



**9,800 SF Warehouse for Lease
MOTT HAVEN – BRONX
w/ 8,000 SF Parking (parking is optional)**



452 Concord Ave (aka 745 East 145th Street) Bronx, NY 10455

**Corner Building
Nice Condition
16' Clear Ceiling Height
1,000 SF Beautiful Offices
Two (2) Drive-In Doors
Two (2) Regular Doors
Male/Female Bathrooms
Gas Heat
R7-1 Zone**

C/O Allows All Manufacturing & Industrial Uses

- **8,000 SF Paved Gated Lot Across the Street Available for Lease (Optional)**

Asking: \$17.00 PSF

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