



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



THE INDUSTRY BUILDING | Full Building for Lease

5,000 - 30,000 SF

111 Bruckner Blvd • Bronx • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Dov Bleich
☎ 718.437.6100 x111
Dov.B@TriStateCR.com



Location Overview

Centrally located in the Mott Haven neighborhood of the Bronx on the corner of Brown Pl right off the Third Ave Bridge, Willis ave Bridge, RFK Bridge, and Harlem River Dr near the Brook Ave train station.

Nearest Transit: 6 train at Brook Ave and the BX17 & BX33 bus lines.

Nearby tenants include Dunkin, Milk Burger, Shell, Speedway, FoodFest Depot, Advantage Tru Value, Zaro's Bakery, McDonald's, Bricks & Hops, Rite Aid, T-Mobile, Hudson Smokehouse, Shop Fair Supermarkets, Safeway Pharmacy, and more!

Virtual Walk:

2nd floor:

<https://my.matterport.com/show/?m=hPDsok5aPxv>

Main Highlights

- ▶ Full building for lease
- ▶ Tons of sunlight
- ▶ Brand new passenger elevator
- ▶ Lobby
- ▶ 6 floors
- ▶ 5,000 SF/floor



30,000 SF

Total Building Size



5,300 SF

Lot Size

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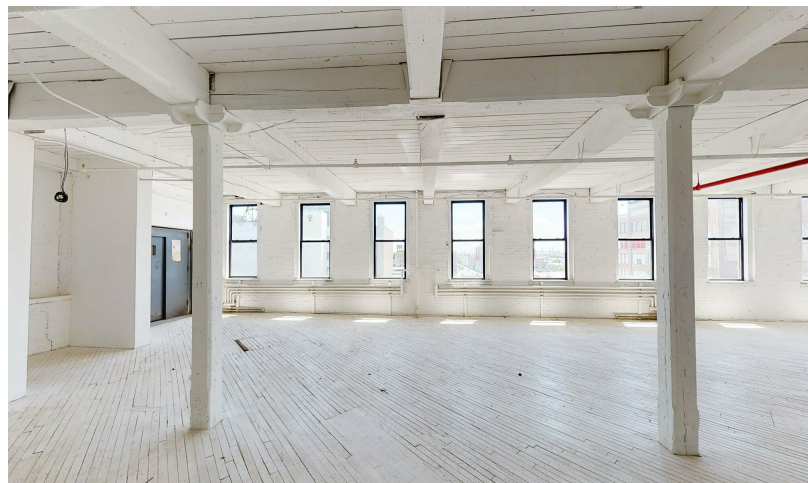
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Building Photos

111 Bruckner Blvd, Bronx, NY 10454



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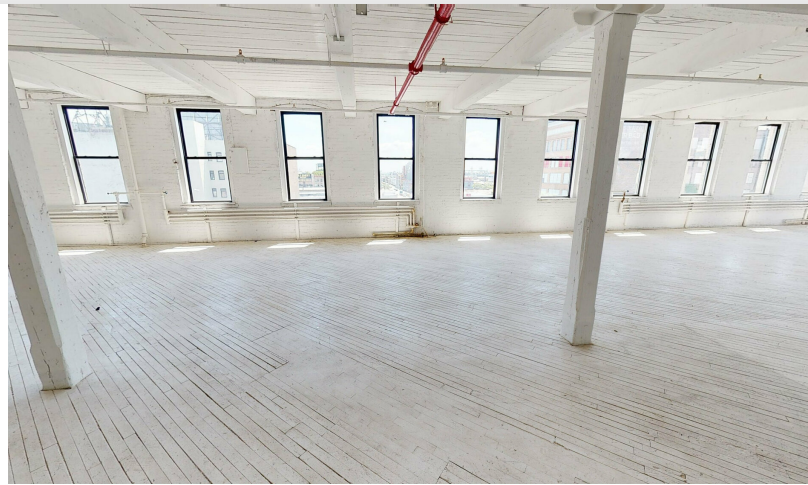
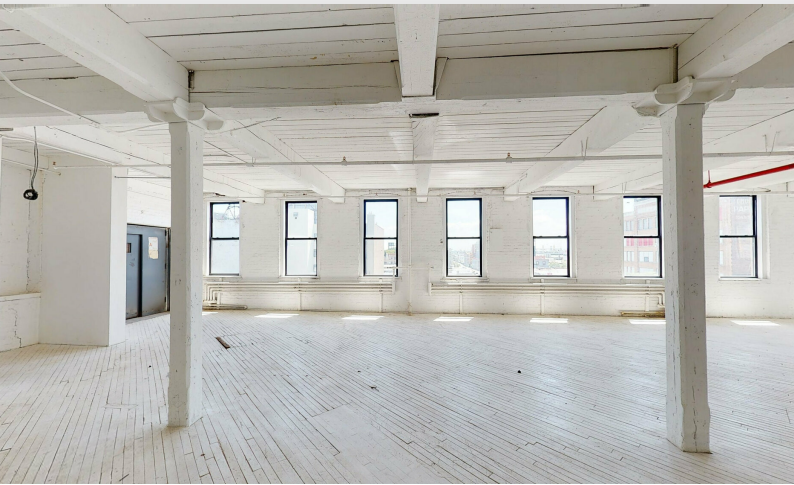
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Additional Photos

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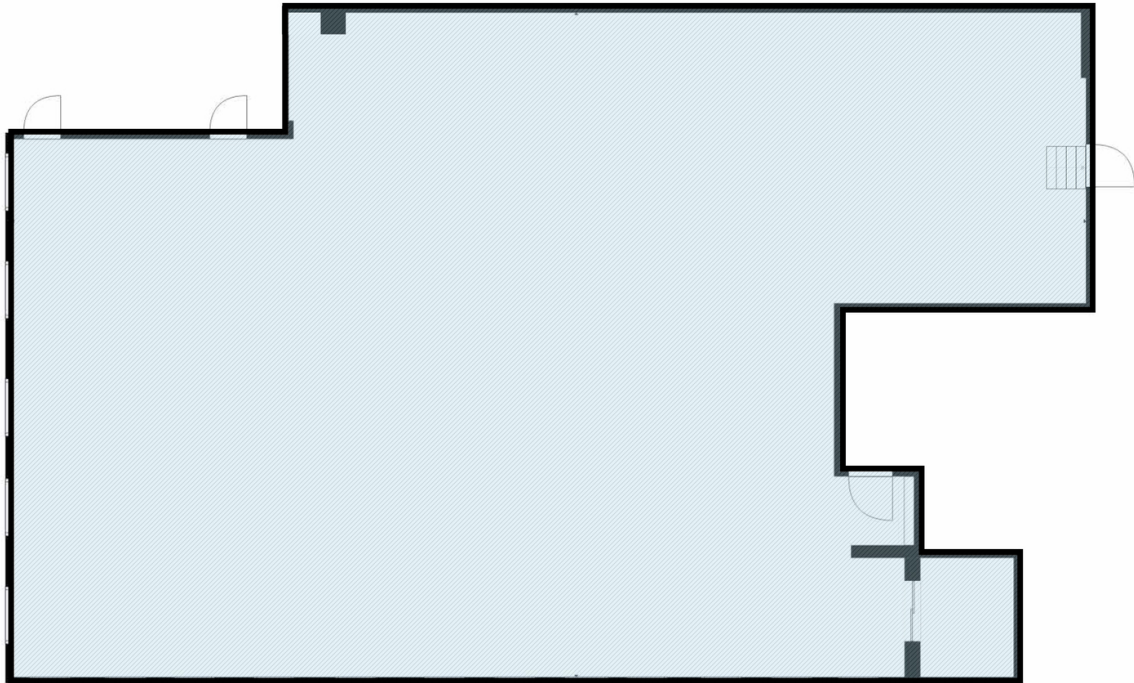
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Ground Floor

111 Bruckner Blvd, Bronx, NY 10454



111 BRUCKNER BLVD

GROUND FLOOR

TOTAL AVAILABLE SPACE: 5,000 SF

All square footage
are approximate.

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2nd Floor

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2ND FLOOR

TOTAL AVAILABLE SPACE: 5,000 SF

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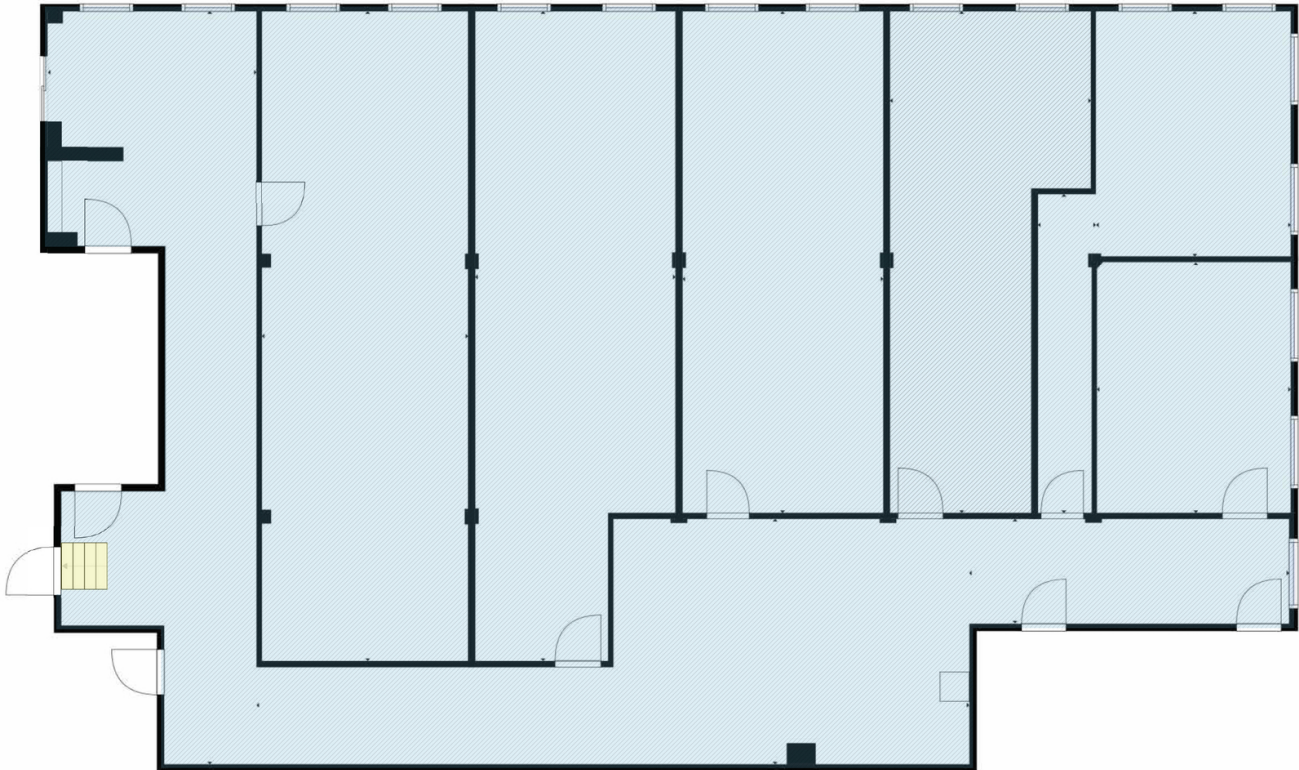
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3rd Floor

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3RD FLOOR

TOTAL AVAILABLE SPACE: 5,000 SF

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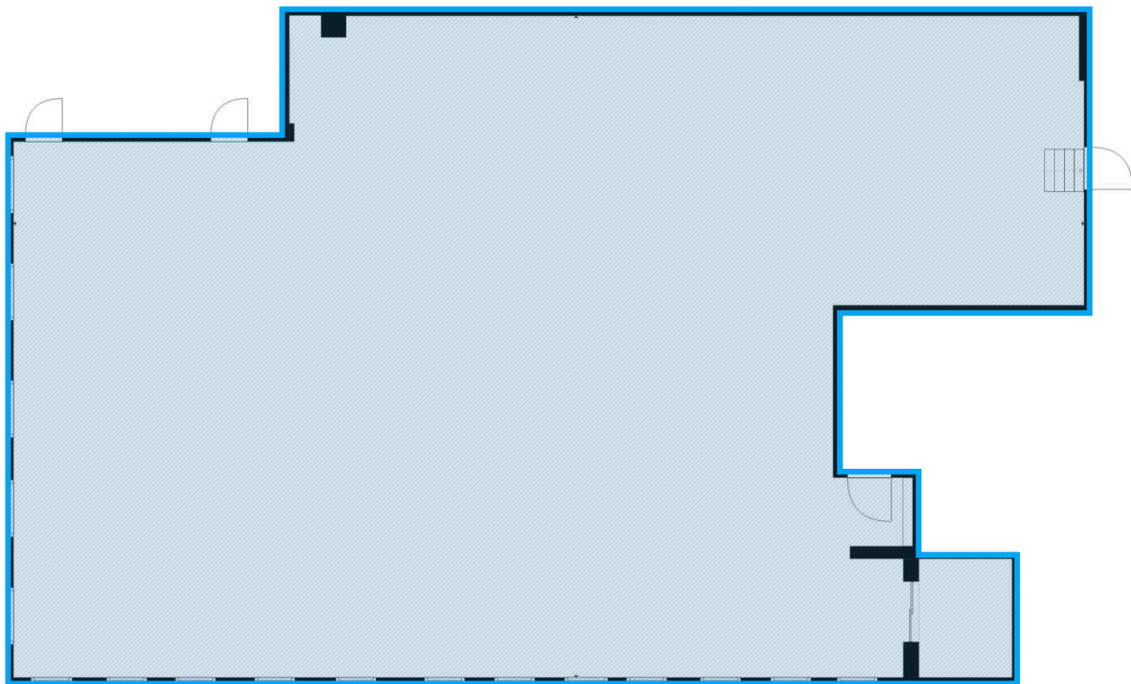
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4th Floor

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4TH FLOOR

TOTAL AVAILABLE SPACE: 5,000 SF

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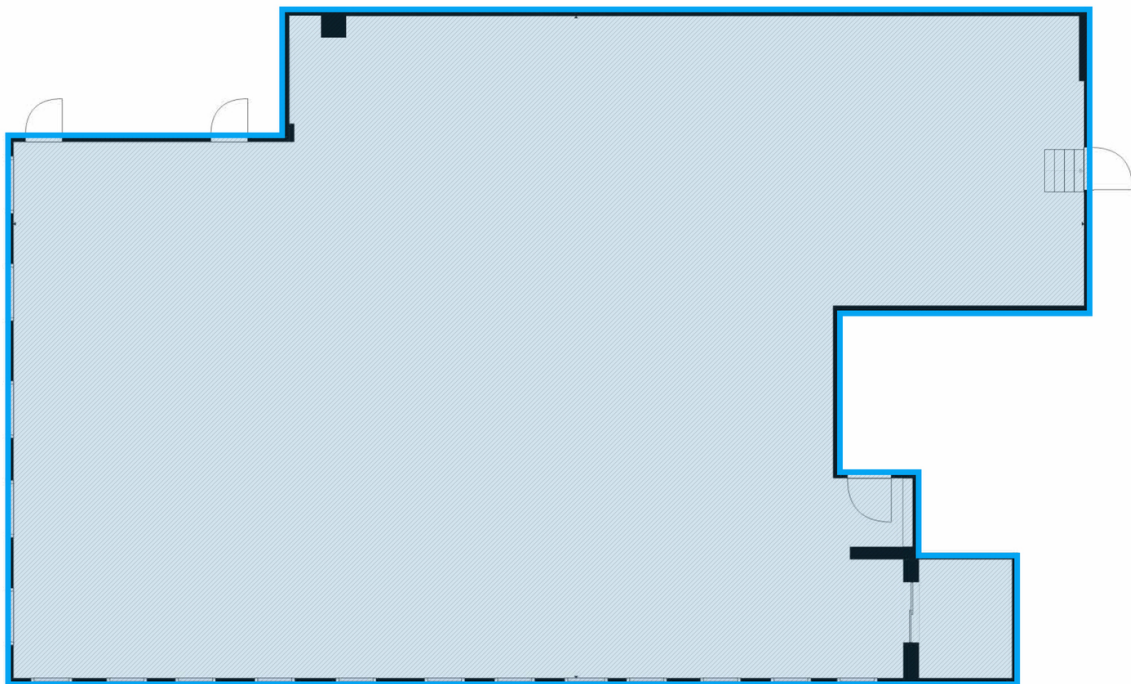
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5th Floor

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5TH FLOOR

TOTAL AVAILABLE SPACE: 5,000 SF

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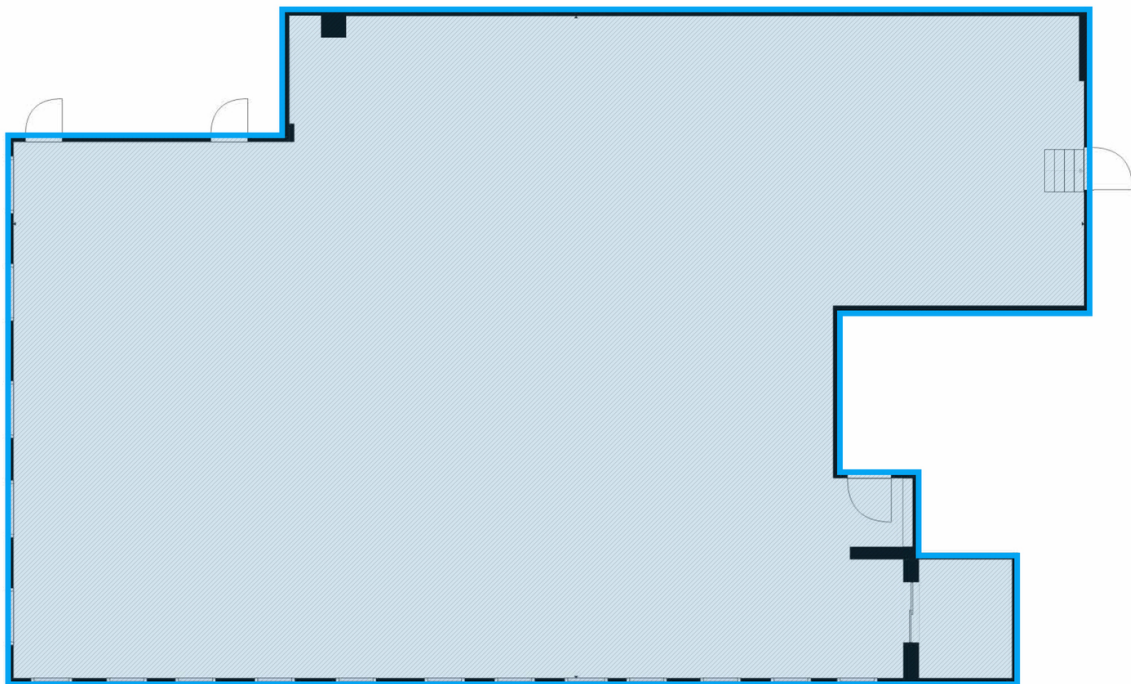
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6th Floor

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6TH FLOOR

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Retailer Map

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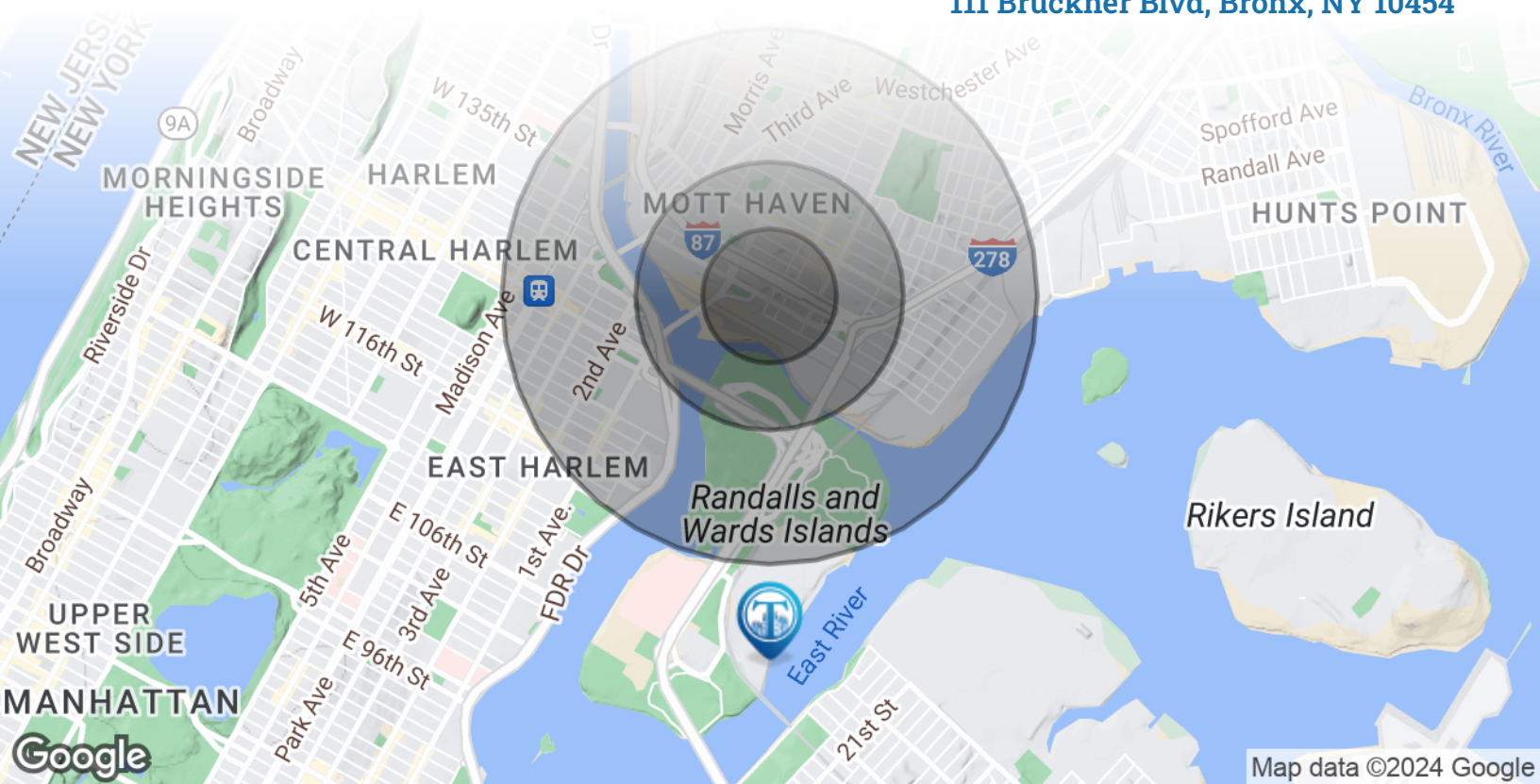
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Area Demographics

111 Bruckner Blvd, Bronx, NY 10454



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	5,839	24,023	88,547
Average Age	33.8	31.9	32.9
Average Age (Male)	30.6	29.8	29.4
Average Age (Female)	36.3	33.8	35.1



88,547

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	2,278	9,046	35,694
# of Persons per HH	2.6	2.7	2.5
Average HH Income	\$34,826	\$37,346	\$41,802
Average House Value	\$215,663	\$142,757	\$172,032



\$41,802

Avg Household Income

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