±100K SF AVAILABLE FOR LEASE

307 BRUCKNER

BRONX, NEW YORK



±54K SF NEW HIGH BAY WAREHOUSE + MEZZANINE

±46K SF NEW COVERED FLEET PARKING / STORAGE

307bruckner.com

STERLING LOGISTICS PROPERTIES | JLL

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

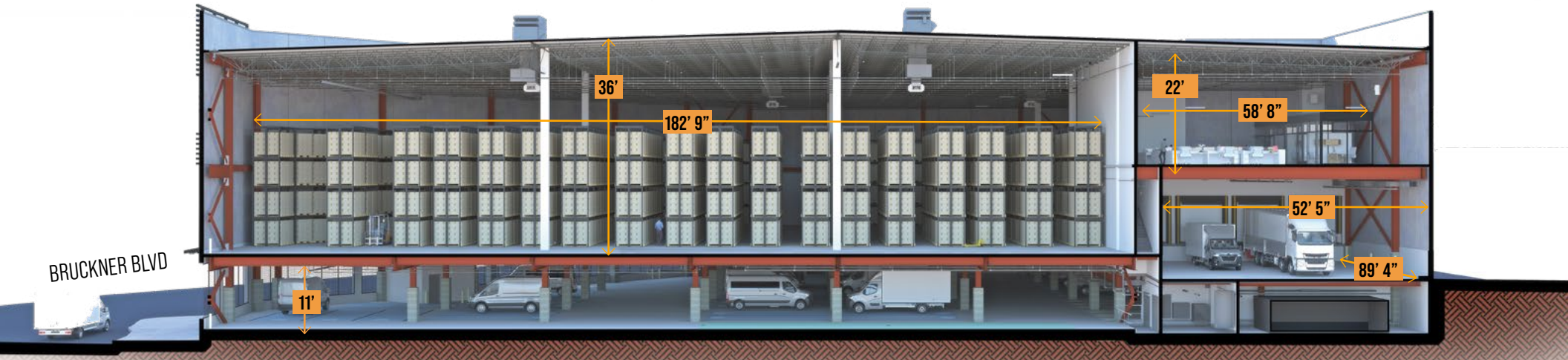
- ±54k SF New High Bay Warehouse + Mezzanine
- ±46k SF New Covered Fleet Parking / Storage



PROJECT PLAN

View Looking Southeast





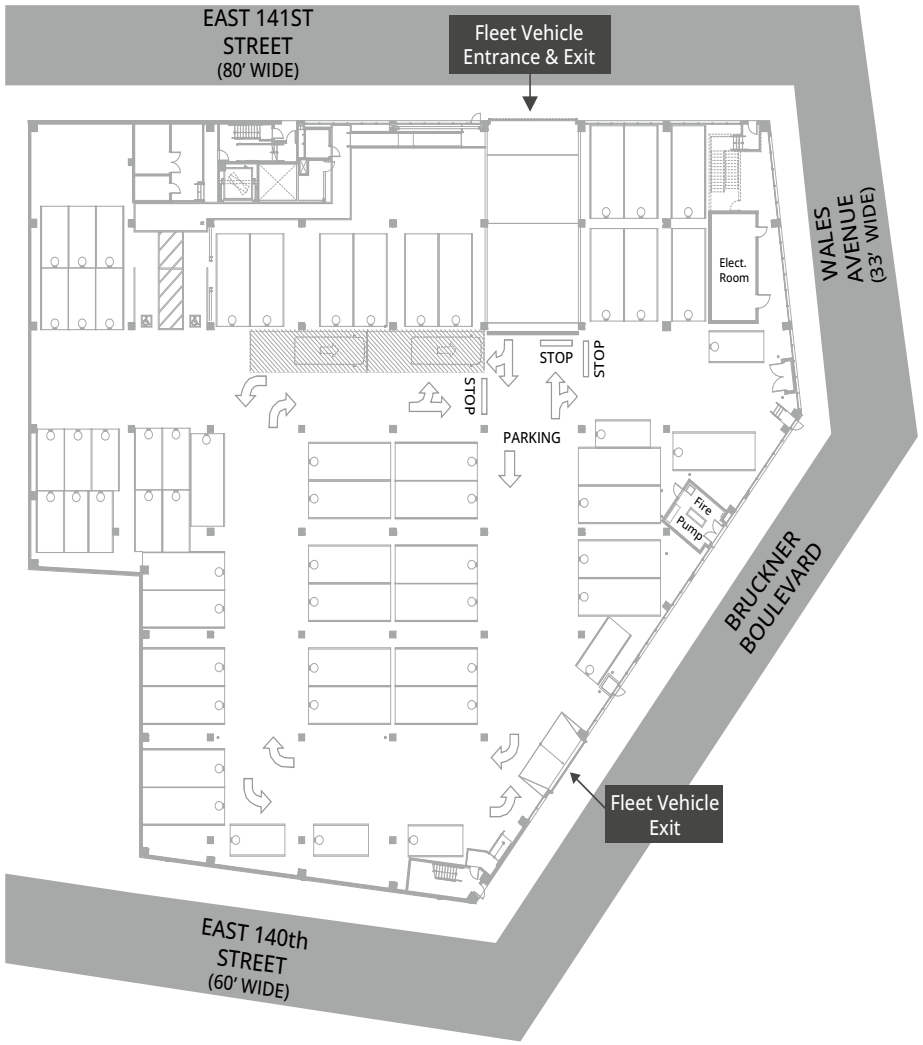
BUILDING SPECS

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 – 22′
Column Spacing:	Level 1 – 30′ x 30′ Level 2 – 60′ x 60′ (majority)
Floor Load:	475 PSF Warehouse / 125 PSF Mezzanine
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

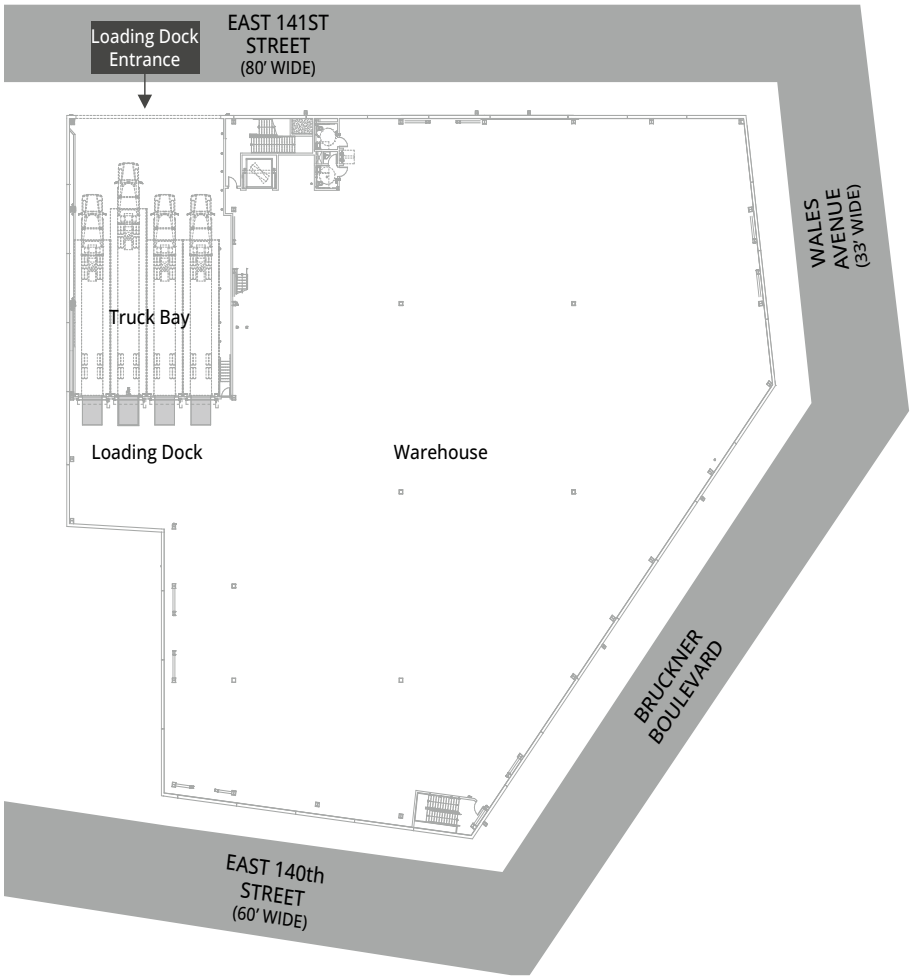
LEVEL 1 FLOOR PLAN

Covered Fleet Parking/Storage



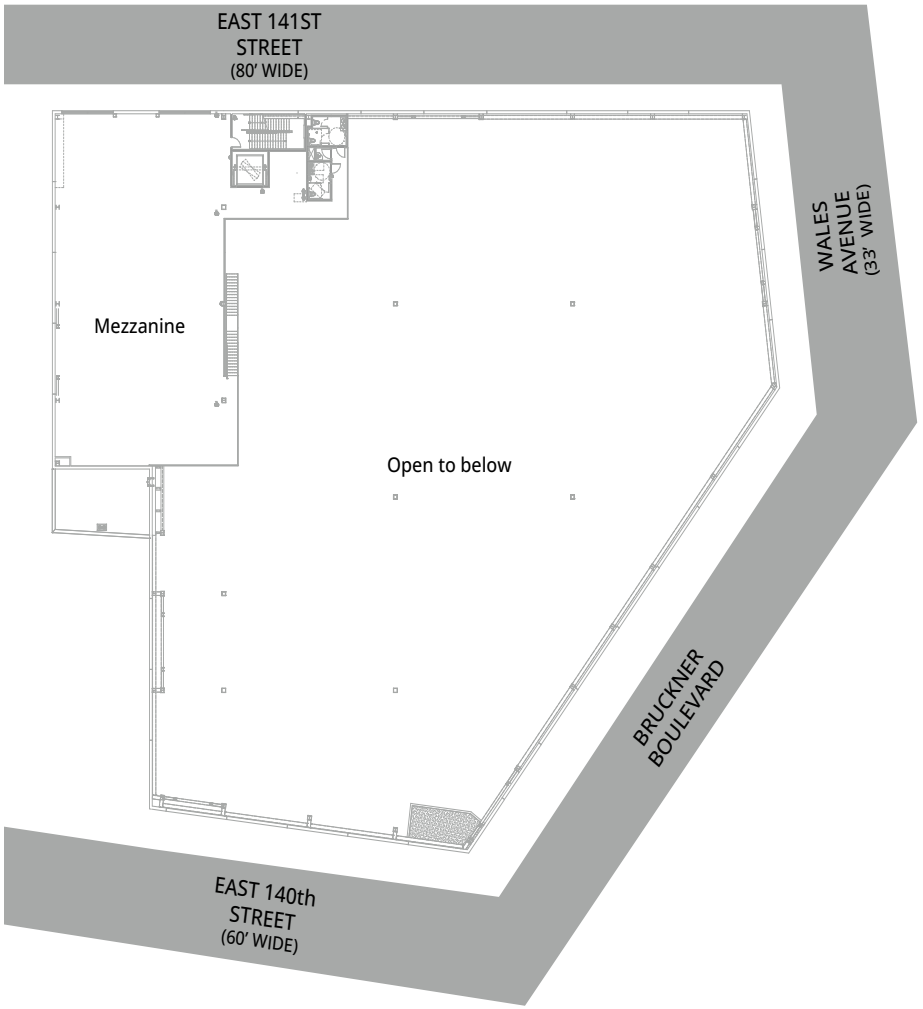
LEVEL 2 FLOOR PLAN

Warehouse + Loading Docks



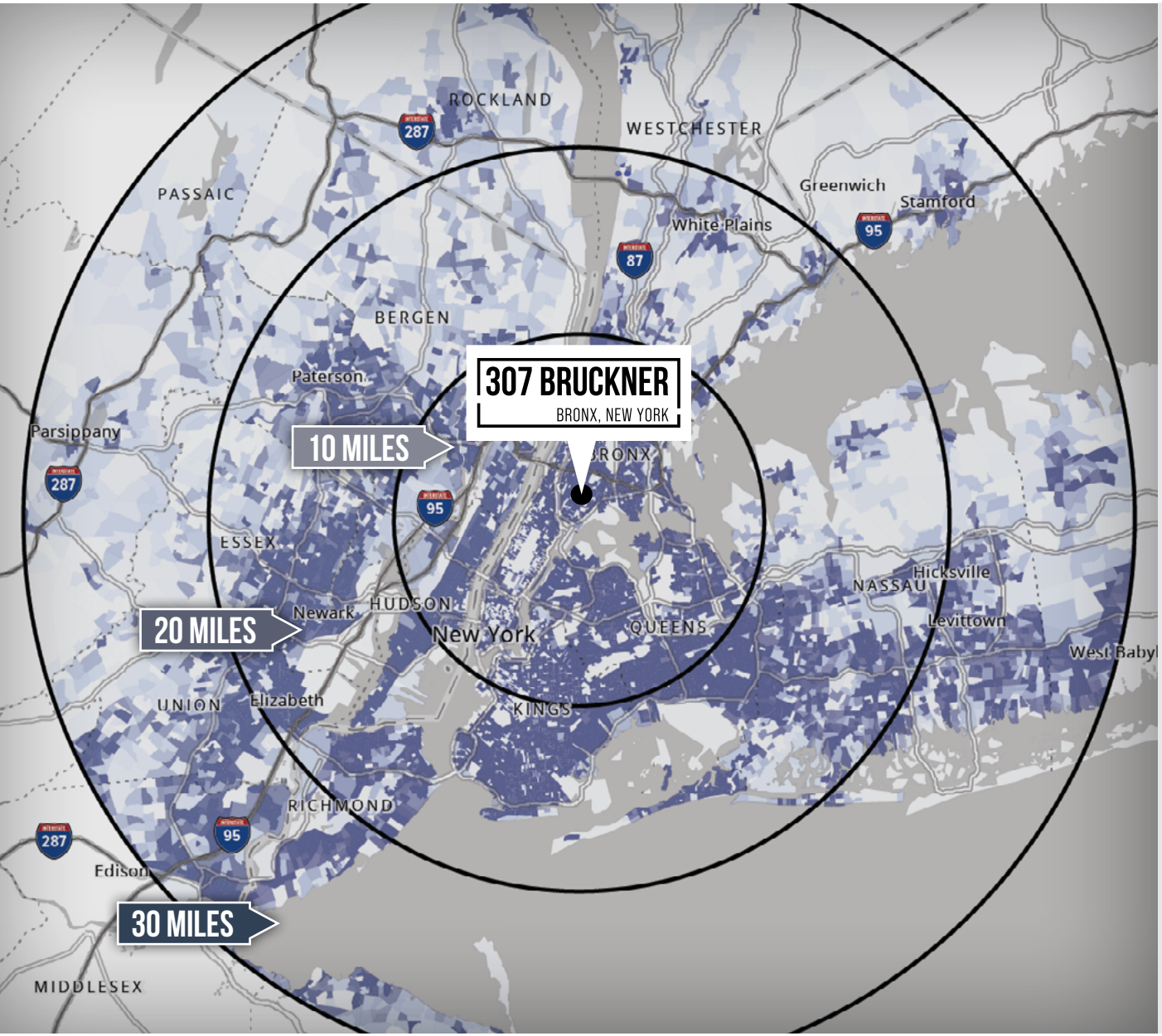
LEVEL 3 FLOOR PLAN

Mezzanine / Office




IDEAL NYC LAST HOUR® DELIVERY
BROOKLYN
QUEENS
GRAND CENTRAL PARKWAY
ROBERT F. KENNEDY BRIDGE
MANHATTAN
E. 116TH STREET
2ND AVENUE
1ST AVENUE
ROBERT F. KENNEDY BRIDGE
278
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
WILLIS AVENUE BRIDGE
BRUCKNER BOULEVARD
TO 3RD AVENUE BRIDGE
87
BRONX
TO NEW JERSEY:
• I-87 N From E 138th Street
• Follow I-278 W, access RFK Bridge via George Washington Bridge
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)
278
307 BRUCKNER
BRONX, NEW YORK
N

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 (U.S. 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 (U.S. 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 (U.S. median $18.52)

STERLING LOGISTICS
PROPERTIES

307 BRUCKNER

BRONX, NEW YORK



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