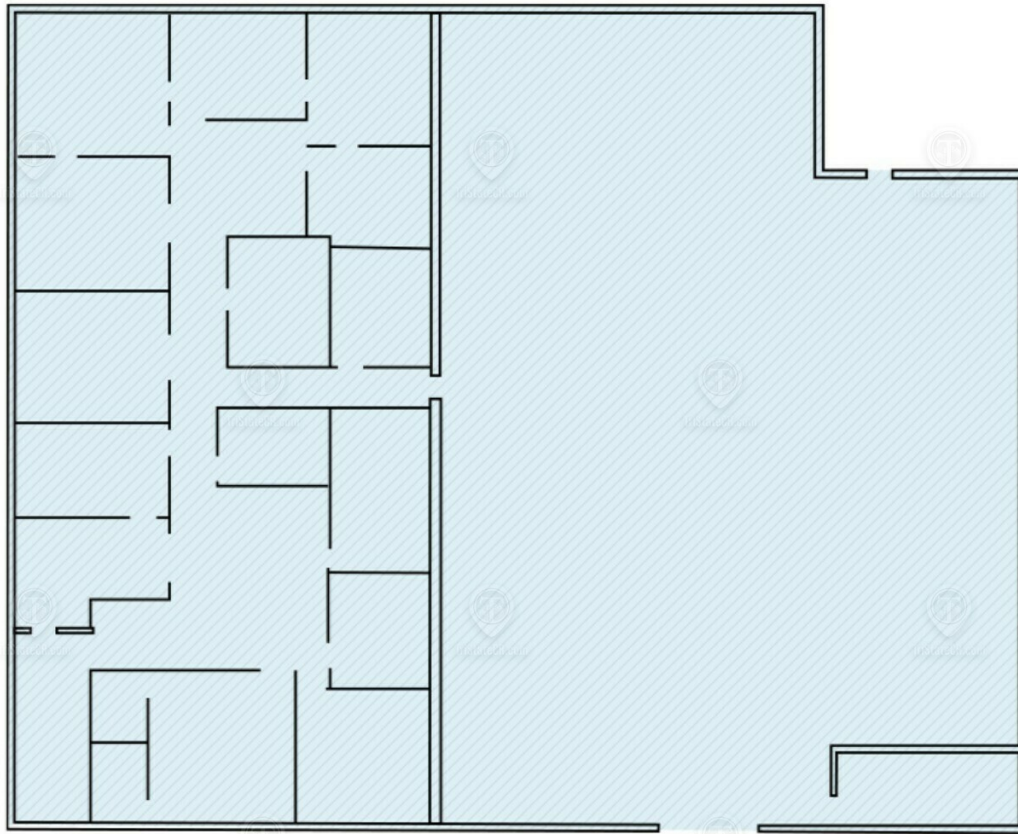
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Floor Plan - 2nd Floor



BRUCKNER BLVD

36 BRUCKNER BLVD

2ND FLOOR

TOTAL AVAILABLE SPACE: 12,500 SF

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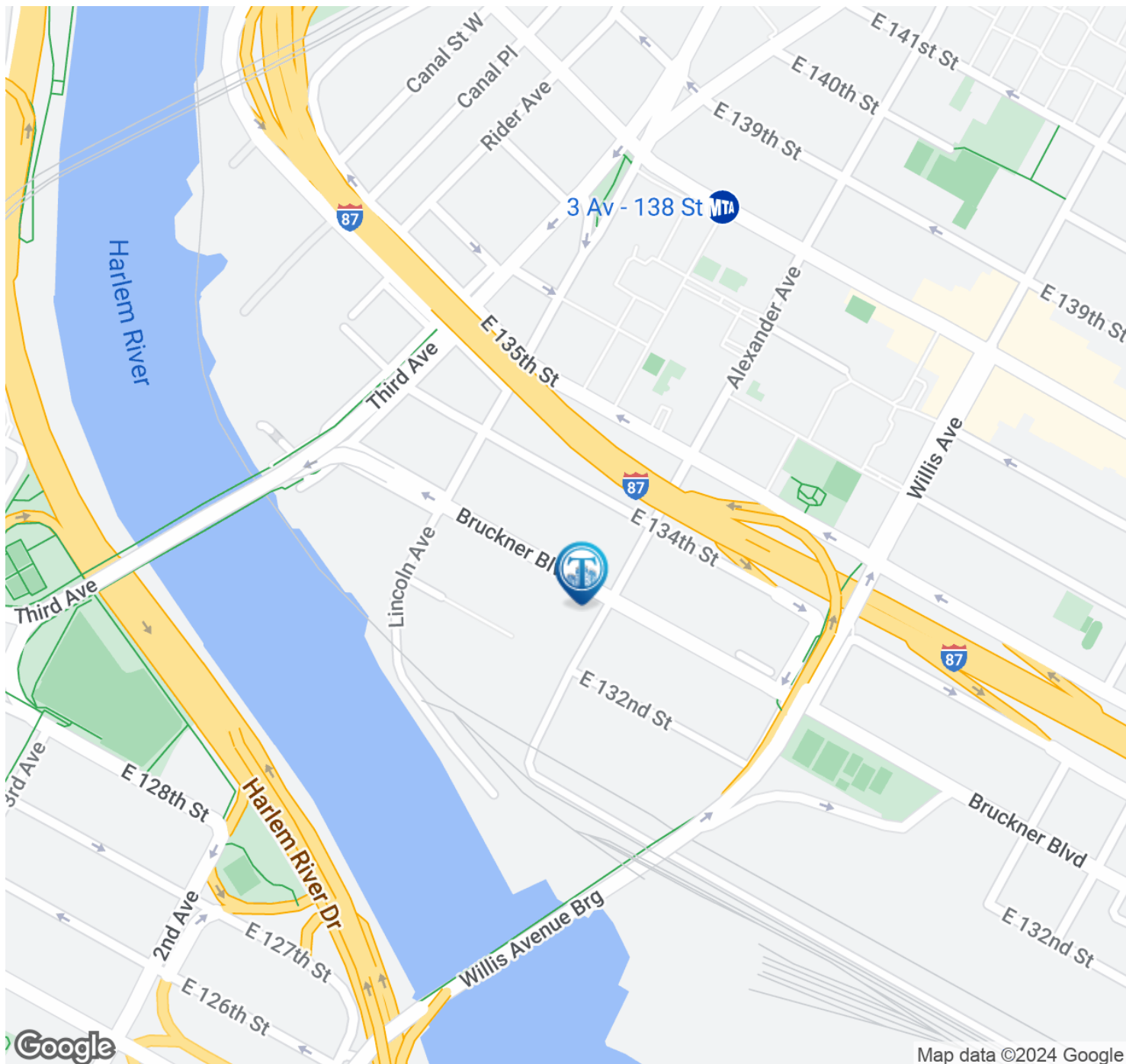
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Location Map



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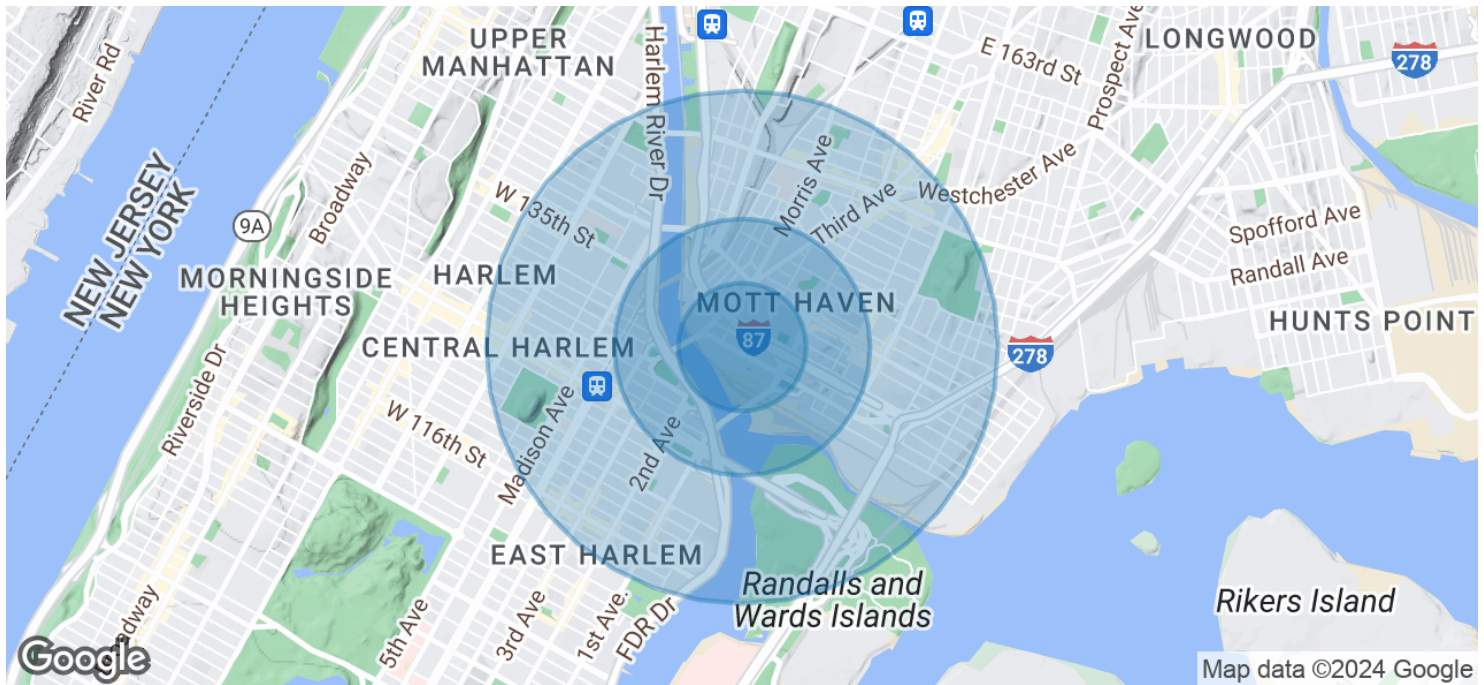
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	5,691	28,670	135,517
Average Age	36.9	32.5	34.8
Average Age (Male)	31.4	29.1	31.9
Average Age (Female)	39.5	33.6	37.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,435	10,769	60,451
# of Persons per HH	2.3	2.7	2.2
Average HH Income	\$50,328	\$42,983	\$54,056
Average House Value	\$15,838	\$24,231	\$162,788

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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