

# HIGH-FLOW-THROUGH INDUSTRIAL FACILITY AVAILABLE FOR LEASE



**+/-11,973 SF / 29 DOOR CROSS-DOCK ON +/-104,988 SF (+/-2.4 acres)  
4825 & 4835 BALDWIN STREET, BRONX, NY 10470**

**RICO MURTHA**  
+1 212 390 1368  
rico.murtha@cushwake.com

**HELEN PAUL**  
+1 212 841 7575  
helen.paul@cushwake.com

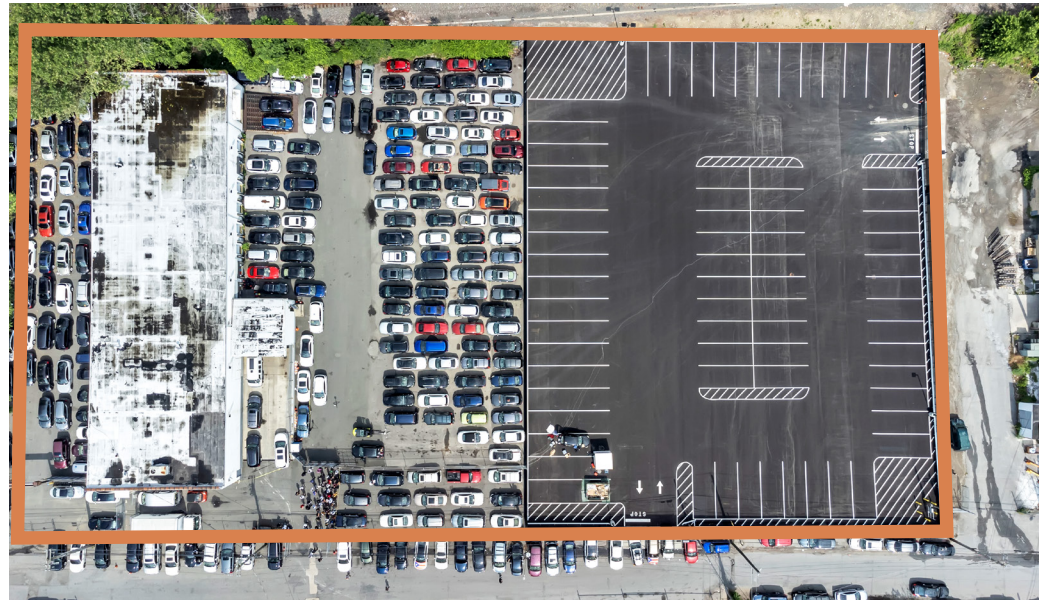
**SONNY SINGH**  
+1 718 275 5478  
sonny.singh@cushwake.com

**JOE HENTZE JR**  
+1 516 417 2487  
joe.hentze@cushwake.com

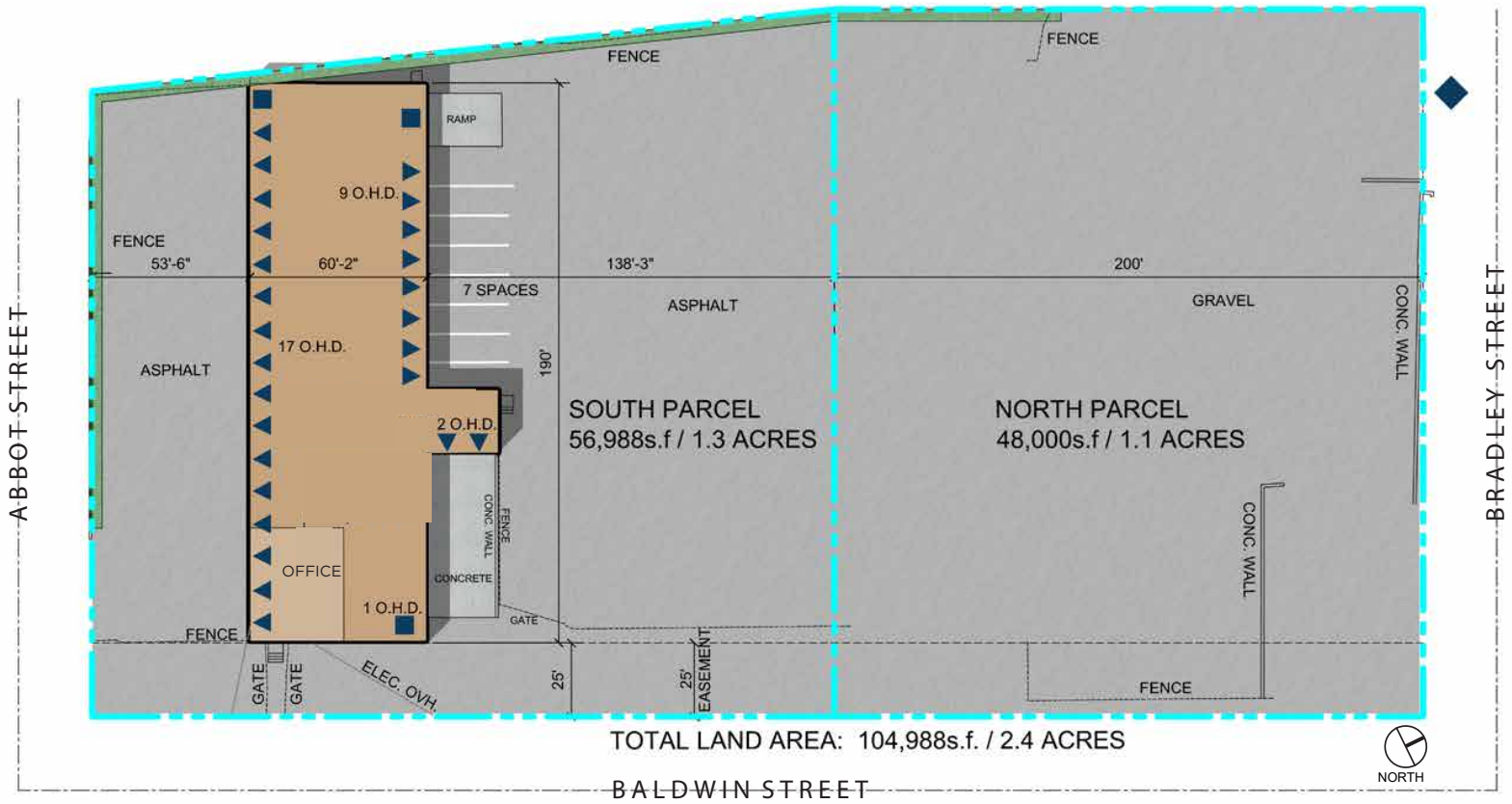


# VERSATILE LOCATION AT THE CROSSROADS OF WESTCHESTER & NYC

- 11,973 SF Warehouse with 26 Exterior Dock Doors and 3 Drive-in Doors
- 17'6" Clear Height
- 2+ Acres of Additional Parking Delivered Paved, Fenced, and Lit
- Multiple Site Access Points
- 1,250 SF Office
- BUILD-TO-SUIT Opportunity, Up to 104,988 SF, Inquire for Plans
- Divisions Available
- Strategic Location with Proximity to NYC, Westchester and Fairfield Counties
- 2 miles to I-87, 3 Miles to I-95
- Suitable for Last Mile Delivery, Food / Beverage Distribution, Construction Supply, Fleet Storage, Electric Vehicle Charging, IOS, Reverse Logistics and more



# SITE PLAN

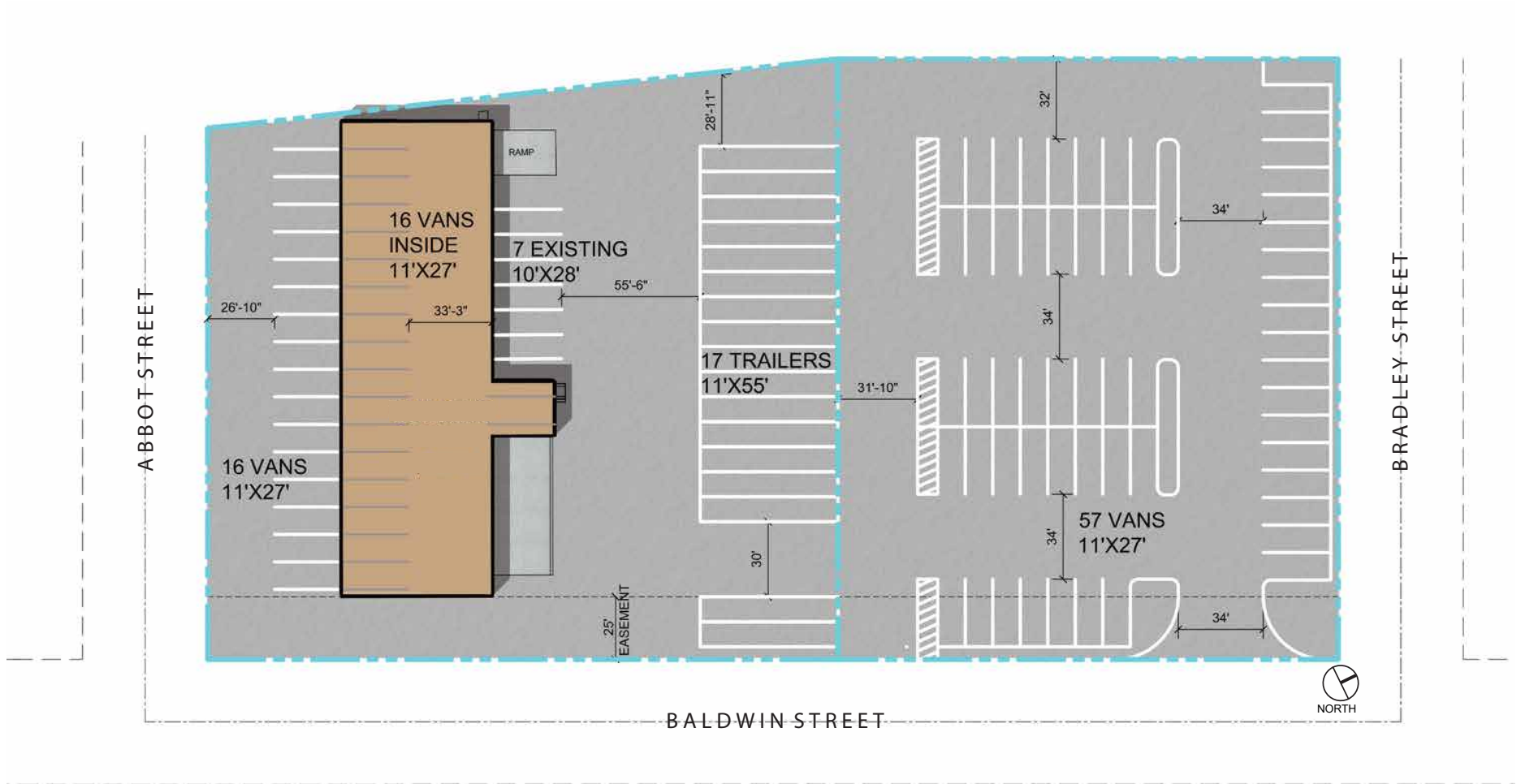


4825 BALDWIN STREET  
BRONX, NY

10.21.2021  
H-A+D JOB NO: A21-2319

# REALTERM

# SITE PLAN



4825 BALDWIN STREET - OPTION 1  
BRONX, NY

10.21.2021  
H-A+D JOB NO: A21-2319

REALTERM



# PROPOSED SITE PLAN / BUILDING EXPANSION\*

\*INQUIRE FOR ALTERNATIVE SCHEMATICS





# PREMIER LOGISTICS LOCATION

## LOCATION

- I-87
- I-95
- New Rochelle
- Yonkers
- George Washington Bridge
- Throgs Neck Bridge
- Whitestone Bridge
- Triborough Bridge
- I-684
- Tappan Zee Bridge
- LaGuardia Airport
- Fairfield County
- Westchester County Airport

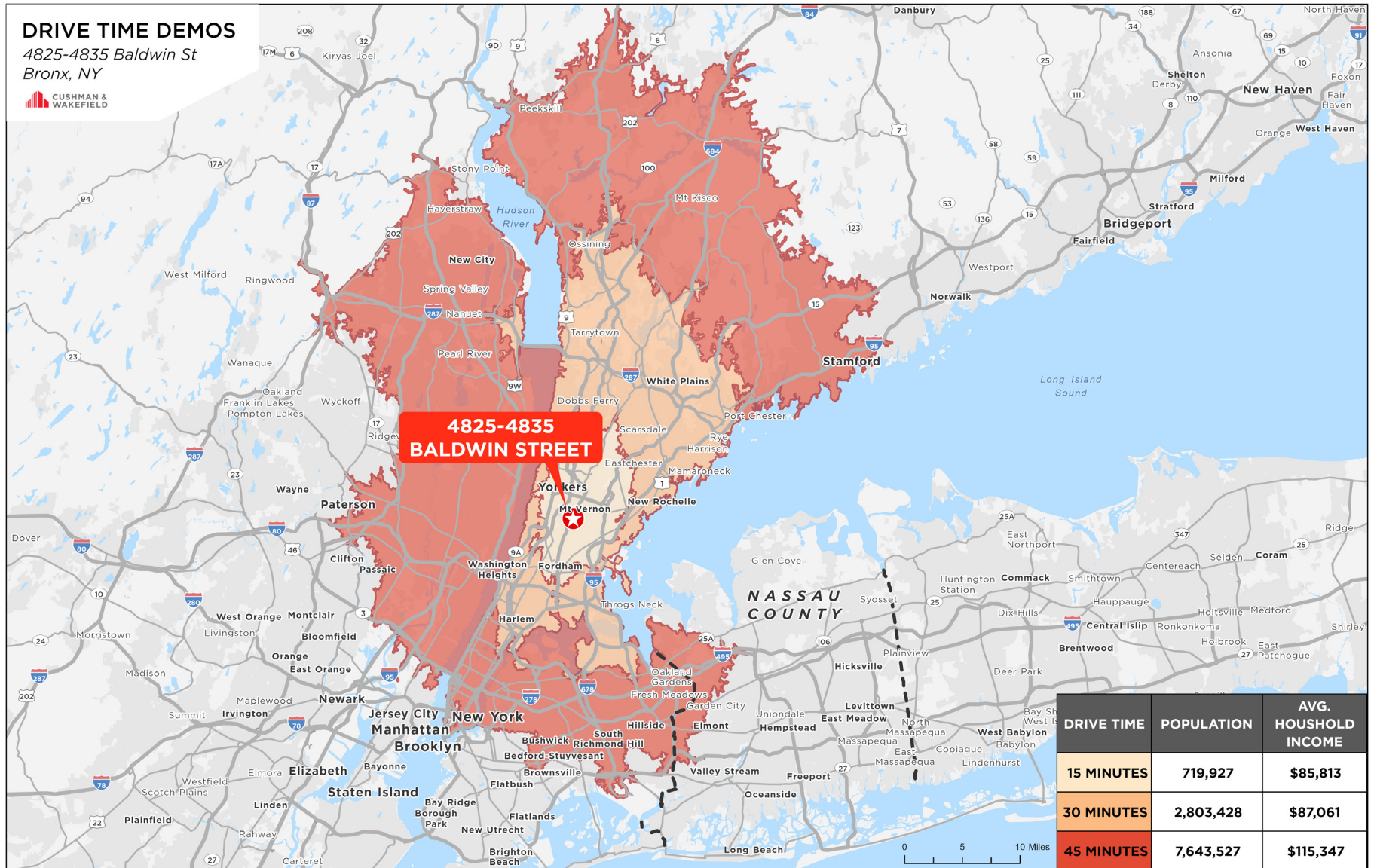
## DISTANCE

- 2 Miles
- 3 Miles
- 6 Miles
- 6 Miles
- 9 Miles
- 9 Miles
- 9 Miles
- 10 Miles
- 12 Miles
- 14 Miles
- 16 Miles
- 18 Miles
- 18 Miles





# DRIVE TIME & DEMOGRAPHICS





For More Information, Please Contact:

**RICO MURTHA**

+1 212 390 1368

[rico.murtha@cushwake.com](mailto:rico.murtha@cushwake.com)

**HELEN PAUL**

+1 212 841 7575

[helen.paul@cushwake.com](mailto:helen.paul@cushwake.com)

**SONNY SINGH**

+1 718 275 5478

[sonny.singh@cushwake.com](mailto:sonny.singh@cushwake.com)

**JOE HENTZE JR**

+1 516 417 2487

[joe.hentze@cushwake.com](mailto:joe.hentze@cushwake.com)