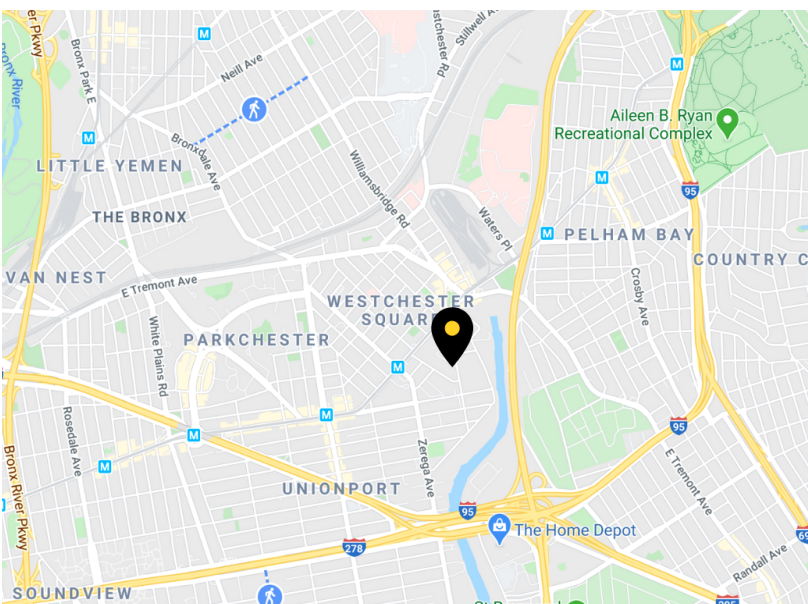




# INDUSTRIAL AND OFFICE SPACE FOR LEASE

## 1385 SEABURY AVENUE • BRONX, NY 10461



### Availabilities:

- **Space A: 2,900 - 8,400 SF**
  - Warehouse Ground Level - 3,100 SF
  - Warehouse Mezzanine Level - 2,400 SF
  - Office Space - 2,900 SF
  - 1 Overhead door
  - Temperature controlled office
  - Steel mezzanine
  - Tiled floors
- **Space B: 700 SF Office**
  - Newly renovated bathrooms

### Features:

- Located in Zerega Industrial Business Zone
- M1 Zoning
- LED lighting
- 5 minute walk to subway (Westchester Square)
- Easy access to Bruckner Expressway (I-278), Cross Bronx Expressway (I-95), and Hutch
- Perfect for e-commerce, industrial, and distribution

**Rent:** Call For Details

**Contact Exclusive Broker**

**Elias Everett 914.907.3858 [elias@southbronxcommercial.com](mailto:elias@southbronxcommercial.com)**

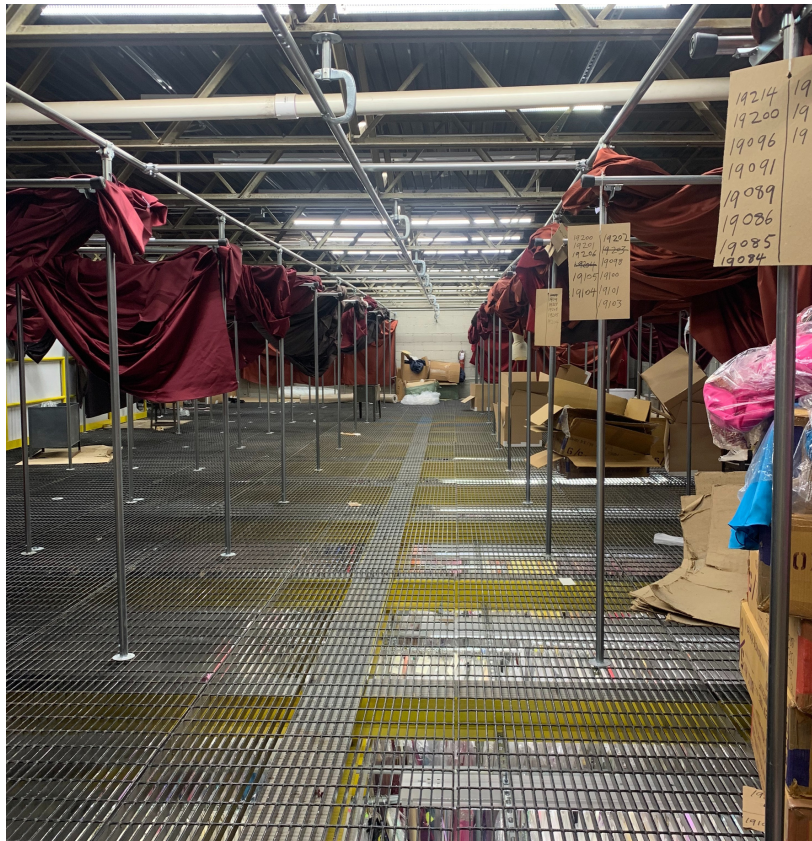
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