

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



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

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YEARS - 2 WAREHOUSES W/ POTENTIAL LEASE BACK

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TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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INVESTMENT PRICING

801 & 841 EAST 135TH STREET





841 EAST 135TH STREET

801 EAST 135TH STREET

OFFERING PRICE
\$10,000,000

INVESTMENT HIGHLIGHTS

2 Warehouses
of Units

36,030
Total SF

\$278
Price/SF

**DELIVERED VACANT
OR SALE AND LEASE BACK**

IPRG

PROPERTY INFORMATION

801 & 841 EAST 135TH STREET

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INVESTMENT SUMMARY

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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PROPERTY MAP



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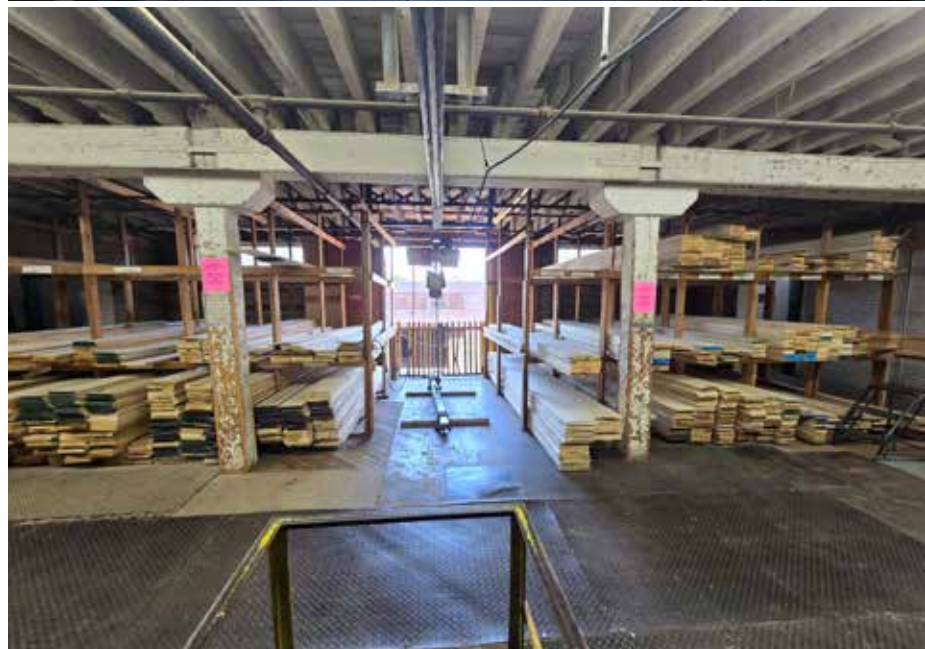
ADDITIONAL PROPERTY PHOTOS
801 EAST 135TH STREET



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ADDITIONAL PROPERTY PHOTOS
801 EAST 135TH STREET



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