

±100K SF AVAILABLE FOR LEASE
DELIVERING Q3 2026

307 BRUCKNER
BRONX, NEW YORK



±54K SF NEW HIGH BAY
WAREHOUSE + MEZZANINE

±46K SF NEW COVERED
FLEET PARKING / STORAGE

307bruckner.com



PROJECT HIGHLIGHTS



LOCATION

- 307 Bruckner Blvd. is located less than one mile from three bridges (RFK, Willis Ave (Toll-free), and Third Ave (Toll-free)) with easy access to the Bruckner Expressway (I-278) and the Major Deegan Expressway (I-87), providing exceptional accessibility to New York City and the greater Tri-State region.



PROXIMITY

- A transit oriented location, the property is just a short walk to the Cypress Avenue or E 143rd Street 6 train and offers access to midtown Manhattan within 35 minutes.
- Located 1 mile from the entrance to **Hunts Point**, the largest fish and produce market in the United States, which generates over \$3 billion of annual economic activity.



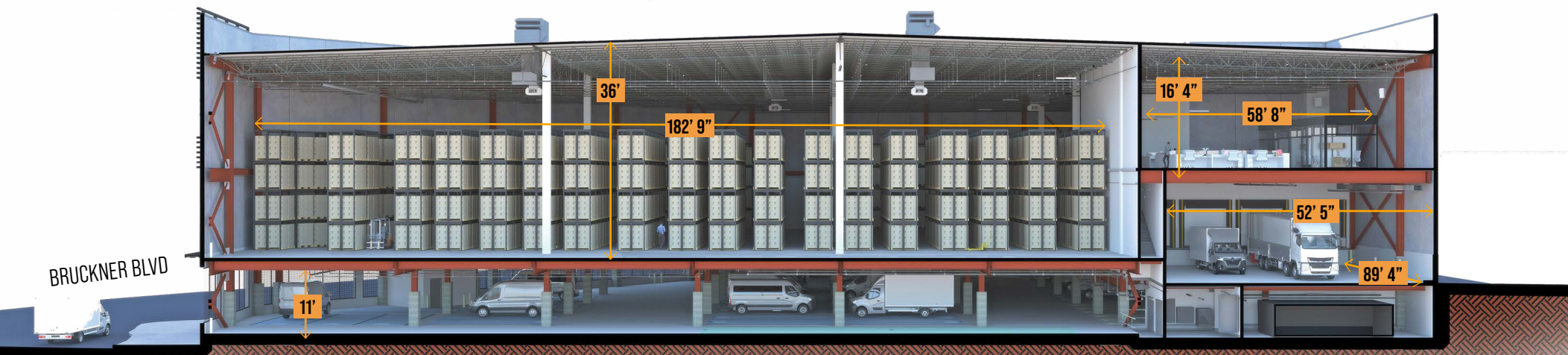
OVERVIEW

- ±54k SF New High Bay Warehouse + Mezzanine
- ±46k SF New Covered Fleet Parking / Storage



PROJECT PLAN

View Looking Southeast



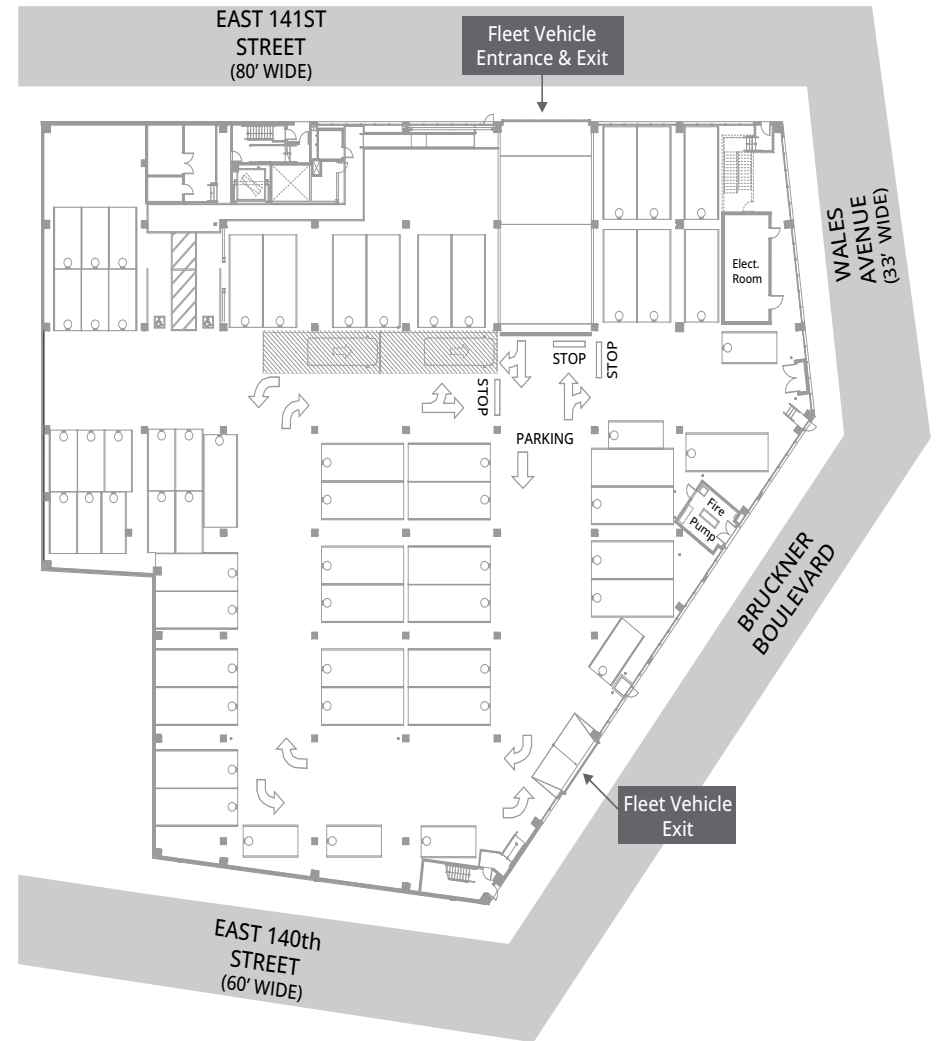
BUILDING SPECS

Building Size:	100,196 SF
Level 1:	45,758 SF Covered Fleet Parking/Storage
Level 2:	46,221 SF Warehouse
Level 3:	8,217 SF Mezzanine
Parking:	Level 1 – 62 covered spaces
Clear Heights:	Level 1 – 11' Level 2 – 36' Level 3 Mezzanine – 18'
Column Spacing:	Level 1 – 30' x 30' Level 2 – 60' x 60' (majority)
Floor Load:	475 PSF Warehouse / 125 PSF Mezz
Loading Docks:	Four (4) - Level 2
Drive-ins:	Two (2) - Level 1
Elevators:	One (1) - Hybrid passenger / freight One (1) - Blank for future
Fire Protection:	ESFR
Power:	4,000 amps*
Lighting System:	LED

*307 Bruckner sits one block from Con-Edison's Mott Haven Substation, providing more power capacity upon a qualified tenant's request

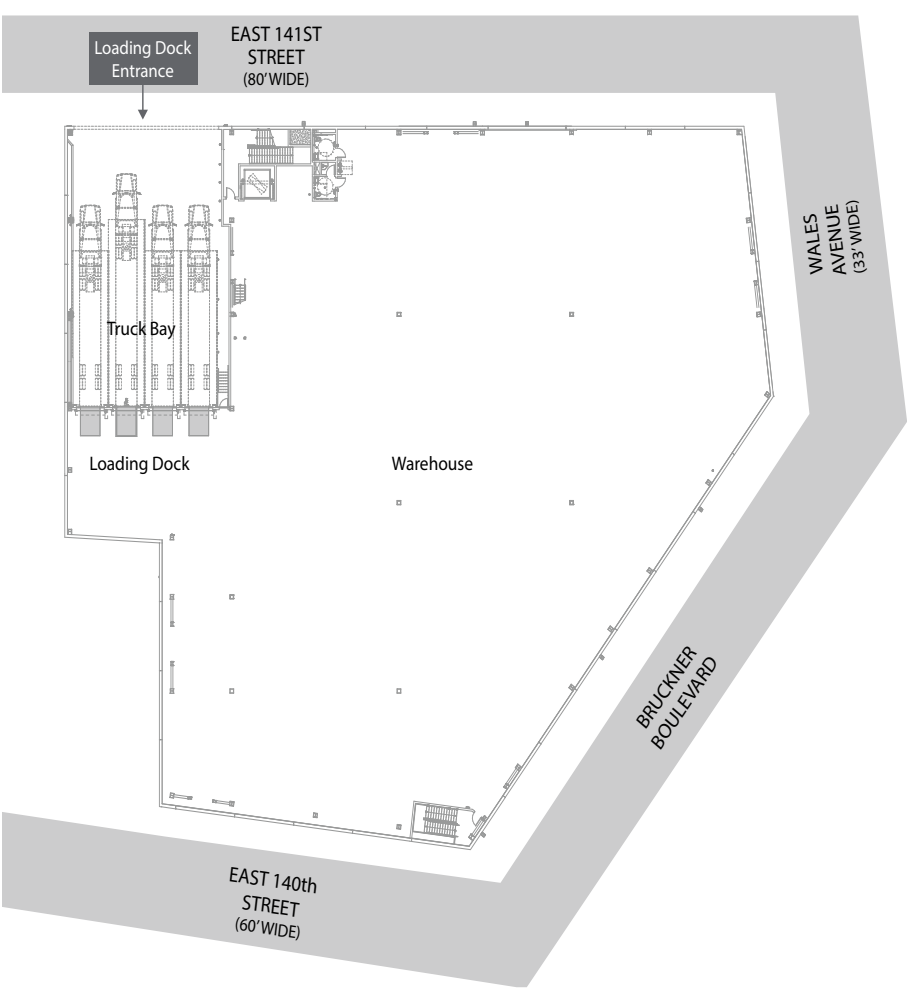
LEVEL 1 FLOOR PLAN

Covered Fleet Parking/Storage



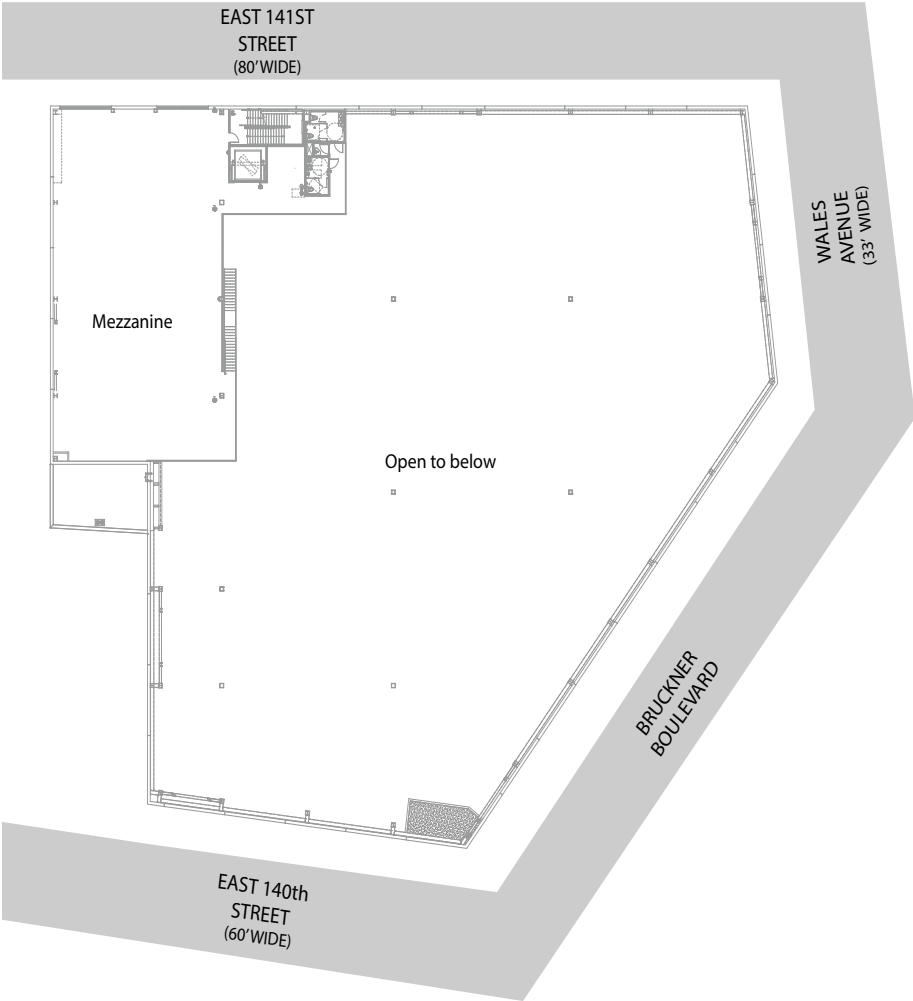
LEVEL 2 FLOOR PLAN

Warehouse + Loading Docks



LEVEL 3 FLOOR PLAN

Mezzanine / Office



IDEAL NYC LAST HOUR® DELIVERY

BROOKLYN

MANHATTAN

QUEENS

GRAND CENTRAL PARKWAY

ROBERT F. KENNEDY BRIDGE

E 116TH STREET

2ND AVENUE

1ST AVENUE

ROBERT F. KENNEDY BRIDGE

WILLIS AVENUE BRIDGE

BRUCKNER BOULEVARD

TO 3RD AVENUE BRIDGE

BRONX

TO WESTCHESTER:

- I-278 E From E 138th Street
- Take Bronx River Pkwy to NY-117 exit from Taconic State Pkwy N
- I-95 (Trucks)

TO QUEENS & BROOKLYN:

- Take E 138th Street, Bruckner Blvd and St Ann's Pl to I-278 W
- Follow I-278 W, access RFK Bridge

TO MANHATTAN:

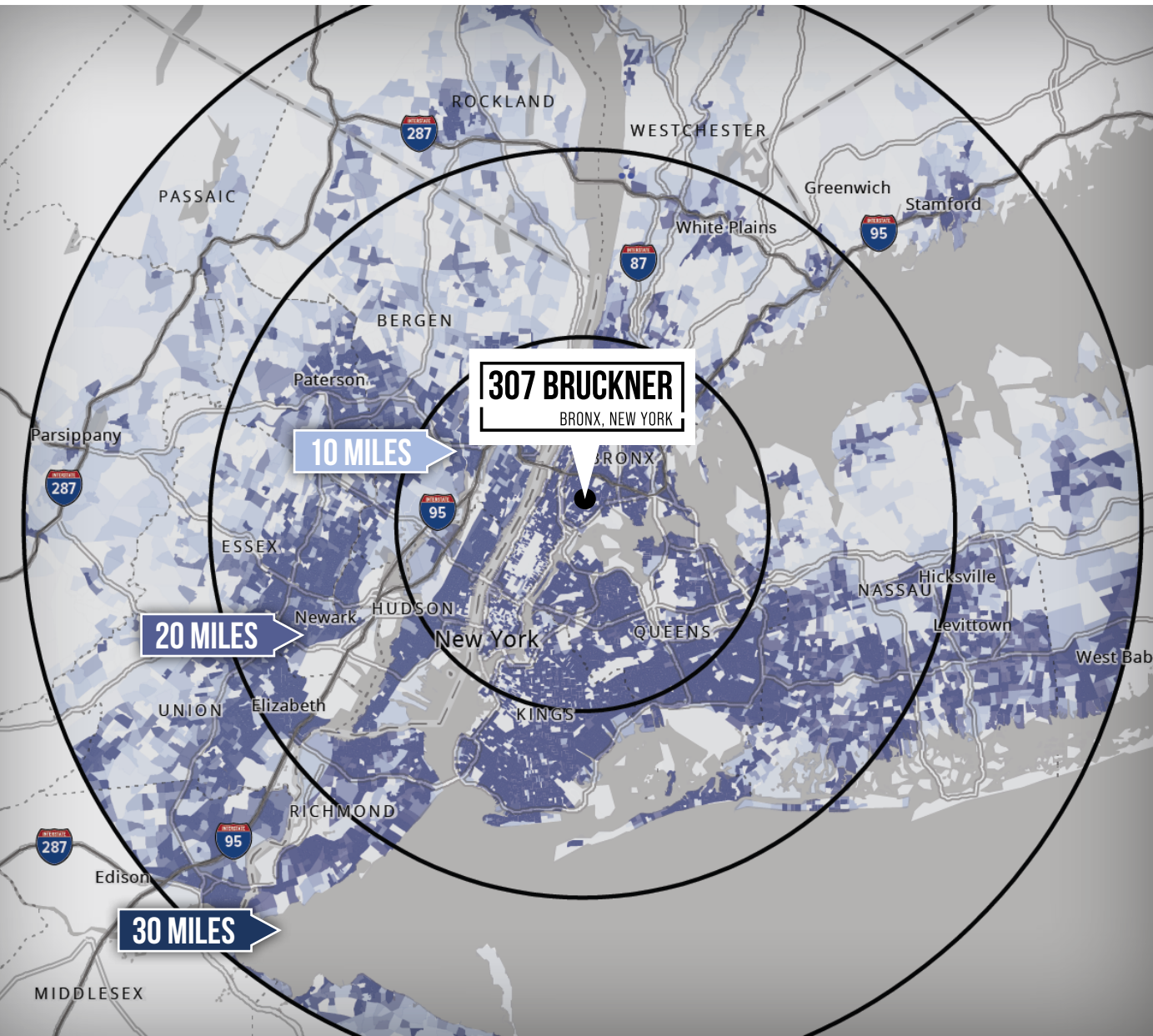
- Continue to E 138th St
- Take Robert F. Kennedy Bridge Dr
- Continue to 2nd Avenue
- To/From Manhattan Toll Free, via Willis Avenue and 3rd Avenue bridges

TO NEW JERSEY:

- I-87 N From E 138th Street
- Follow I-278 W, access RFK Bridge via George Washington Bridge

307 BRUCKNER
BRONX, NEW YORK

LABOR & POPULATION



5 MILES

2,980,685 TOTAL POPULATION

Transportation/
Warehouse Workers
85,870

Median Household Income
\$66,293

Total Labor Force
1,414,272

Median hourly
warehouse wage
\$20.18 (US median \$18.52)

15 MILES

10,906,827 TOTAL POPULATION

Transportation/
Warehouse Workers
352,417

Median Household Income
\$80,531

Total Labor Force
5,238,635

Median hourly
warehouse wage
\$19.59 (US median \$18.52)

30 MILES

16,085,323 TOTAL POPULATION

Transportation/
Warehouse Workers
499,571

Median Household Income
\$83,227

Total Labor Force
8,315,515

Median hourly
warehouse wage
\$19.48 (US median \$18.52)



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BRONX, NEW YORK

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