



1066 Zerega Avenue Bronx, NY 10462

Upon Request

BRONX INDUSTRIAL SITE FOR SALE OR LEASE

Offering Summary

CPEX Real Estate has been exclusively hired to market for ground lease 1066 Zerega Avenue. The full-block site is located on the east side of Zerega Avenue between Watson and Blackrock Avenues and the Westchester Creek in Unionport, Bronx.

The 77,875 square foot lot has approximately 155,750 square feet of commercial development rights. Currently, there is approximately 30,050 square feet of existing structures on the property comprised of three separate buildings.

The site offers an opportunity for a large scale commercial redevelopment. Ownership prefers a long-term lease, but will consider shorter terms and potentially an outright sale.

Property Highlights

- Conveniently located at the intersection of three highways (Cross Bronx Expressway, Bruckner Expressway and Hutchinson River Parkway) providing tremendous vehicular accessibility
- Suitable for retail, office, logistics & manufacturing uses
- Ideal site for a large scale commercial redevelopment
- The property is located in an Industrial Business Zone (IBZ) which provides economic benefits for businesses operating in the area.

Property Facts

ADDRESS	1066 Zerega Avenue, Bronx, NY 10462
BLOCK LOT	3837_01
BUILDABLE SF	155,750 SF *
LOT DIMENSIONS	206.13? x 427? *
LOT SIZE	77,875 *
BUILDING CLASS	F8
BUILDING SIZE	30,050 SF *
ZONING	M3-1
FAR	2.0
ASSESSMENT	\$655,910
TAXES	\$69,356
TAX RATE	10.5740%
TAX CLASS	Class 4

For Further Information, Please Contact Exclusive Leasing Team:

Brian T. Leary | 718.687.4200 | bleary@cpxre.com Jidan Kim | 718.687.4204 | jkim@cpxre.com

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Neighboring Retailers



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CPEx
REAL ESTATE

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective tenant carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein.

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