

FOR SALE

1360 Garrison Avenue, Bronx, NY 10474

15,500 SF Industrial Building & 5,000 SF Private Parking Lot with Opportunity to Build

Ariela
GREAA Partner



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- **15,500 SF Across 3 Stories + 5,000 BSF In Air Rights With A Private Lot:**
A highly sought-after footprint featuring a rare, dedicated private lot accommodating up to 14 vehicles, complemented by exceptional wrap-around corner frontage for ample street parking.
- **Prime Industrial Specs & Loading Access:**
Built for operational efficiency with a freight elevator servicing every floor and over 14' ceiling heights. The site boasts three distinct roll-up doors with curb cuts: one loading dock accessing the first floor, one in the parking lot leading directly to the subgrade space, and a separate, dedicated garage door.
- **Delivered Vacant for Ultimate Flexibility:**
An exceptional blank-canvas opportunity for owner-users or investors. Perfectly suited for corporate headquarters, showrooms, manufacturing, or distribution storage.
- **Unbeatable Highway Access & Cul-de-Sac Location:**
Situated on a true cul-de-sac, providing optimal privacy and easy truck maneuverability, this prime Hunts Point location is immediately around the block from the I-278 (Bruckner Expressway) entrance ramp, enabling seamless distribution throughout the boroughs and tri-state area.
- **Elite Tax & Financing Incentives (IBZ, QOZ, NYCIDA):**
Located within the Hunts Point Industrial Business Zone and a federal Opportunity Zone, owner-users who acquire and renovate this site unlock financial incentives. Qualified buyers can leverage up to 25-year property tax abatements, a waived 8.875% sales tax on construction materials, a mortgage recording tax drastically reduced to 0.3%, \$1,000-per-employee relocation credits, and tax-free capital gains after a 10-year hold.
- **Future-Proof Location (2027 Metro-North Expansion):**
Positioned to benefit massively from the upcoming MTA Penn Station Access project. With anticipated completion in 2027, the Hunts Point Metro-North station will connect the East Bronx directly to Manhattan, driving foot traffic, workforce accessibility, and long-term property value.

Exclusively Represented By
212.544.9500 | arielpa.nyc

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Information:

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Property Information

Block / Lot	2761 / 219
Lot Dimensions	105' x 100'
Lot Sq. Ft.	10,500
Building Dimensions	102' x 50'
Stories	3
Commercial Spaces	4
Building Sq. Ft.	15,500
Zoning	M1-2 / HP
FAR (Standard)	2.00
Buildable Sq. Ft. (Standard)	21,000
Air Rights Sq. Ft.	5,500
Tax Class	4
Assessment (26/27)	\$1,010,250
Real Estate Taxes (26/27)	\$109,592

*All square footage/buildable area calculations are approximate

Asking Price: \$3,975,000 | \$256 / SF

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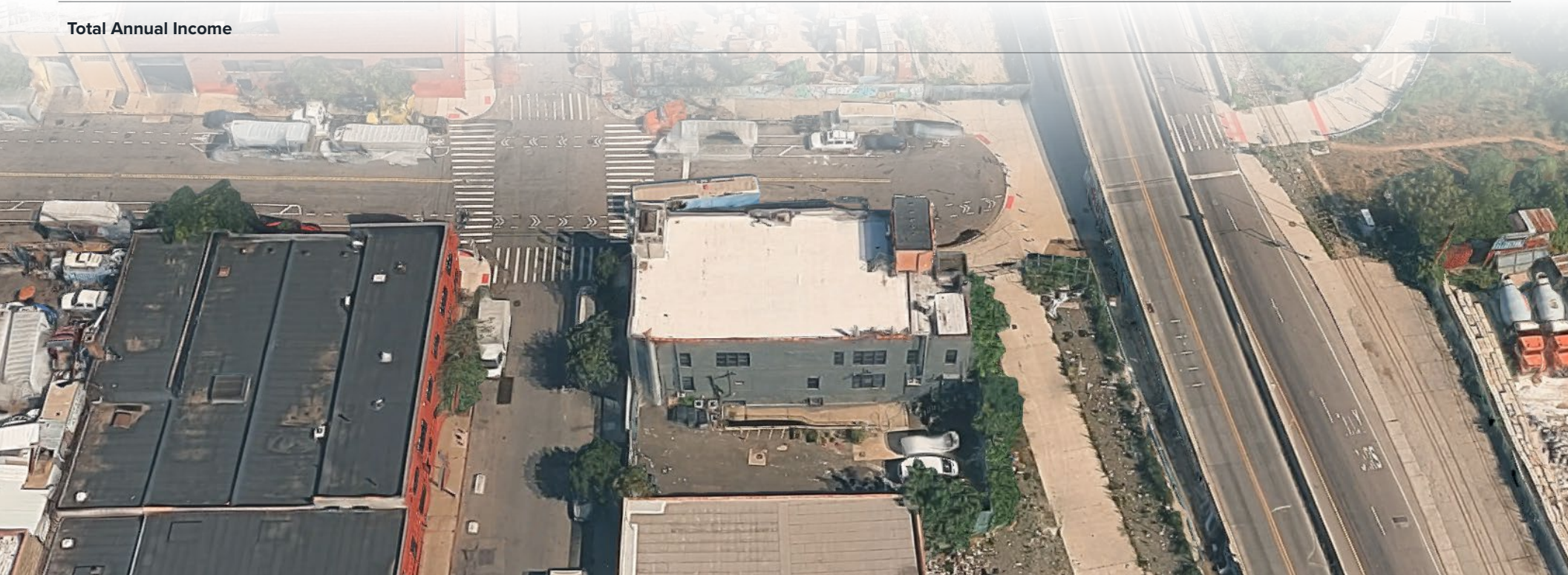


Rent Roll

Unit	Tenant	Actual/Projected	Sq.Ft.	Other Monthly Income	Tax Rembursements (Yearly)	Monthly Rent	Lease Expiration	Notes
First Floor	The HOPE Program	Actual	5,000	\$150	\$29,441	\$10,300	12/31/2026	1-year Renewal Option at \$10,815

Total Monthly Income

Total Annual Income



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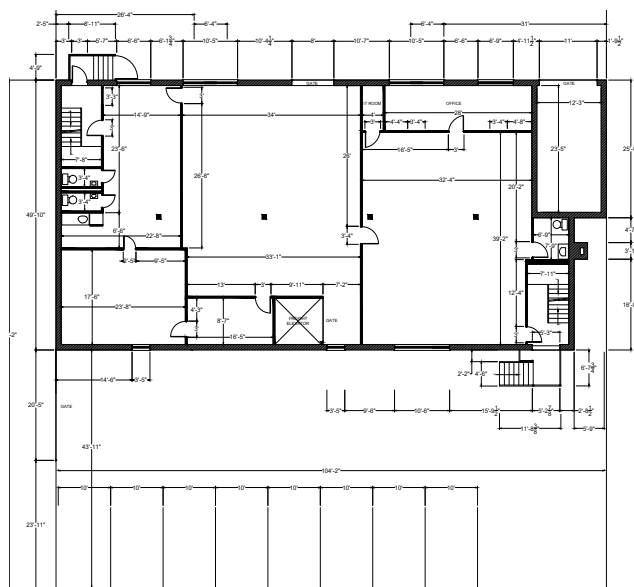
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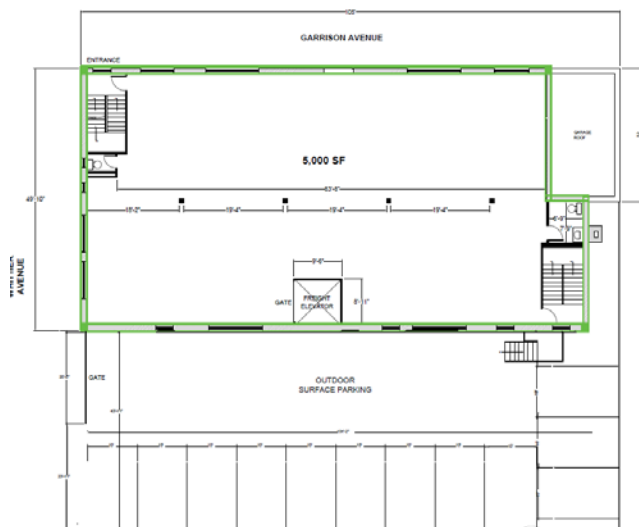


Floor Plans

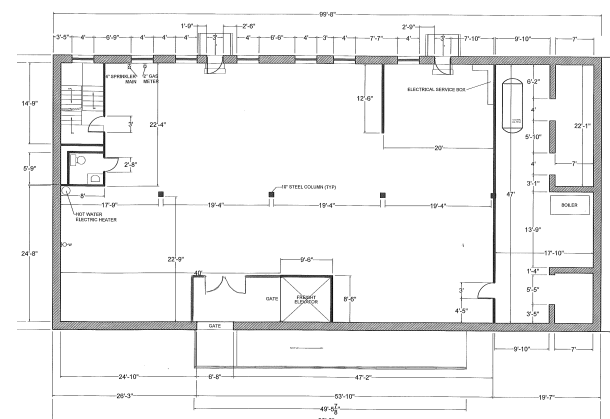
1st Floor



2nd Floor



Cellar



Asking Price: \$3,975,000 | \$256 / SF

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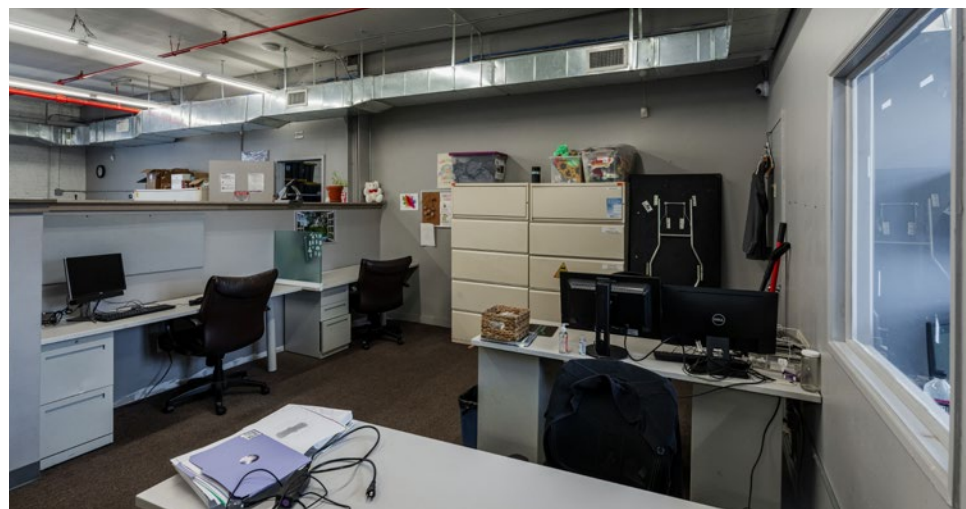
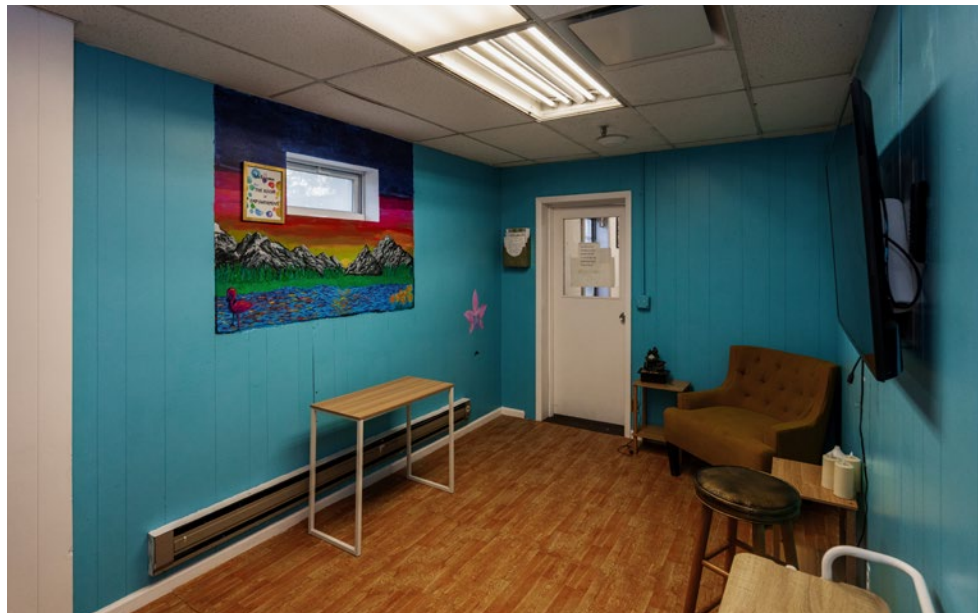
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1ST FLOOR



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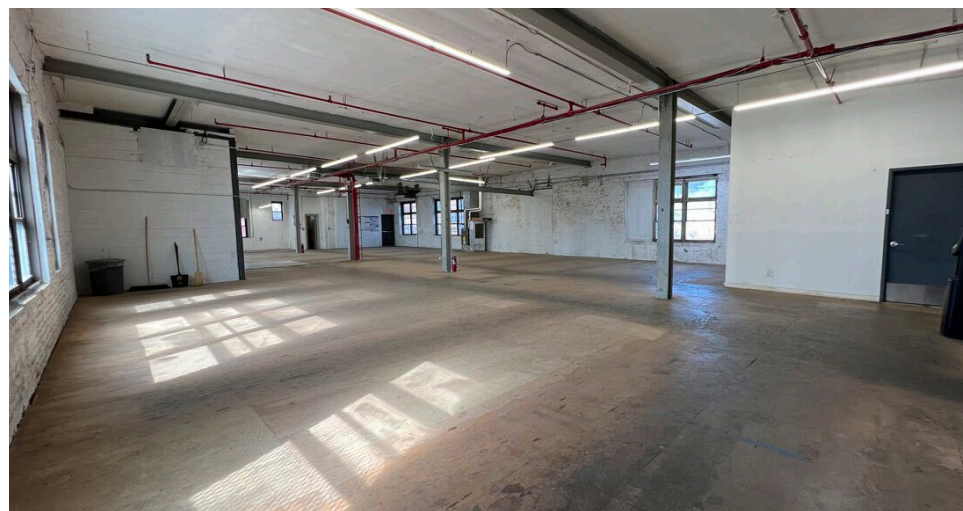
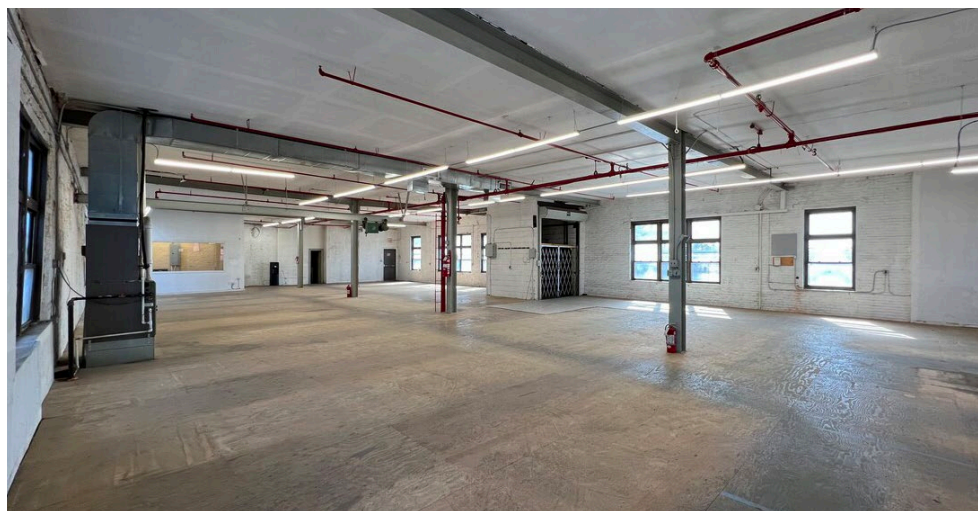
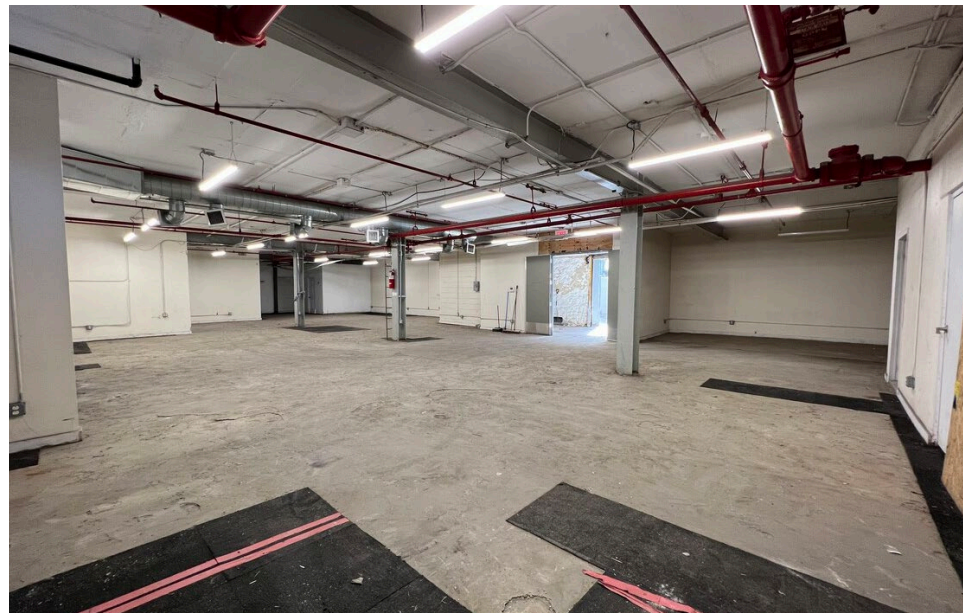
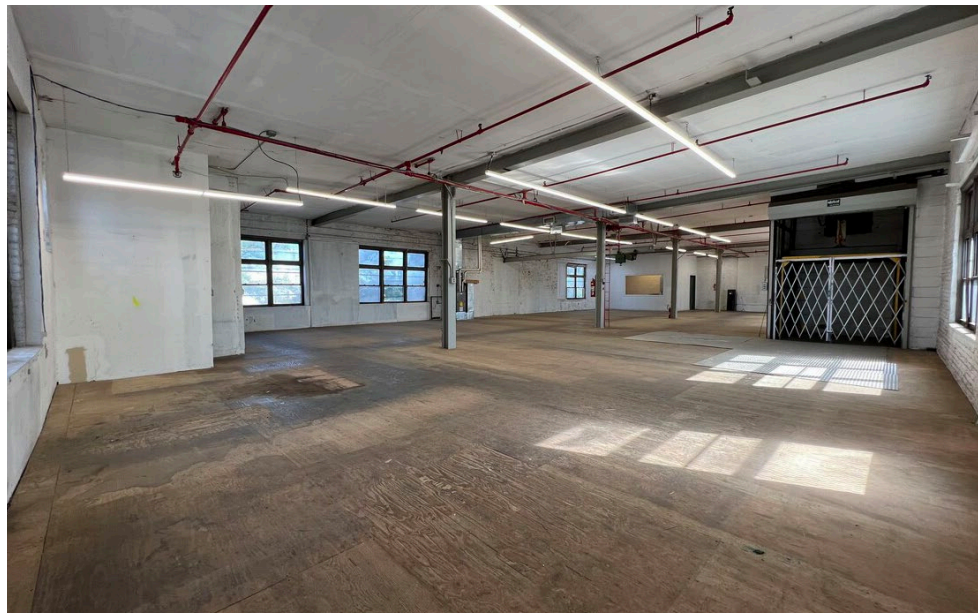
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2ND FLOOR



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1360 Garrison Avenue benefits from convenient access to public transportation, with the 6 subway line at Hunts Point Avenue approximately 0.28 miles away. Several bus routes, including the Bx5, Bx6, Bx6-SBS, and Bx19, operate nearby, while Metro-North stations such as Melrose are accessible within a short drive. The property also offers on-site surface parking

Transportation Score



100
Excellent Transit



86
Very Walkable

Visit Walk
Score Website

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