801 EAST 135TH STREET, BRONX, NY 10454
841 EAST 135TH STREET, BRONX, NY 10454

IPRG

EXCLUSIVE OFFERING MEMORANDUM

First Sale in 80+ Years - 2 Warehouses For Sale W/ Potential Lease Back

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FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

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INVESTMENT PRICING

801 & 841 EAST 135TH STREET

OFFERING PRICE

$8,500,000

INVESTMENT HIGHLIGHTS

2 Warehouses	36,030	$236	7.50%
# of Units	Total SF	Price/SF	Current Cap Rate

DELIVERED VACANT OR SALE AND LEASE BACK

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PROPERTY INFORMATION

801 & 841 EAST 135TH STREET

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FIRST SALE IN 80+ YEARS - 2 WAREHOUSES W/ POTENTIAL LEASE BACK **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to arrange the sale of 801 and 841 East 135th Street, also known as Rosenzweig Lumber & Plywood a two-building industrial offering totaling approximately 36,030 square feet at the intersection of Walnut Avenue and Willow Avenue in the Port Morris section of the Bronx.

801 East 135th Street is a three-story warehouse totaling approximately 25,000 square feet on a 76.08' x 100' footprint. The building features three loading docks, one drive-in bay, and 10-foot ceiling heights on each floor, along with a full cellar providing additional storage capacity.

841 East 135th Street is a single-story warehouse spanning approximately 11,030 square feet with clear ceiling heights in excess of 40 feet, offering exceptional cubic volume suited for high-pile racking, storage, and distribution uses.

The properties are located within walking distance of the 6-subway line, with convenient access to the Bruckner Expressway, Major Deegan Expressway, and the Third Avenue and Willis Avenue bridges connecting to Manhattan.

The offering presents a unique opportunity for owner-users and investors to acquire two industrial assets on the same block in a supply-constrained submarket, with the potential for a lease back.

BUILDING INFORMATION

BLOCK & LOT:	2587-46,69
NEIGHBORHOOD:	Port Morris
CROSS STREETS:	Willow Ave & Walnut Ave
BUILDING DIMENSIONS (801):	68 ft x 100 ft
BUILDING DIMENSIONS (841):	130.17 ft x 50 ft Irregular
LOT DIMENSIONS (801):	76.08 ft x 100 ft
LOT DIMENSIONS (841):	141.37 ft x 139.95 ft Irregular
# OF WAREHOUSES:	2
TOTAL SF:	36,030
ZONING:	M1-2 [801] M3-1[841]
FAR:	2.0
TAX CLASS:	4
NOTES:	Delivered Vacant or Sale and Lease Back

TAX MAP

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UNIT	TYPE	APPROX. SF	CURRENT	CURRENT RPSF	LEASE TERM
801	Full Building	25,000	$40,000	$19	**
841	Full Building	11,030	$20,000	$22	**
		MONTHLY:	$60,000		
		ANNUALLY:	**$720,000**		

** The tenant is seeking an initial five-year lease with one additional five-year renewal option. The lease would include:

- No personal guaranty
- Right of first refusal to purchase the property
- 3% annual rent increases
- Initial rent structured to provide the landlord with a 7.5% capitalization rate from day one

All terms are subject to final negotiation and execution of mutually acceptable lease documents.

	CURRENT
GROSS OPERATING INCOME:	$ 720,000
VACANCY/COLLECTION LOSS (3%):	$ (21,600)
EFFECTIVE GROSS INCOME:	$ 698,400
REAL ESTATE TAXES (CLASS 4):	$ (155,264)
TAX REIMBURSMENT:	$ 155,264
FUEL (TENANT) :	$ 0
WATER AND SEWER (TENANT):	$ 0
INSURANCE:	$ (39,633)
ELECTRIC (TENANT):	$ 0
MANAGEMENT (3%):	$ (20,952)
TOTAL EXPENSES:	$ (60,585)
NET OPERATING INCOME:	**$ 637,815**

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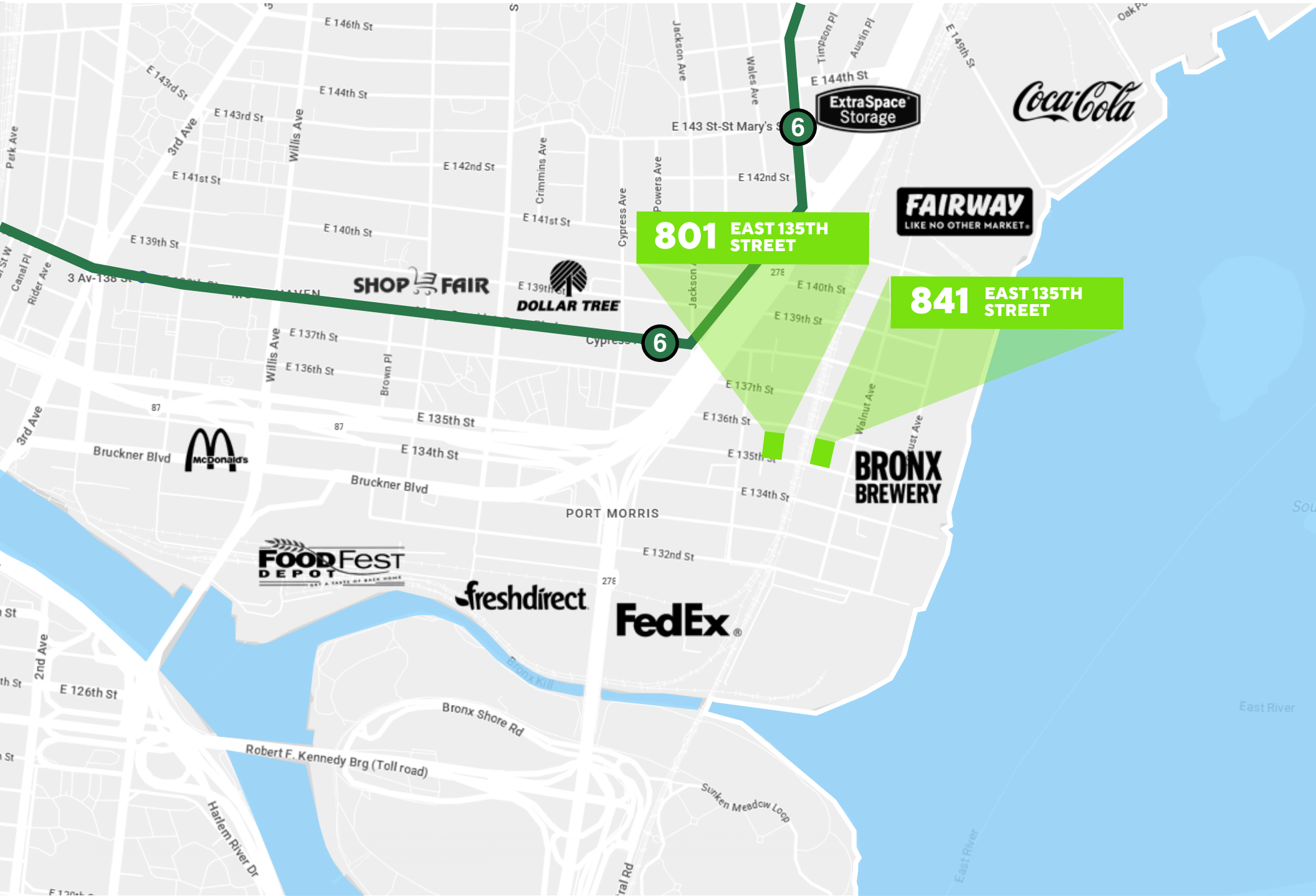
PROPERTY MAP



ADDITIONAL PROPERTY PHOTOS
801 EAST 135TH STREET

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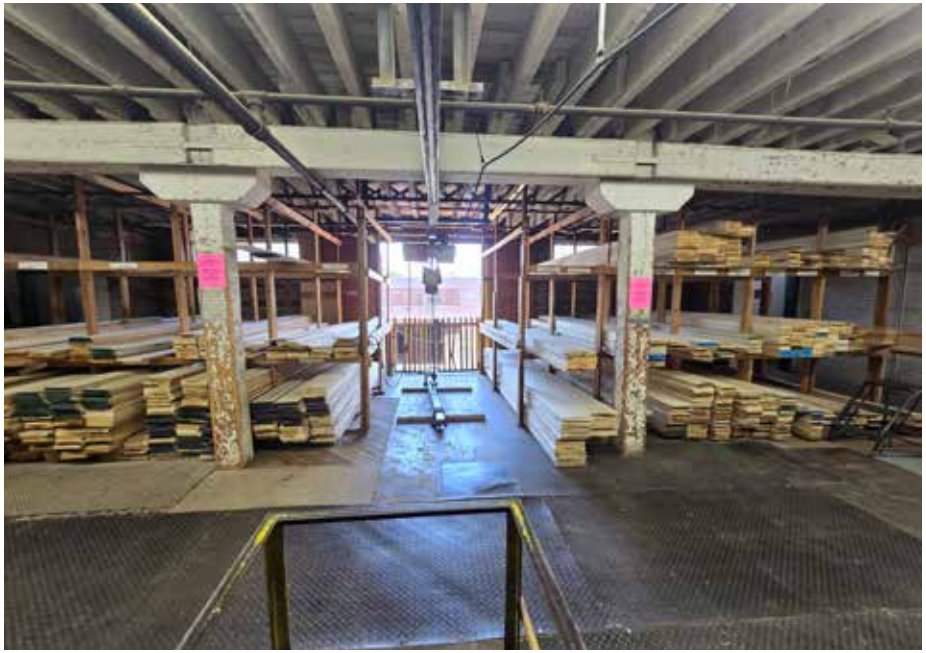

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