

# 1601 BRONXDALE

WAREHOUSE AND RETAIL OPPORTUNITY



# ABOUT 1601

1601 Bronxdale is where opportunity and flexibility converge. The building's prime neighborhood and accessible location allow for any logistics, warehouse or retail business to scale and succeed.

# CONTENTS

2	<u>FEATURES</u>
3	<u>SPECIFICATIONS</u>
4	<u>ACCESS</u>
5	<u>FLOORPLANS</u>
7	<u>AMENITIES</u>
9	<u>TRANSPORTATION</u>
11	<u>CONTACT</u>



# FEATURES

## THE PROPERTY

- Lofty ceilings and wide column spacing
- Multiple loading docks
- 255-space private, on-site parking deck

## THE LOCATION

- Prime highway access to I-95, I-278, I-695, and I-295
- Close proximity to public transit
- Excellent street presence
- Future Metro-North rail station adjacent to the building

## THE OPPORTUNITY

- 92,500 USF of warehouse/retail space
- 37,200 RSF of office space
- 61' of street frontage and signage for branding
- Potential to divide
- Dual-story availability
- Potential for private entrance

# SPECIFICATIONS

## TOTAL SF

356,000 SF

## FLOORS

2

## LOADING DOCKS

9 available  
40 total

## COLUMN SPACING

25' x 25'

## CEILING HEIGHTS

14'

## BUILDING CLASS

E9 - Warehouse

## ZONING

M1 - Manufacturing District

## ACCESS

24/7

## ELECTRIC CAPACITY

Ground floor - 4575 AMPS  
Second floor - 400 AMPS

## FLOOR LOADS

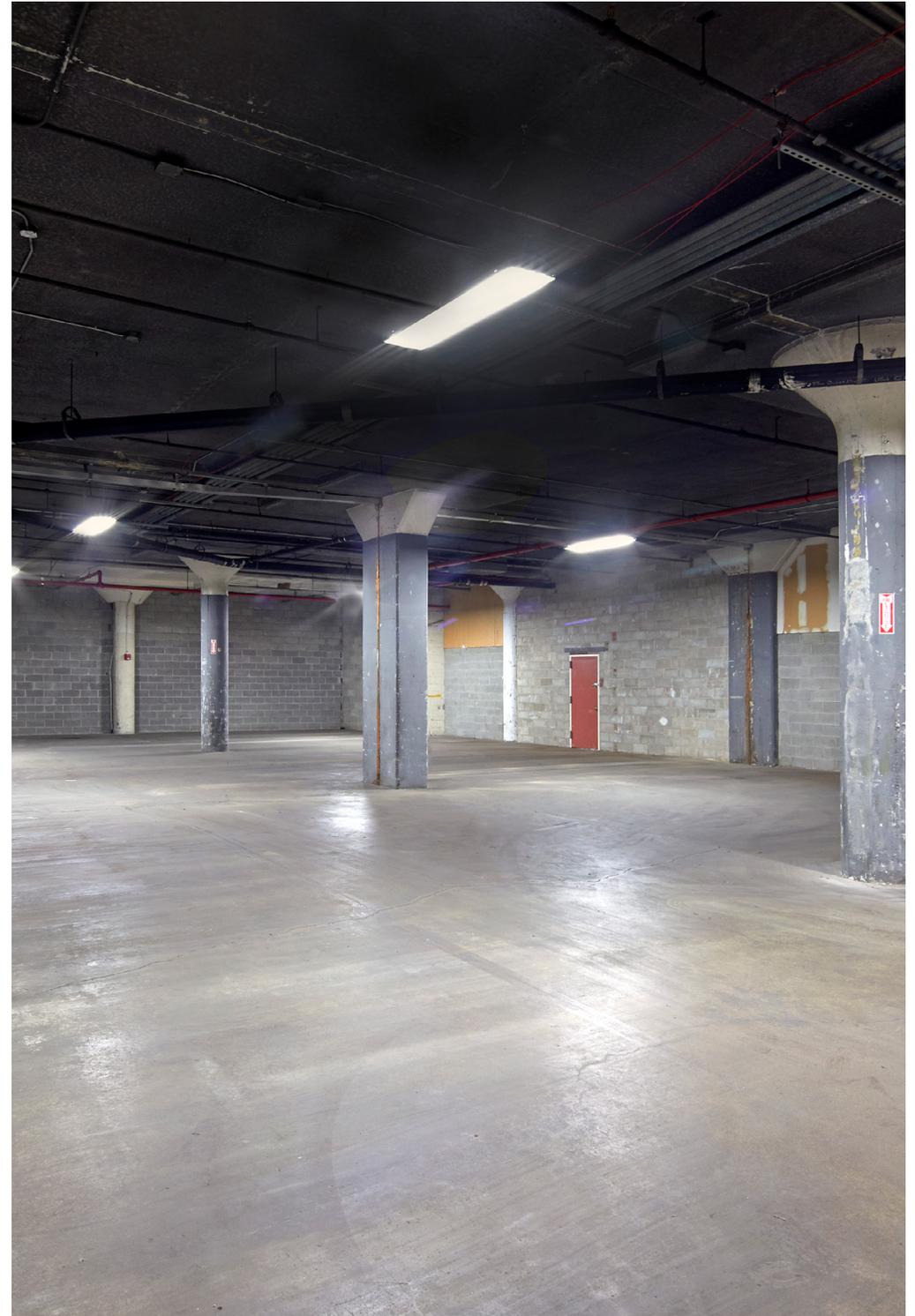
Ground floor - 100 lbs per SF  
Second floor - 280 lbs per SF

## TELECOMMUNICATIONS

Optimum and Verizon

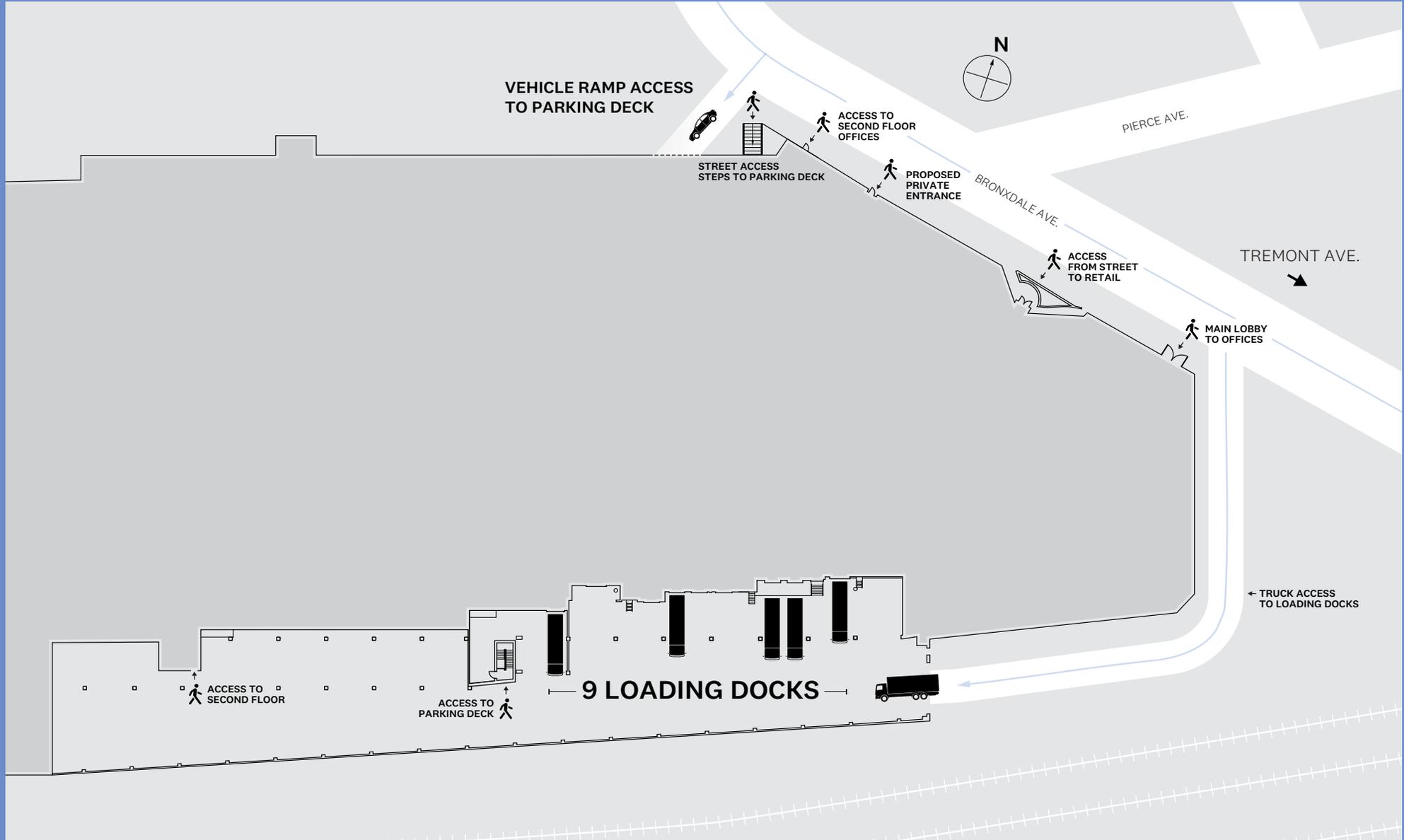
## PARKING DECK

255 spaces



# ACCESS

- 9 Available loading docks
- 4 Pedestrian entrances
- Tenant only, on-site parking deck
- Opportunity for private entrances



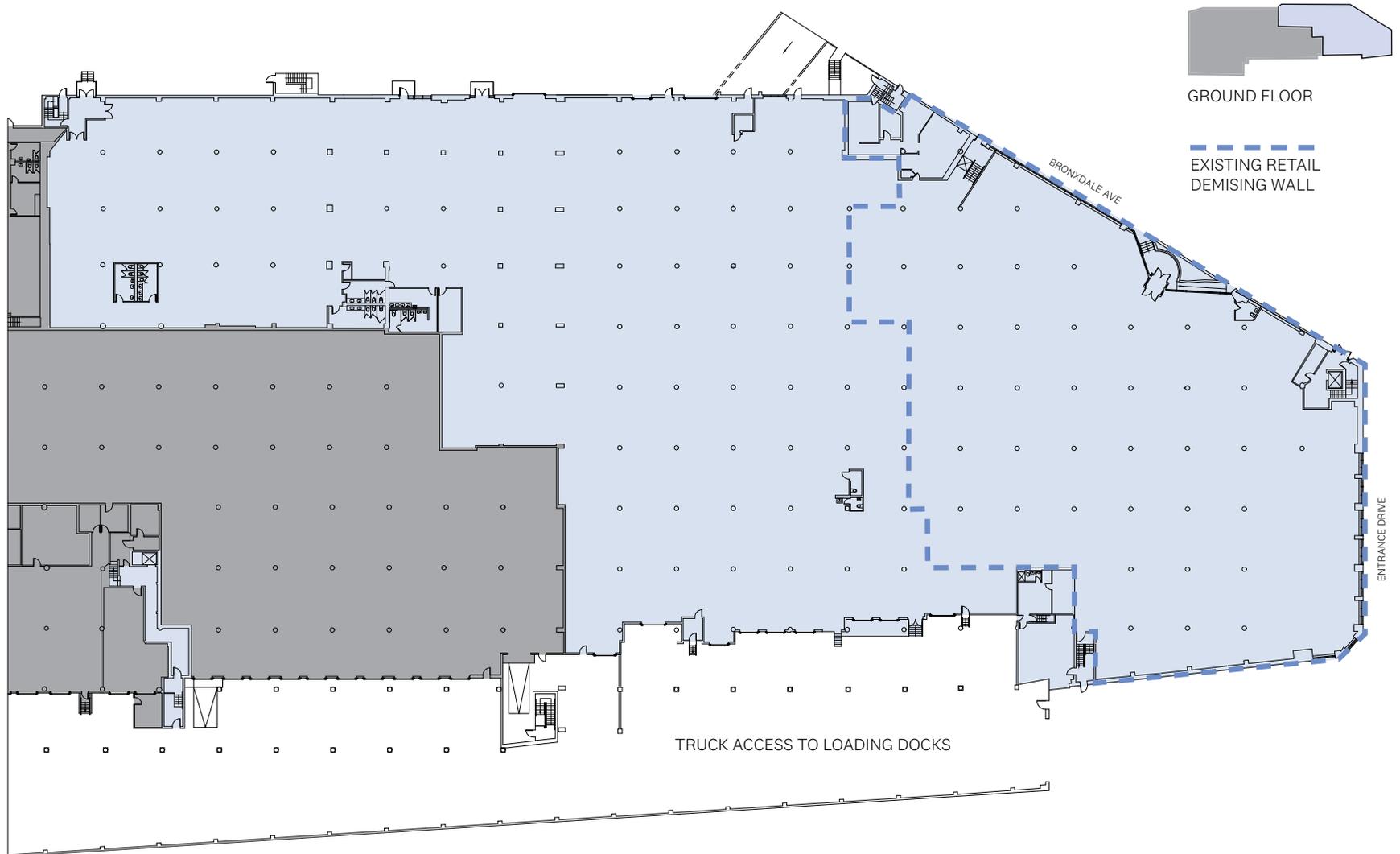
# FLOOR 1 - 92,500 USF

Warehouse and retail opportunity

Potential to divide

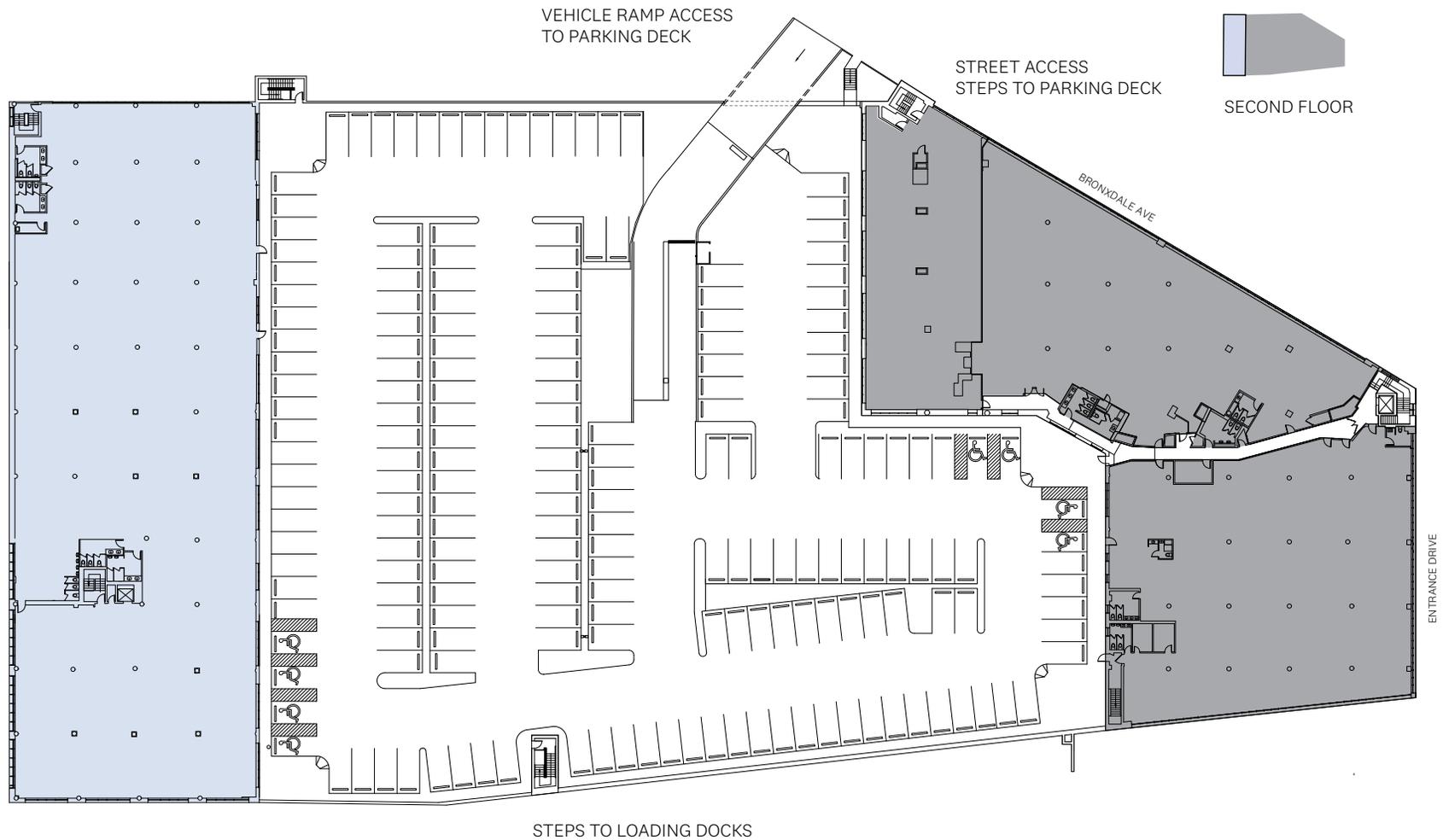
Dual-story availability

Access to 9 loading docks



# FLOOR 2 - 37,200 RSF

Potential to divide  
Private, on-site parking  
255 Spaces



# BUILT FOR LOGISTICS



Loading docks



Loading dock access



Tenant-only rooftop parking



Proposed warehouse interior

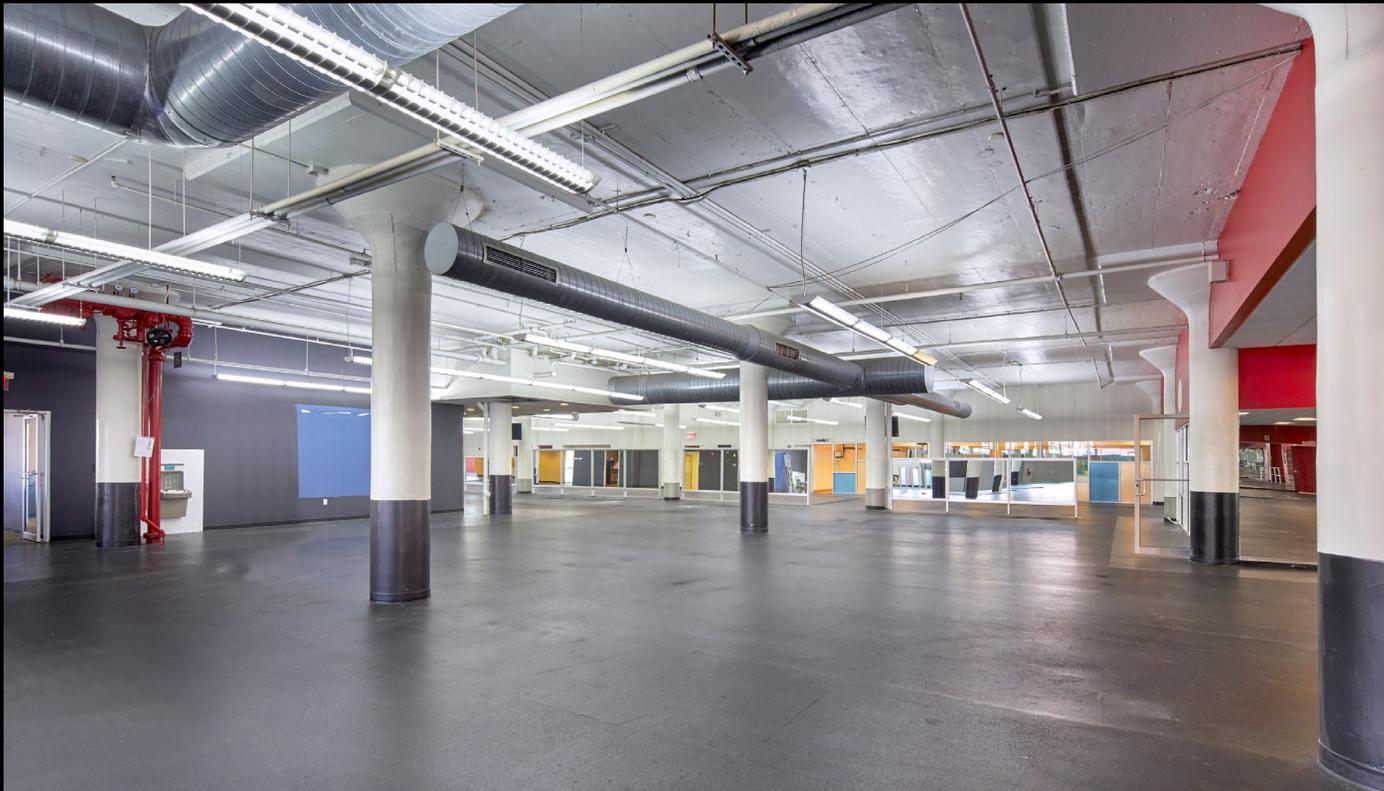
# FIT FOR RETAIL



Main entrance



Pedestrian entrance



Wide column spacing



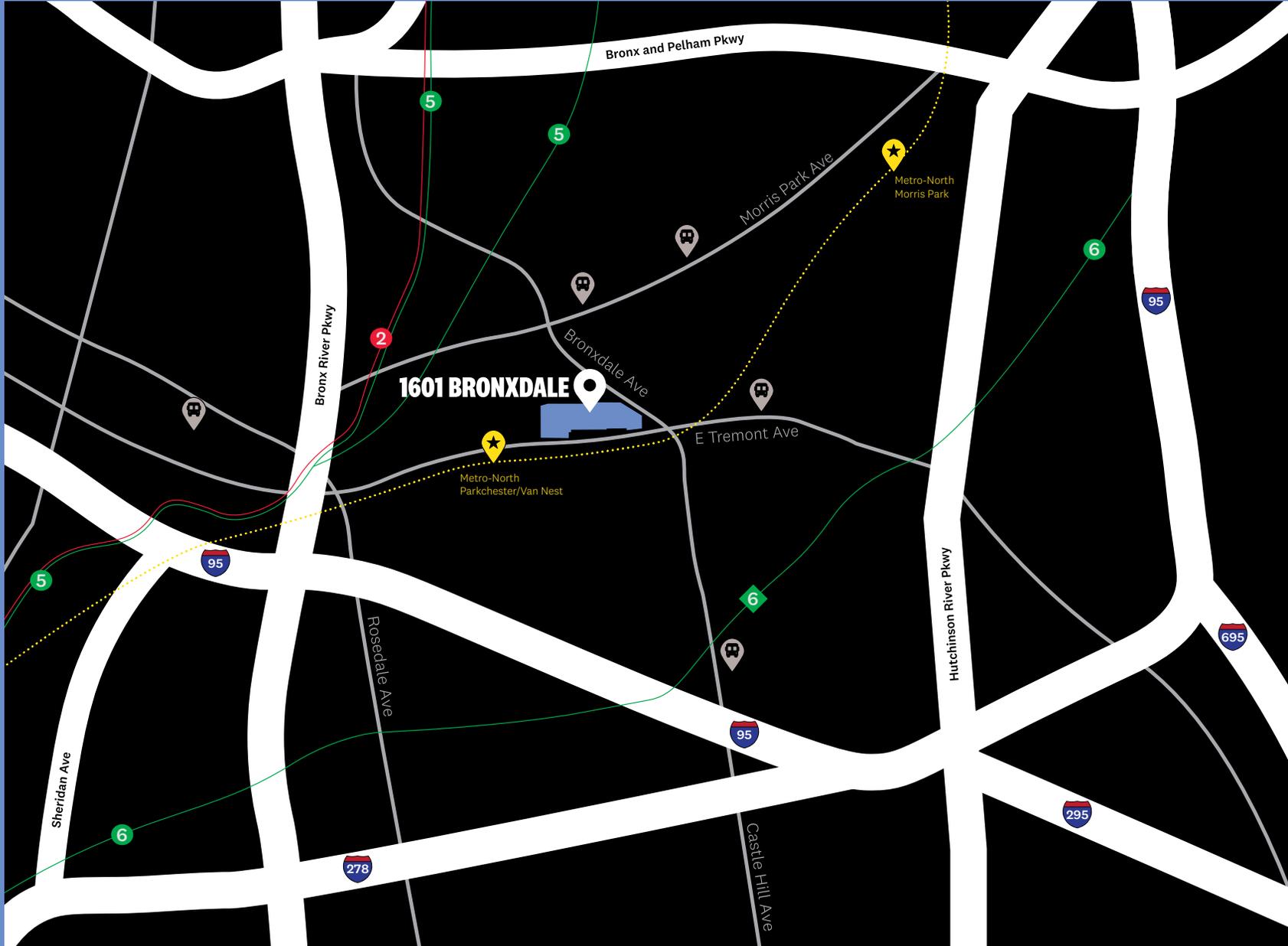
Built-in locker rooms



Swimming pool

# TRANSPORTATION

1601 Bronxdale is surrounded by 4 major interstates and accessible by subway, bus, train, or foot. By 2026, the property will be home to the upcoming Metro-North rail station.



## INTERSTATE ACCESSIBILITY

**30 MINS**  
to Westchester  
and Connecticut

**15 MINS**  
to Queens  
and I-495

**25 MINS**  
to Queens and  
Long Island

**15 MINS**  
to Manhattan  
and New Jersey

**20 MINS**  
to LIC and  
Brooklyn

**40 MINS**  
to The Port

**15 MINS**  
to Flushing and  
JFK Airport

# 1601 BRONXDALE

# CONTACT

Amy Fabian  
Vice President / Leasing  
afabian@merprop.com  
212-337-7775

