

FOR SALE

425 Devoe Avenue Bronx, NY 10460

90,000 SF Warehouse/Industrial Building with Loading
Docks and Drive-in Doors

Asking Price: \$10,750,000

\$120/SF



Ariela
PROPERTY ADVISORS

For More Information Contact Our Exclusive
Sales Agents at **212.544.9500** | arielpa.nyc

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Daniel Mahfar x99
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Sean R. Kelly, Esq. x59
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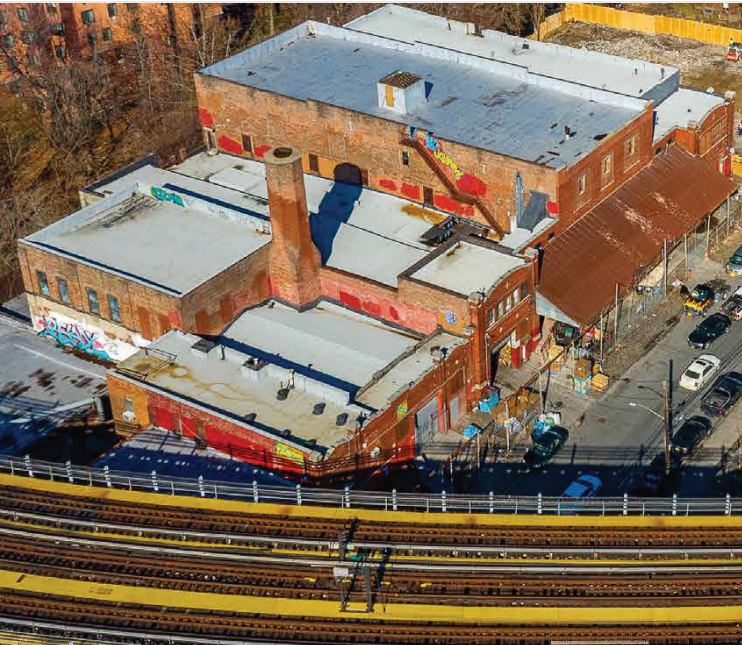
For Financing
Information:

Ryan Schwartz ext. x46
rschwartz@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. March 12, 2024 4:55 pm

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- 90,000 SF Warehouse/Industrial Property
- Ceiling heights vary from 10'-20' throughout the building
- The property features covered truck-level loading docks, 4 drive-in doors, a new 8,000 lb freight elevator, and an enhanced electrical service
- The Property benefits from an in-place ICAP for self-storage use
- The Building is in-close proximity to the 2/5 subway stations as well as the Cross Bronx Expressway (I-95) and the Sheridan Expressway which provides easy access to Manhattan and the Tri-State area
- M1-1 Zoning, Light Manufacturing District
- Ground Level: 36,000 SF Divisible
Lower Level: 30,000 SF
Second Floor: 15,750 SF Divisible
Third Floor: 8,000 SF Divisible

Block / Lot	4003 / 16
Lot Dimensions	246.75' x 163.67'
Lot Sq. Ft.	40,097
Building Dimensions	246.75' x 163.67'
Stories	3
Lower Level Size (Approx.)	30,000
Ground Floor Size (Approx.)	36,000
2nd Floor Size (Approx.)	15,750
3rd Floor Size (Approx.)	8,000
Total Building Sq. Ft.	89,750
Zoning	M1-1
FAR	1.00
Buildable Sq. Ft.	40,097
Air Rights Sq. Ft.	None
Tax Class	4
Assessment (23/24)	\$2,850,456
Real Estate Taxes (23/24)	\$301,920

* All Sq. Ft. are approximate

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Confidentiality Agreement →

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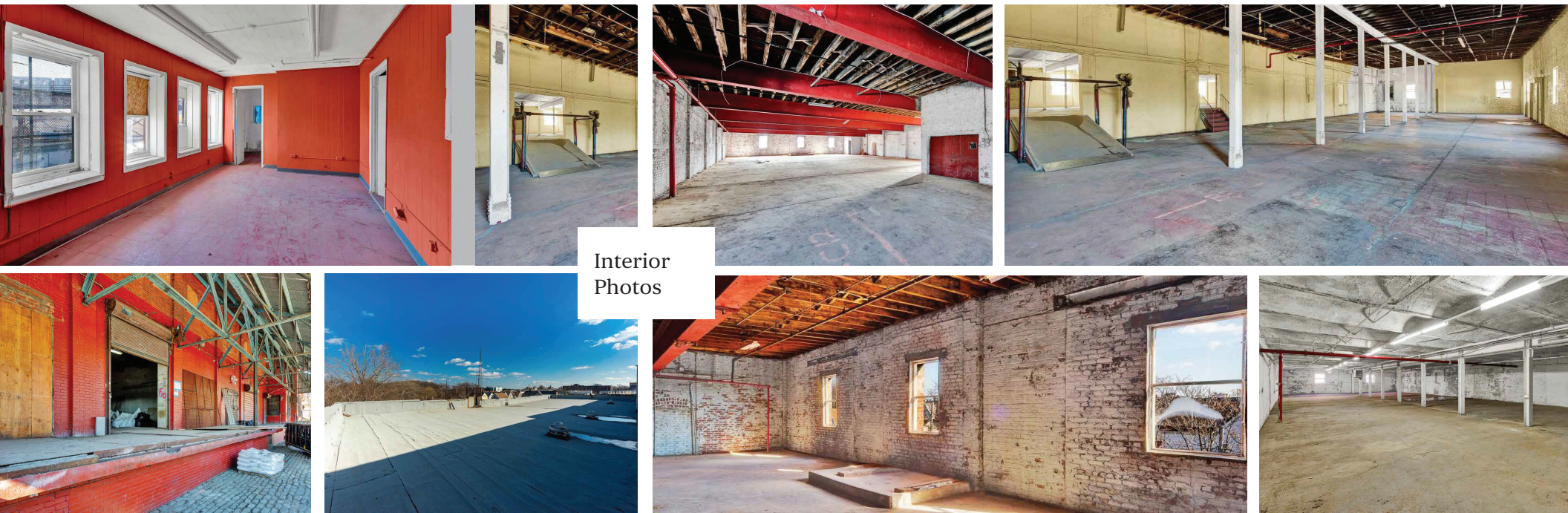
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Interior
Photos

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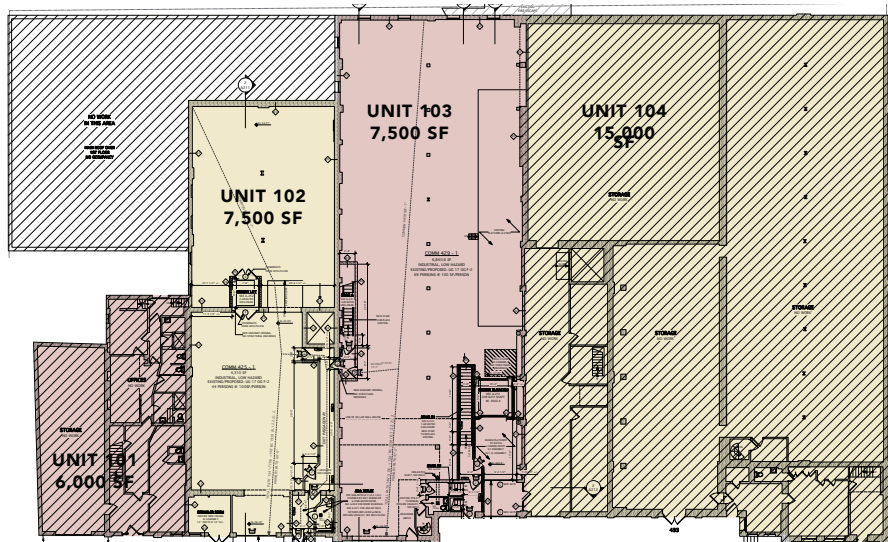
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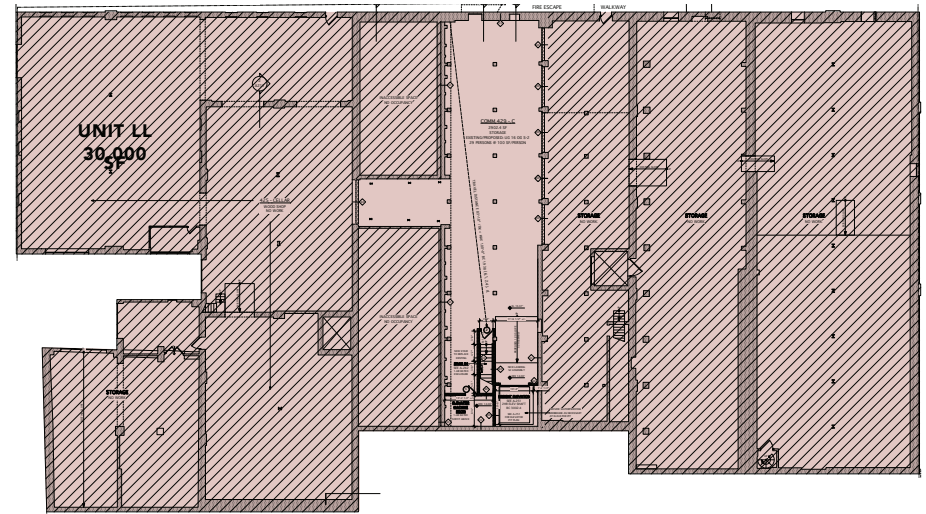


Floor Plans

Ground Floor



Lower Level



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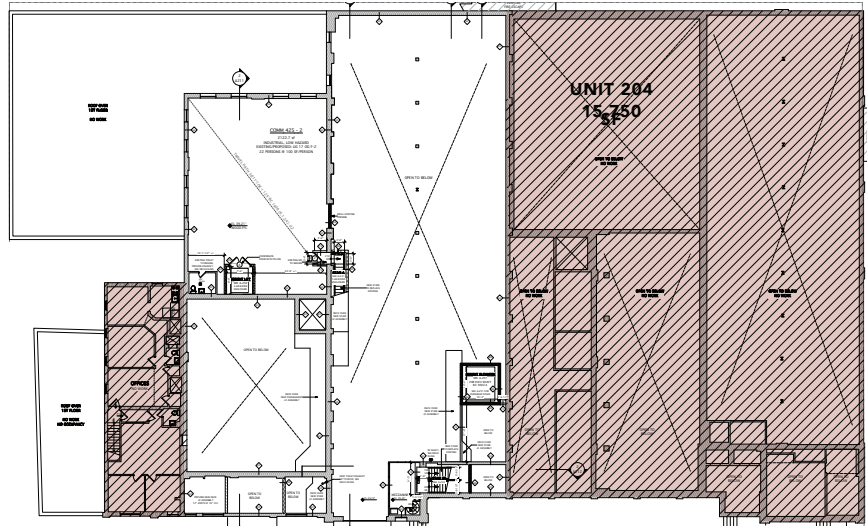
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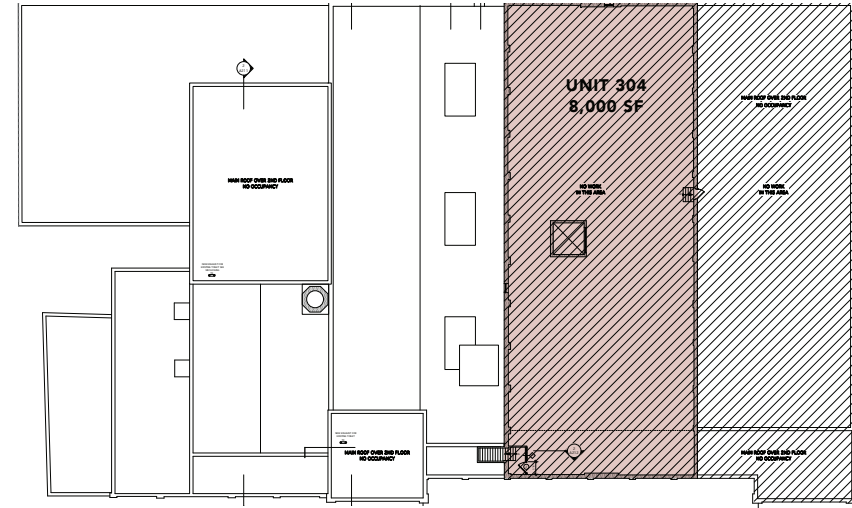


Floor Plans

2nd Floor



3rd Floor



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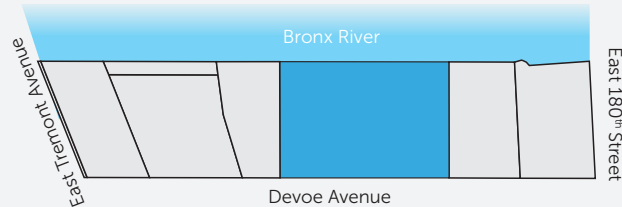
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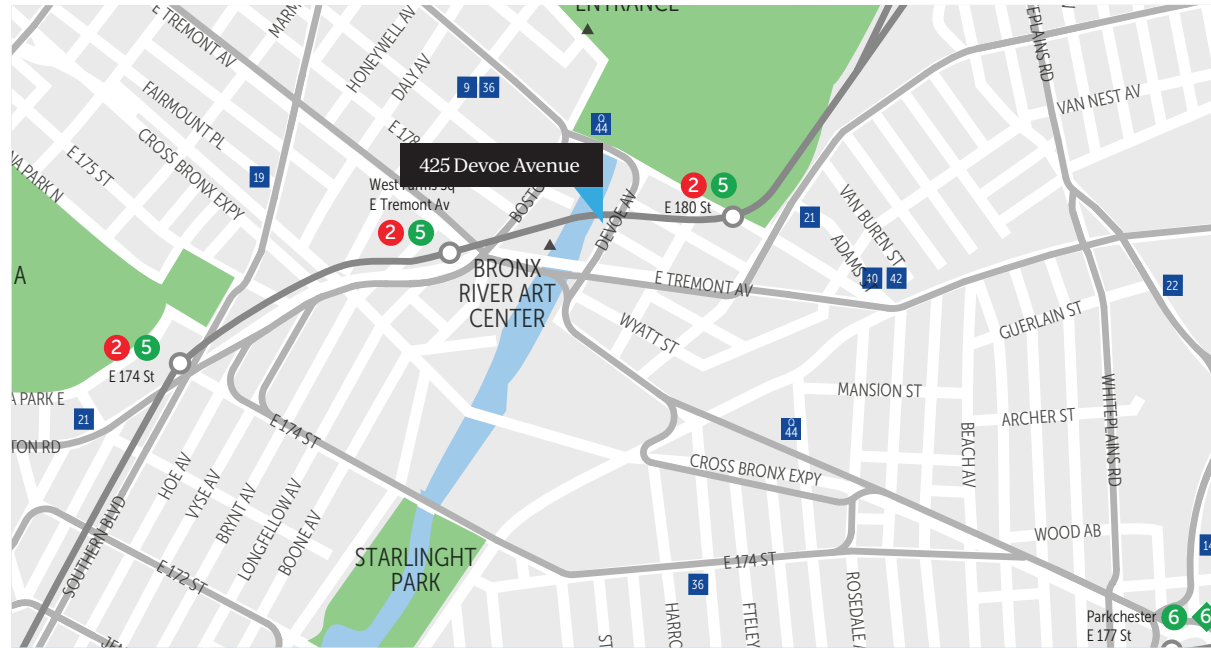
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4003 Block | 16 Lot | 246.75' x 163.67' Lot Dimensions | 40,097 Lot Sq. Ft.



West side of Devoe Avenue, between East Tremont Avenue and East 180th Street



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