

FOR SALE

**120-126 East 131st Street,
New York, NY 10037**

3-Story Industrial Warehouse w/ Freight Elevator
Convenient Harlem Location



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Ariel Property Advisors is pleased to present 120-126 East 131st Street — a rare opportunity to acquire a ±26,676 SF industrial warehouse with M1-2 zoning in Northern Manhattan. Offered for the first time in over 50 years, the 96.17'-wide, 3-story building has been home to a local business since 1968.

M1-2
Zoning

2.00
FAR

26,676
Building Sq. Ft. (Est.)

Property Highlights:

- Flexible floor plates suitable for light industrial, wholesale, storage, medical, or educational uses
- Durable concrete and rebar construction; 120 lbs. PSF floor load capacity
 - Ceiling Heights: 1st Floor: 14.0' | 2nd Floor: 14.2' | 3rd Floor: 15.0'
- Open warehouse layout on 1st and 3rd floors; 2nd floor is a mix of open space and office space
- Two roll-up drive-in doors with 13' clearance
- 10,000-lb capacity freight elevator with street access
- Includes access to a side alleyway with a ramp reaching the 2nd floor

Ideally located between Park and Lexington Avenues, the property offers excellent access to major transit: Harlem River Drive, Triboro, Third Avenue, and Willis Avenue bridges, plus the nearby 4/5/6 subway and Metro-North at 125th Street.

With few M1-2 zoned industrial assets left in prime Manhattan, this is a rare opportunity for users or investors seeking versatile space in a highly accessible location.

Asking Price: \$9,000,000 | \$337 / SF



Exclusively Represented By
212.544.9500 | arielpa.nyc

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Michael A. Tortorici x13
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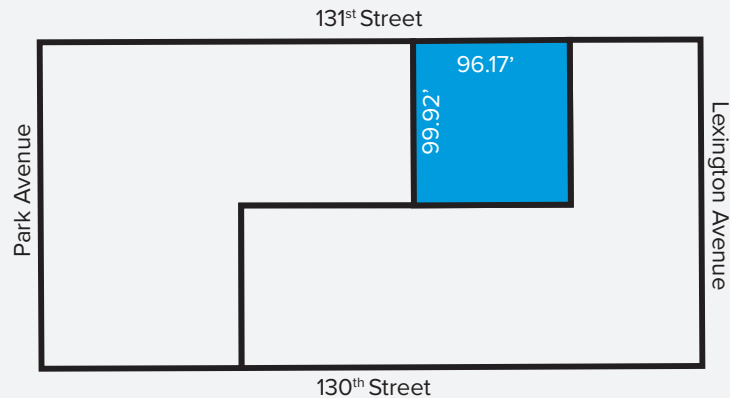
Jack Mastrocola x215
jmastrocola@arielpa.com

For Financing
Information: **Matthew Swerdlow x56**
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. September 4, 2025 6:48 pm

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Property Information

Block / Lot	1779 / 60
Lot Dimensions	96.17' x 99.92'
Lot Sq. Ft.	9,609
Building Dimensions	92.92' x 99.75'
Stories	3
Building Sq. Ft. (Est.)	26,676
Zoning	M1-2
FAR	2.00
FAR (Community Facility)	4.80
Buildable Sq. Ft. (As-of-Right)	19,218
Buildable Sq. Ft. (Community Facility)	46,123
Air Rights Sq. Ft.	None
Tax Class	1
Assessment (25/26)	\$840,741
Real Estate Taxes (25/26)	\$90,481

*All square footage/buildable area calculations are approximate

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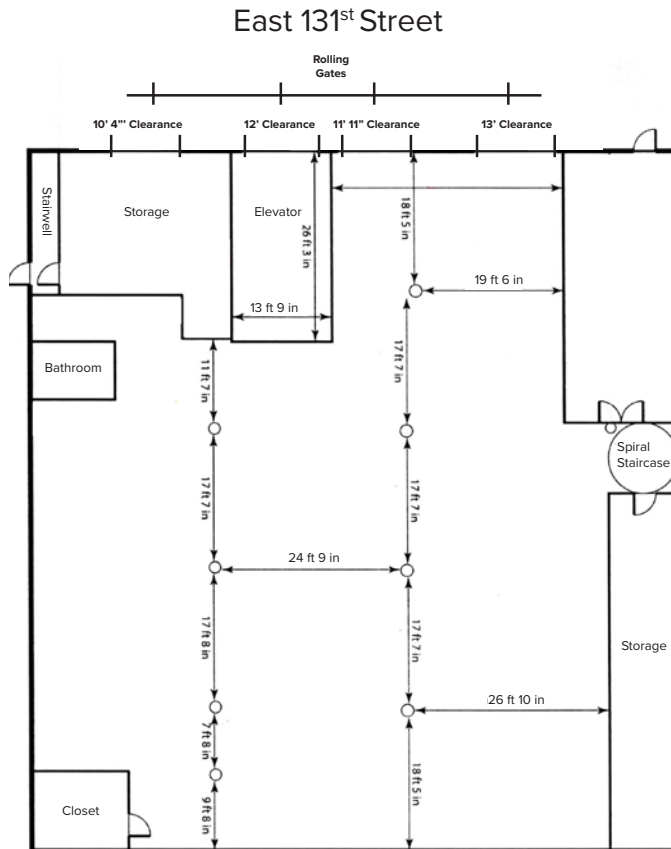
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1st Floor



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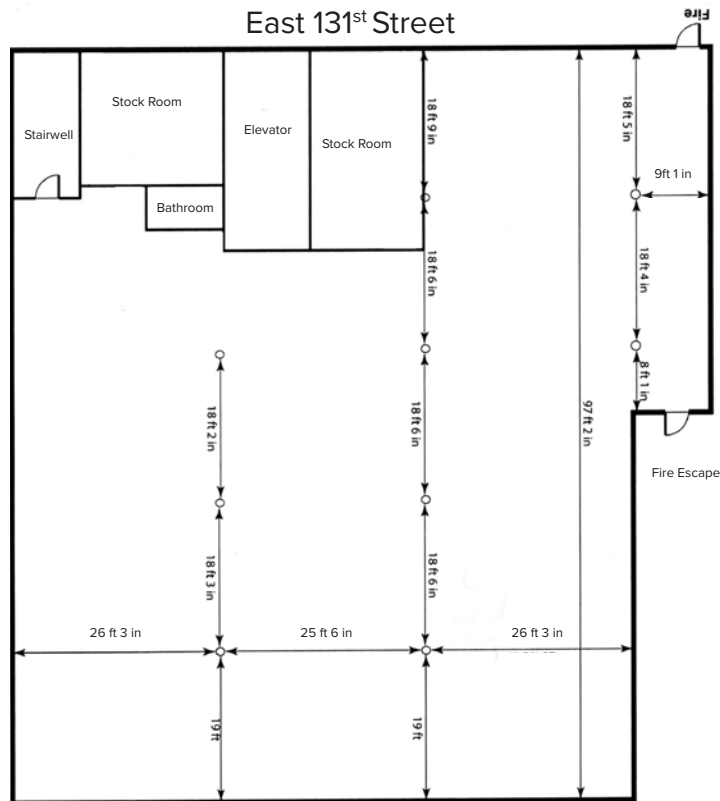
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Floor Plan

3rd Floor



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The property enjoys a convenient location blocks away from entrances to the Harlem River Drive, bridges to the Bronx & Queens, the 4/5/6 Lexington Avenue subway & the Metro-North Station at 125th Street.

Transportation Score



100
Excellent Transit

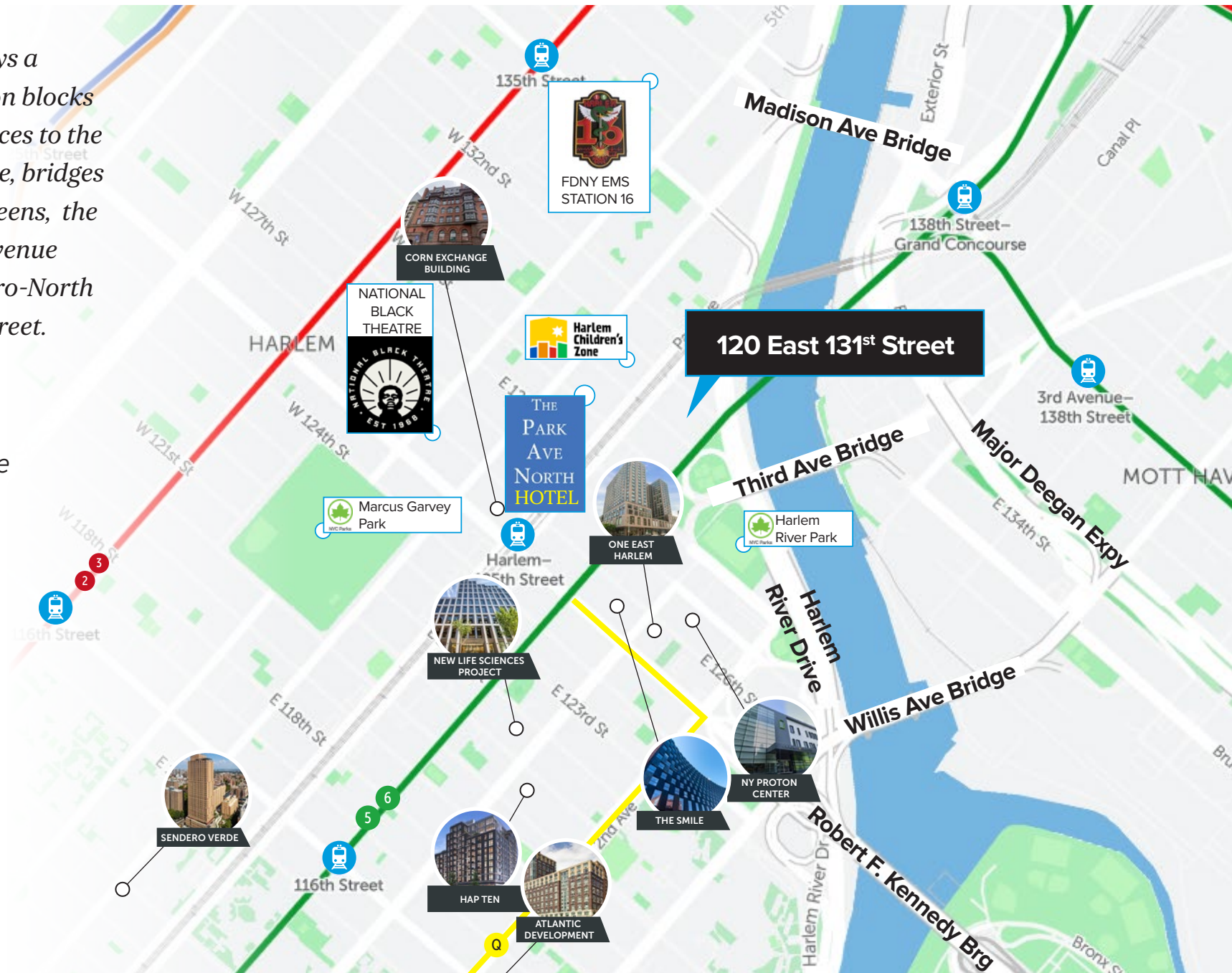


84
Very Walkable



78
Very Bikeable

[Visit Walk Score Website](#)



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With few M1-2 industrial warehouses remaining in prime Manhattan, 120 East 131st Street is an outstanding opportunity for investors seeking industrial, commercial, medical, educational or storage facilities.