

□ NEW YORK CITY, NY

BRUCKNER BOULEVARD

307-315 Bruckner Blvd. Bronx, NY 10454



BRUCKNER BOULEVARD

307-15 Bruckner Blvd., Bronx, NY 10454



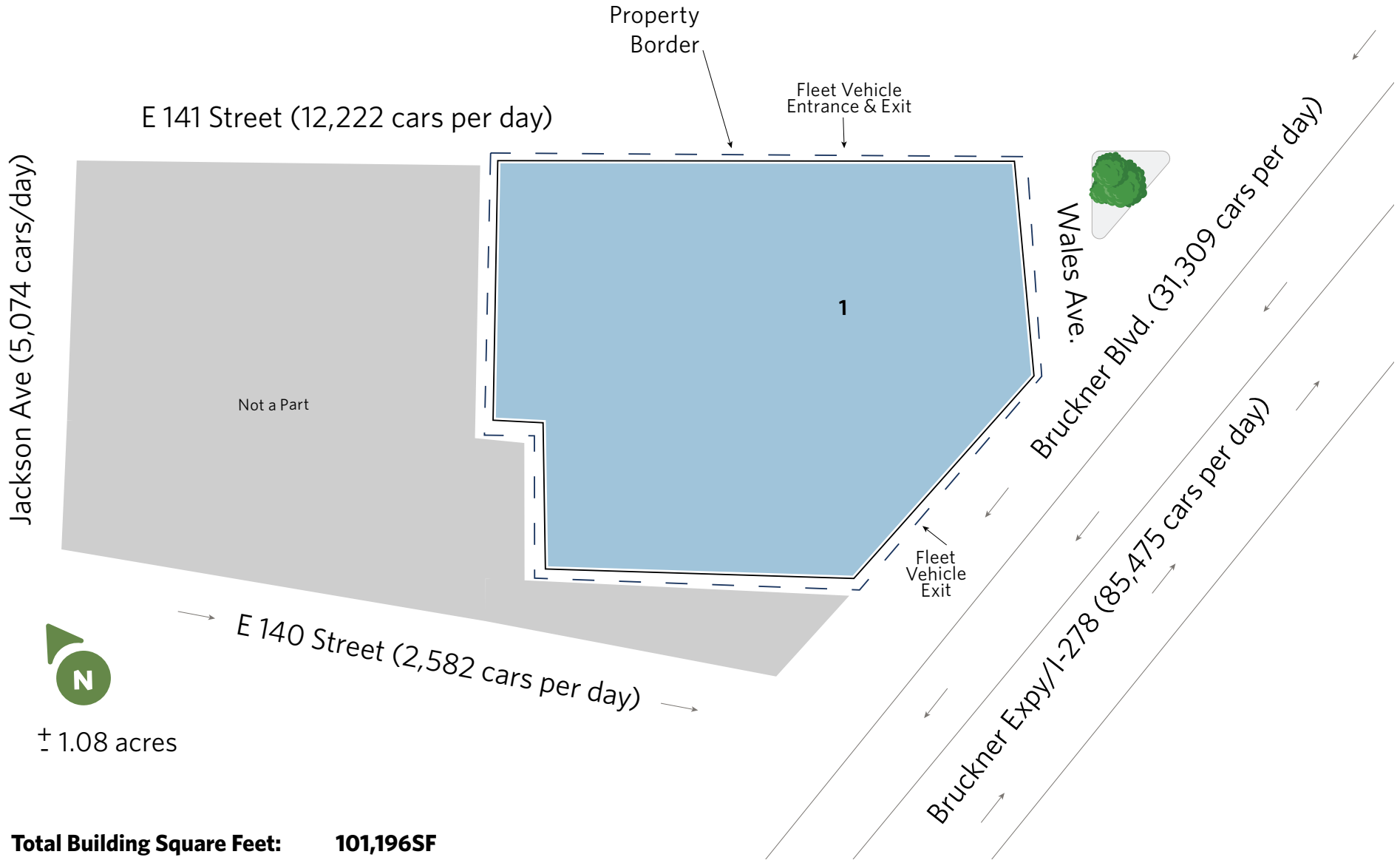
BUILDING SPECS

Building Size:	100,196 SF
Level 1:	45,758 SF Covered Fleet Parking/ Storage
Level 2:	46,221 SF Warehouse
Level 3:	8,217SF Mezzanine
Parking:	62 covered spaces (Level 1)
Clear Heights:	Level 1 - 11' Level 2 - 36' Level 3 - 18'
Column Spacing:	Level 1 - 30' x 30' Level 2 - 60' x 60' (majority)
Floor Load:	475 PSF (warehouse) 125 PSF (mezzanine)
Loading Docks:	Four (4) - Level 2
Drive-Ins:	Two (2) - Level 1
Elevators:	One (1) - Hybrid passenger/ freight One (1) - Blank for future
Fire Protection:	ESFR
Power:	4,000 amps*
Lighting System:	LED

*307 Bruckner sits one block from Con-Edison's Mott Haven Substation, providing more power capacity upon a qualified tenant's request

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Total Building Square Feet: 101,196SF

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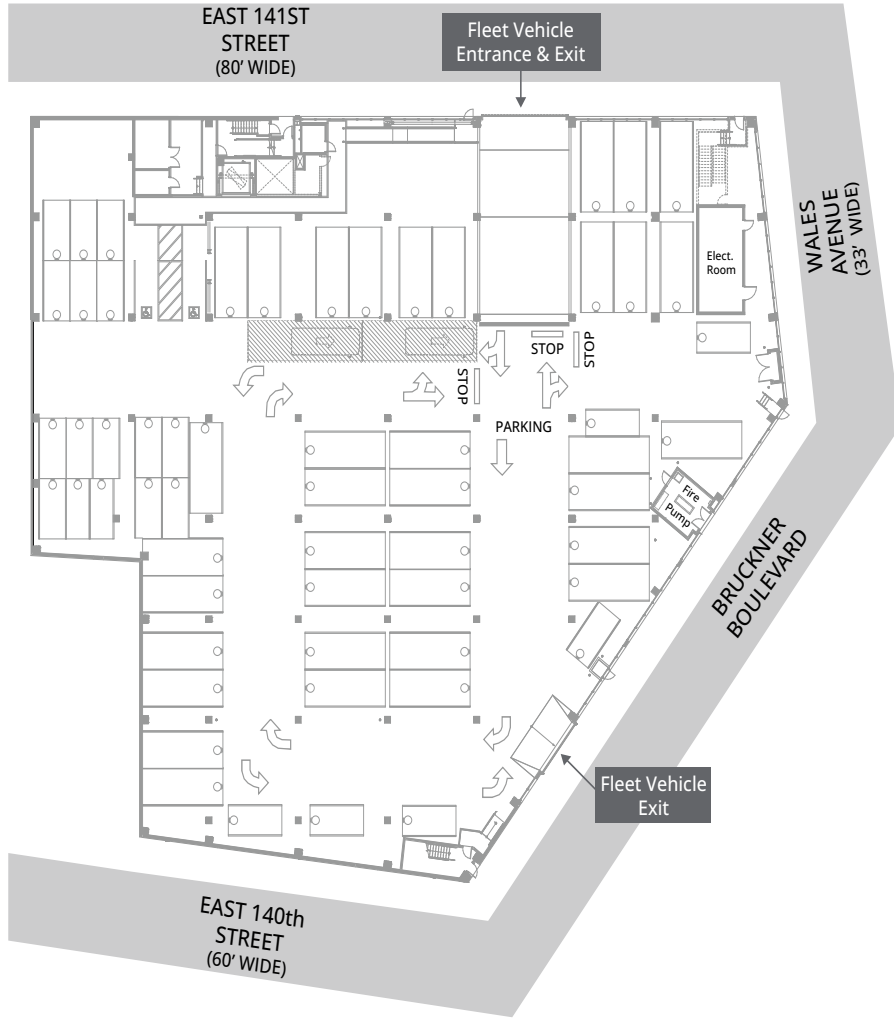


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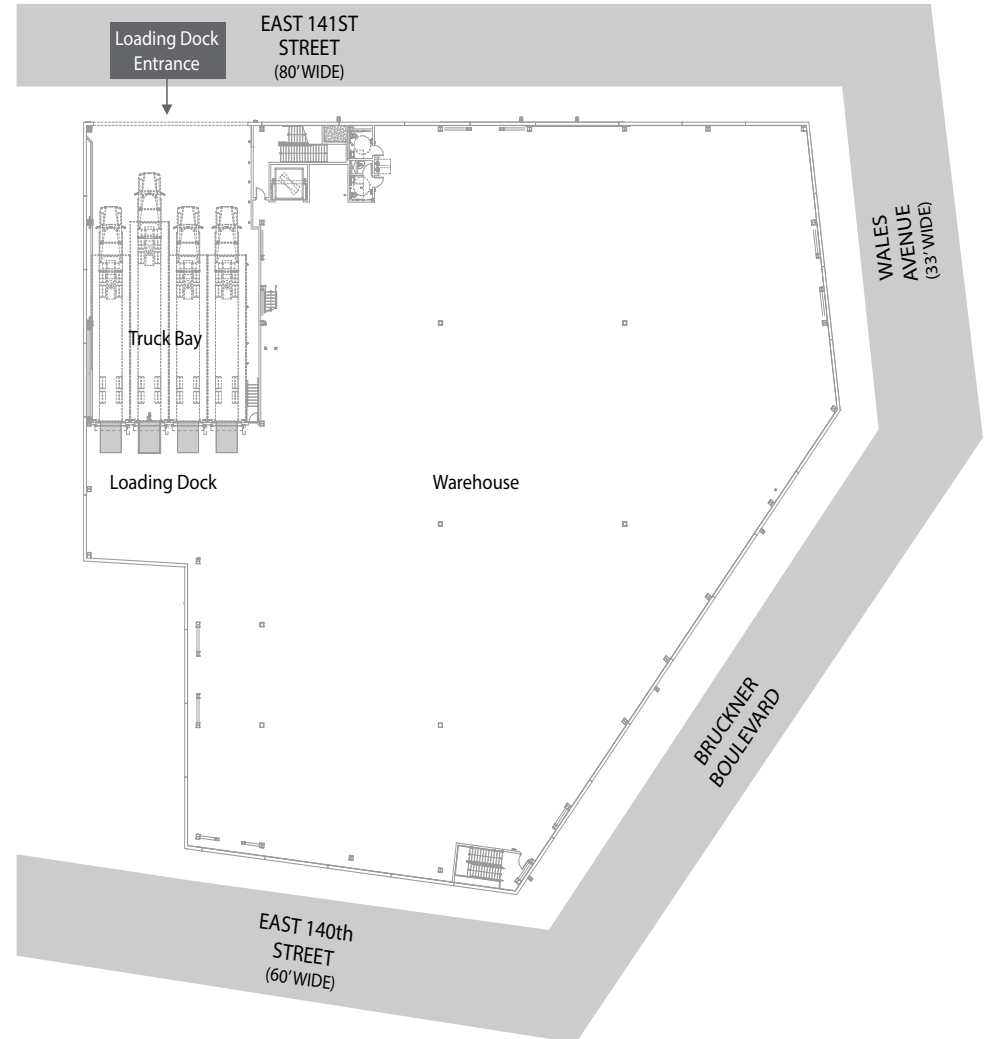
BRUCKNER BOULEVARD FLOOR PLAN

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Level 1: 45,758 SF



Level 2: 46,221



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Level 3: 8,217 SF

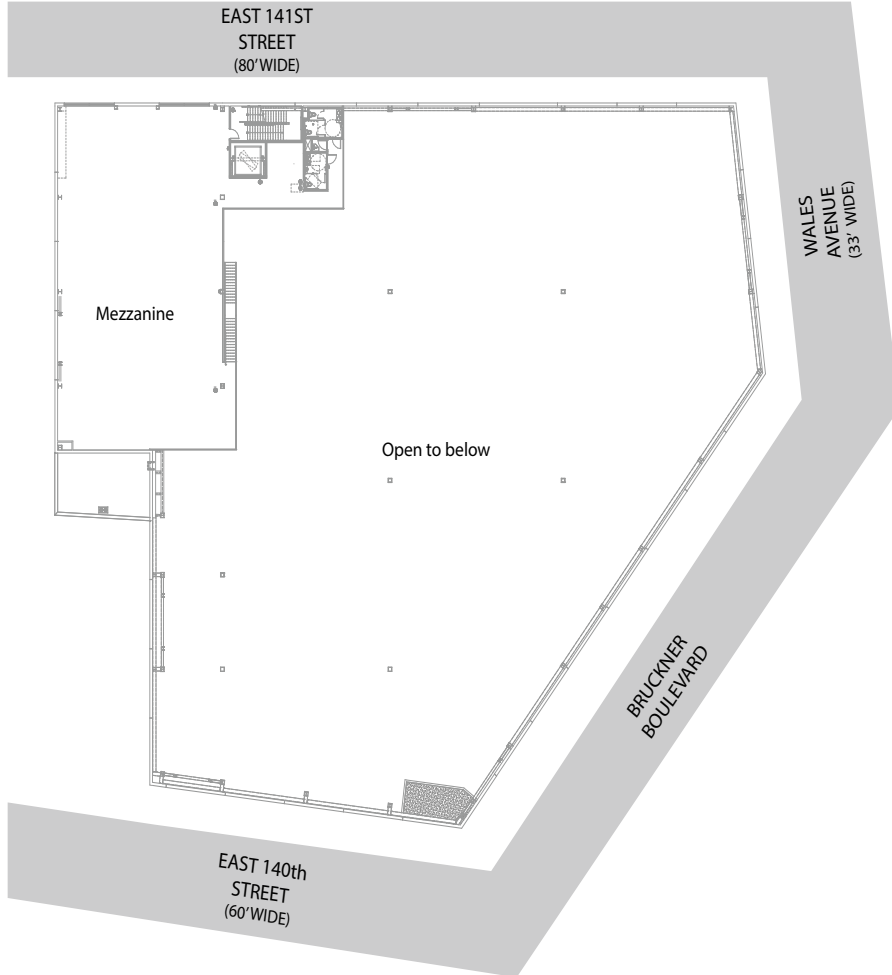


Photo as of December 2025. Live construction updates available on the website.

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DEMOGRAPHICS

DRIVE TIME	15 MIN.	30 MIN.	45 MIN.
Population:	1.8 M	6.7 M	13.1 M
Avg. HH Income:	\$97,249	\$129,300	\$133,591
Median HH Income:	\$58,829	\$81,607	\$86,177
Annual Online Retail Sales Est.:	\$2.7 B	\$13.8 B	\$26.5 B
Online Retail (%):	15%	15%	15%

