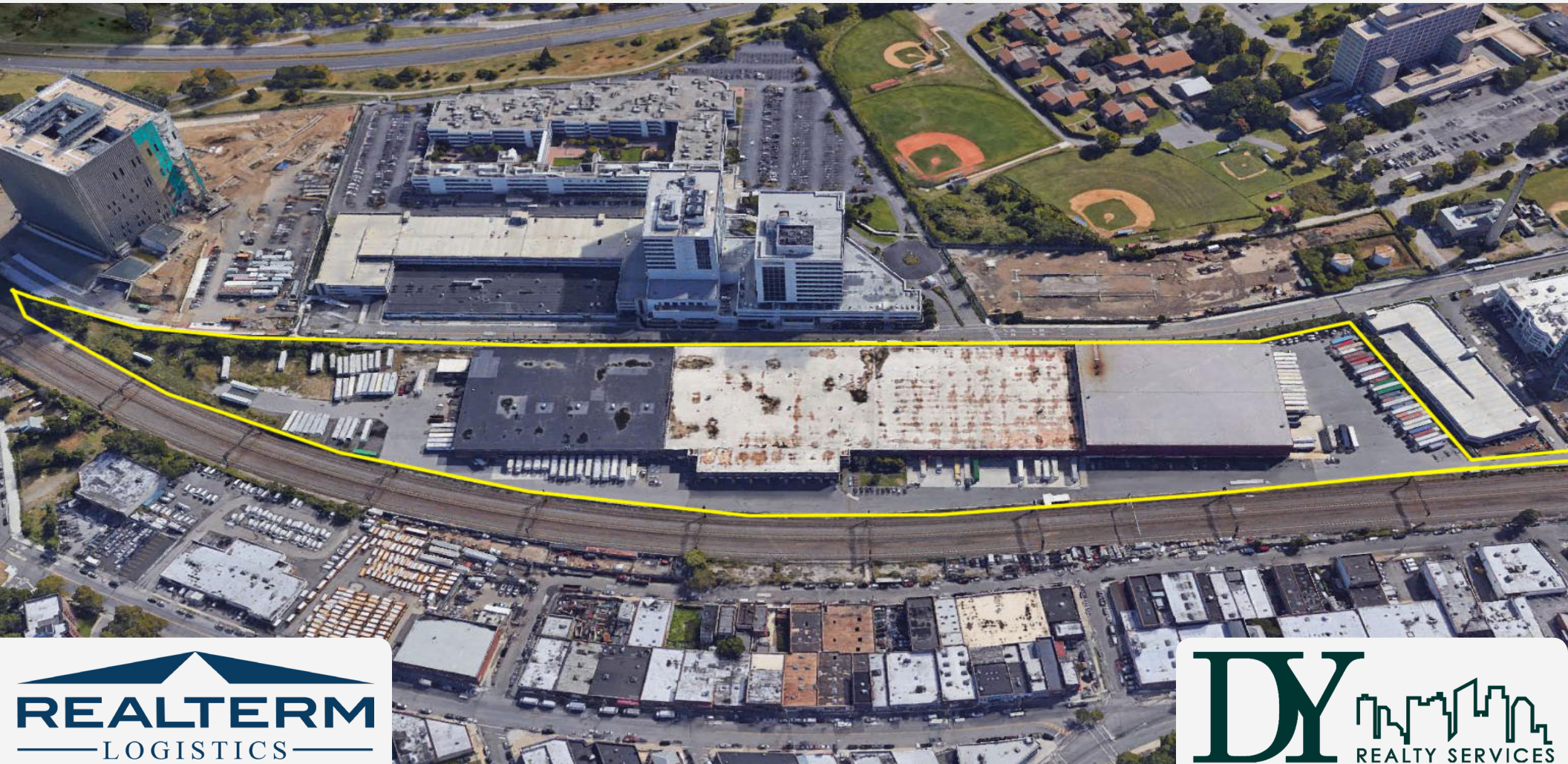


**1500 BASSETT AVENUE, BRONX**  
**366,375 SF ON 17 ACRES**  
**AVAILABLE FOR LEASE**



**NEW YORK'S BEST FINAL MILE WAREHOUSE**



# 1500 BASSETT AVENUE, BRONX

## UNIQUE E-COMMERCE WAREHOUSE FOR LEASE

This best-in-class 366,375 sf high cube **FINAL MILE WAREHOUSE & DISTRIBUTION FACILITY** is ideally located in the New York City borough of the Bronx. The building is situated on 17 acres, which includes 3 acres of on-site parking for trailer storage & employee vehicles. Loading is provided through 59 exterior loading positions & 2 drive-in doors conveniently located throughout the facility. Serviced by 14,000 amps of power.

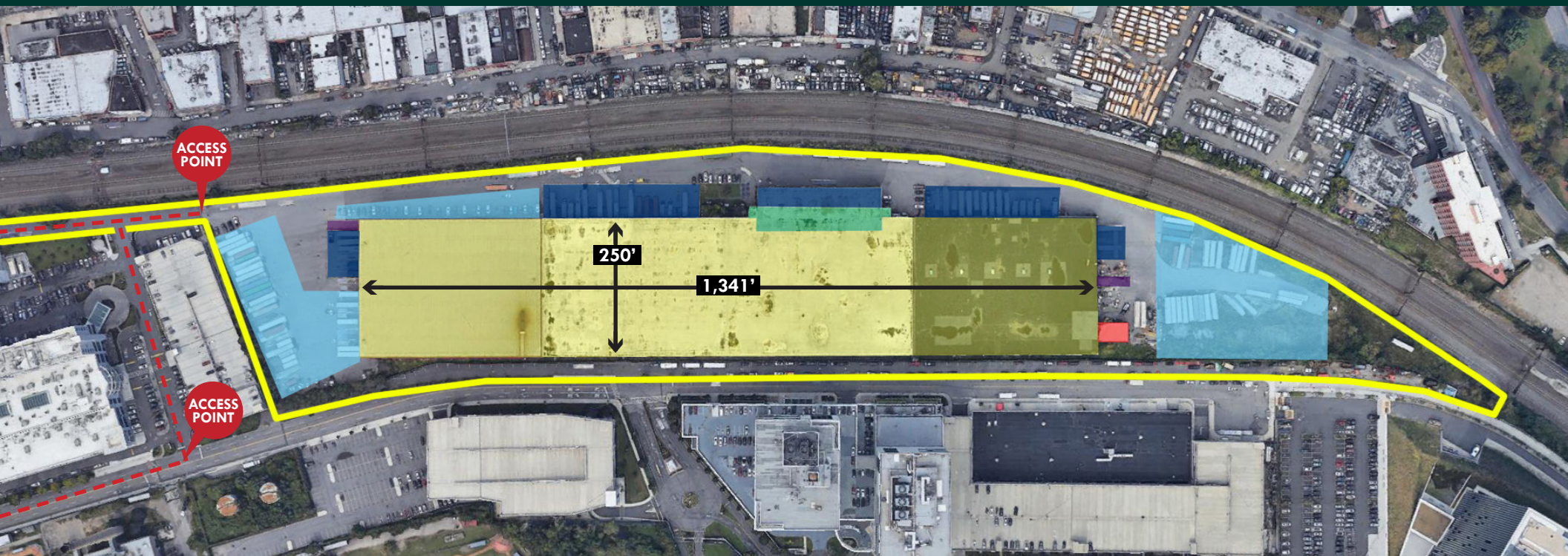
Positioned minutes from I-95 with direct access to all commercial routes, serving the outer-boroughs of New York City & Long Island, as well as Westchester County, Connecticut, & all points north.

- **366,375 Total SF, Subdivisible**
- **59 Dock-High Doors** (*Ability to Add More*)
- **2 Drive-in Doors**
- **3 Acres of Excess Trailer Parking**
- **26' - 36' Ceiling Heights**
- **14,000 Amps of Power**
- **Ideally Located To Serve All Boroughs**
- **Gated Compound**
- **Close to Public Transportation**
- **Ideal Warehouse Dimensions** (*250' Depth*)





# PROPERTY DESCRIPTION



**Warehouse Space:** 339,754 sf



**Excess On-Site Parking:** 3 Acres



**Dock High Doors:** 59



**Total Office Space:** 24,835 sf



**Drive-in Doors:** 2



**Maintenance Space:** 1,786 sf

The property totals 366,375 sf, comprised of 339,754 sf of ground floor warehouse space & a total of 24,835 sf of office space on two levels. Loading is provided through 59 exterior dock high doors (with the potential to add an additional 12 loading positions), 2 shop doors & 2 drive-ins. The building was built in 4 sections with ceiling heights ranging from 26' to 36' clear under steel. The site contains 3 acres of excess parking.

**This exceptional facility's size, clear ceiling heights, abundant parking and secure off-street loading make this a very rare industrial asset in the New York market.**

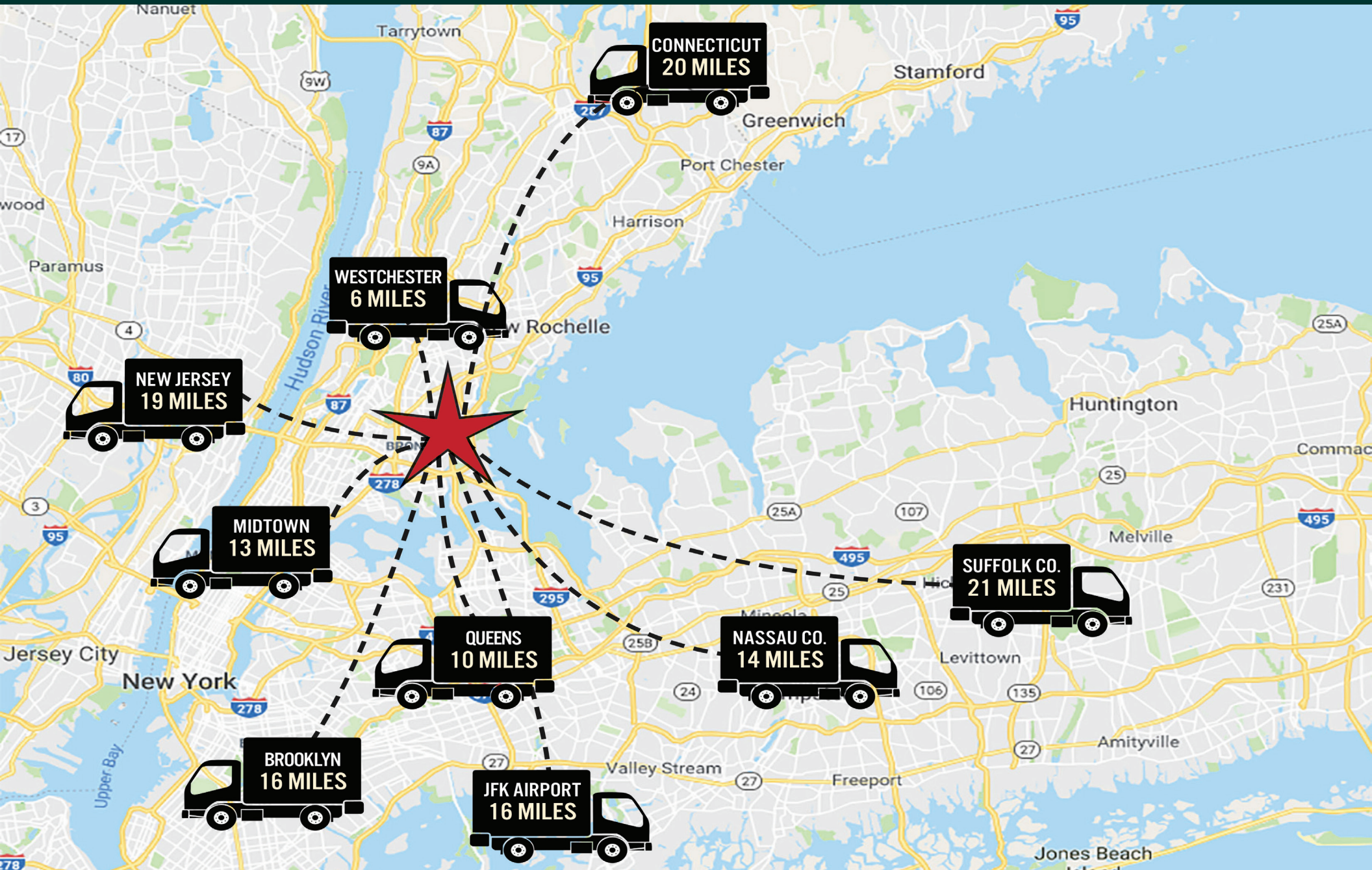
# BUILDING DESCRIPTION

| Clear Height           |   |
|------------------------|---|
| <b>Building 1/2/3</b>  | 26'   |
| <b>Building 4</b>      | 36'   |
| <b>Year Built</b>      | 2005 / 1950's   |
| <b>Dock Equipment</b>  | Manual and electric levelers, bumpers and seals         |
| <b>Power</b>           | 14,000 Amp, 208-volt service                            |
| <b>Emergency Power</b> | 400-kW Diesel Generator                                 |
| <b>Utilities</b>       | Water/Sanitary: NYC DEP ; Electric/Gas: Con Edison      |
| Lighting               |   |
| <b>Exterior</b>        | LED (Building Mounted)                                  |
| <b>Interior</b>        | High Bay Metal Halide and High Pressure Sodium Fixtures |
| Sprinkler              |   |
| <b>Building 1/2/3</b>  | Wet Sprinklers (Dry System In The Covered Loading Dock) |
| <b>Building 4</b>      | Early Suppression, Fast Response (ESFR) Wet System      |
| Floor Materials        |   |
| <b>Building 1</b>      | Asphalt/Concrete On-Grade                               |
| <b>Building 2/4</b>    | Concrete On-Grade                                       |
| <b>Building 3</b>      | Mostly Asphalt On-Grade                                 |

| Square Footage        |   |
|-----------------------|---|
| <b>Total</b>          | 366,375 sf  |
| <b>Building 1</b>     | Warehouse: 84,456 sf<br>Utility Rooms: 883 sf<br><u>Shop: 1,786 SF</u><br><b>Total: 87,125 SF</b>                     |
| <b>Building 2</b>     | Warehouse: 94,493 sf<br><u>Office Space On Two Levels: 14,921 SF</u><br><b>Total: 109,414 SF</b>                      |
| <b>Building 3</b>     | Warehouse / Loading Space: 82,859 sf<br><u>Ground Floor Office/Utility Rooms: 1,898 sf</u><br><b>Total: 84,757 sf</b> |
| <b>Building 4</b>     | Warehouse: 82,125 sf<br><u>Utility Rooms: 2,954 sf</u><br><b>Total: 85,079 sf</b>                                     |
| <b>Offices</b>        | 24,835 sf total combined  |
| Roof Materials        |   |
| <b>Building 1/2/3</b> | Single-Ply Membrane Over Sheathing and Insulation   |
| Heating               |   |
| <b>Building 1/2/3</b> | Two 225 horse-powered boilers   |
| <b>Building 4</b>     | Ceiling Mounted Gas-Fired Space Heaters   |
| <b>Office</b>         | Gas Fired Boiler  |
| Cooling               |   |
| <b>Office</b>         | Water Source Heat Pumps / Window-Mounted Units  |
| <b>Warehouse</b>      | Roof Mounted Exhaust Fans, Ceiling & Wall Mounted Fans  |
| <b>Walls</b>          | Masonry/Brick/Insulated Metal Panel   |
| Column Spacing        |   |
| <b>Building 1/2/3</b> | 28' x 50'   |
| <b>Building 4</b>     | 59' x 48'   |



## OPTIMAL DELIVERY & LOGISTICS



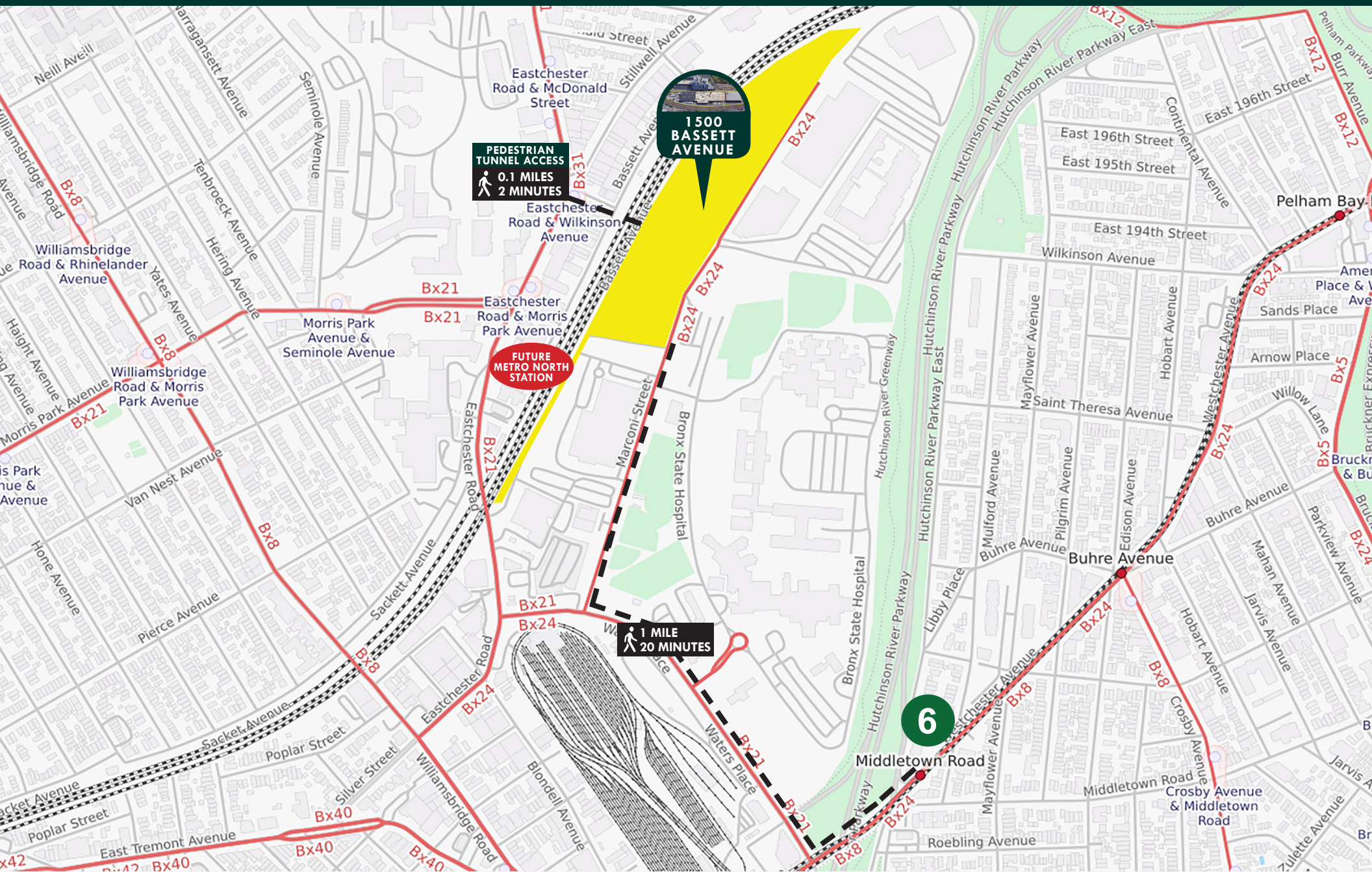


# COMMERCIAL TRUCK ROUTES





# BUS & SUBWAY ACCESS MAP





# AERIAL PHOTO



**61 LOADING POSITIONS + 3 ACRES OF PARKING**

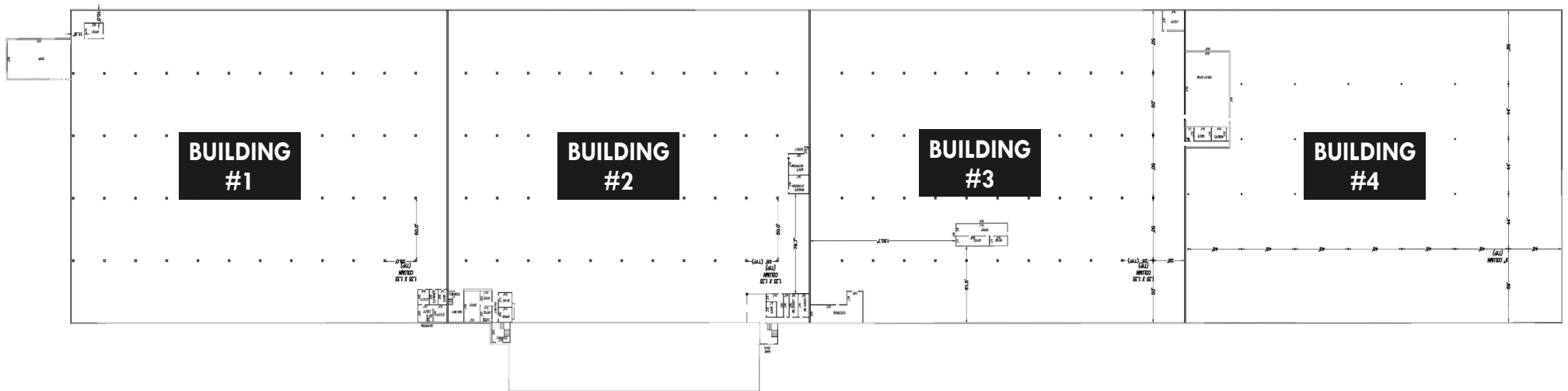
**WWW.1500BASSETT.COM**

**1500 BASSETT AVENUE BRONX NY - FOR LEASE**

**DY REALTY SERVICES, LLC**



# FLOOR PLAN



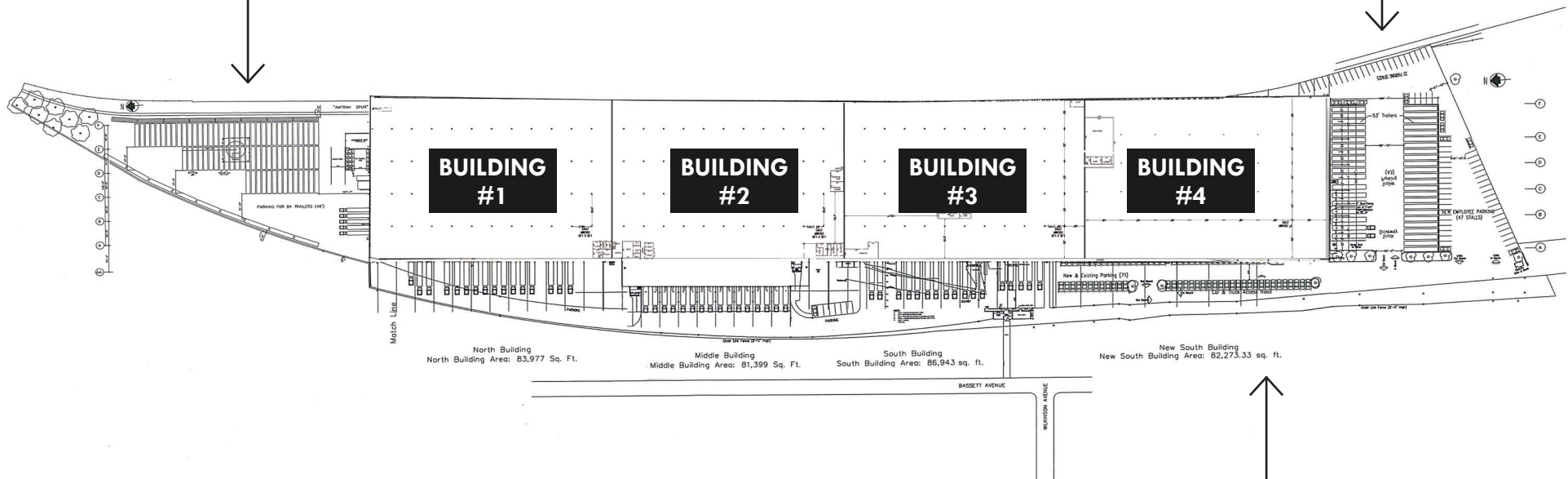
|                | Building 1                    | Building 2                    | Building 3                    | Building 4                  |
|----------------|-------------------------------|-------------------------------|-------------------------------|-----------------------------|
| SQUARE FOOTAGE | 84,456 sf                     | 109,414 sf                    | 84,757 sf                     | 85,079 sf                   |
| CEILING HEIGHT | 26'                           | 26'                           | 26'                           | 36'                         |
| CUBIC STORAGE  | 2.2 Million Cubic Square Feet | 2.4 Million Cubic Square Feet | 2.2 Million Cubic Square Feet | 3 Million Cubic Square Feet |
| COLUMN SPACING | 28' x 50'                     | 28' x 50'                     | 28' x 50'                     | 59' x 48'                   |
| SPRINKLER      | Wet                           | Wet                           | Wet                           | ESFR Wet System             |
| HEATING        | 225 HP Boilers                | 225 HP Boilers                | 225 HP Boilers                | Gas-Fired Space Heaters     |
| COOLING        | Ceiling & Wall Mounted Fans   | Ceiling & Wall Mounted Fans   | Ceiling & Wall Mounted Fans   | Ceiling & Wall Mounted Fans |



# PROJECTED PARKING LAYOUT

# Parking for 84 Trailers

# Parking for 43 Trailers & 79 Cars



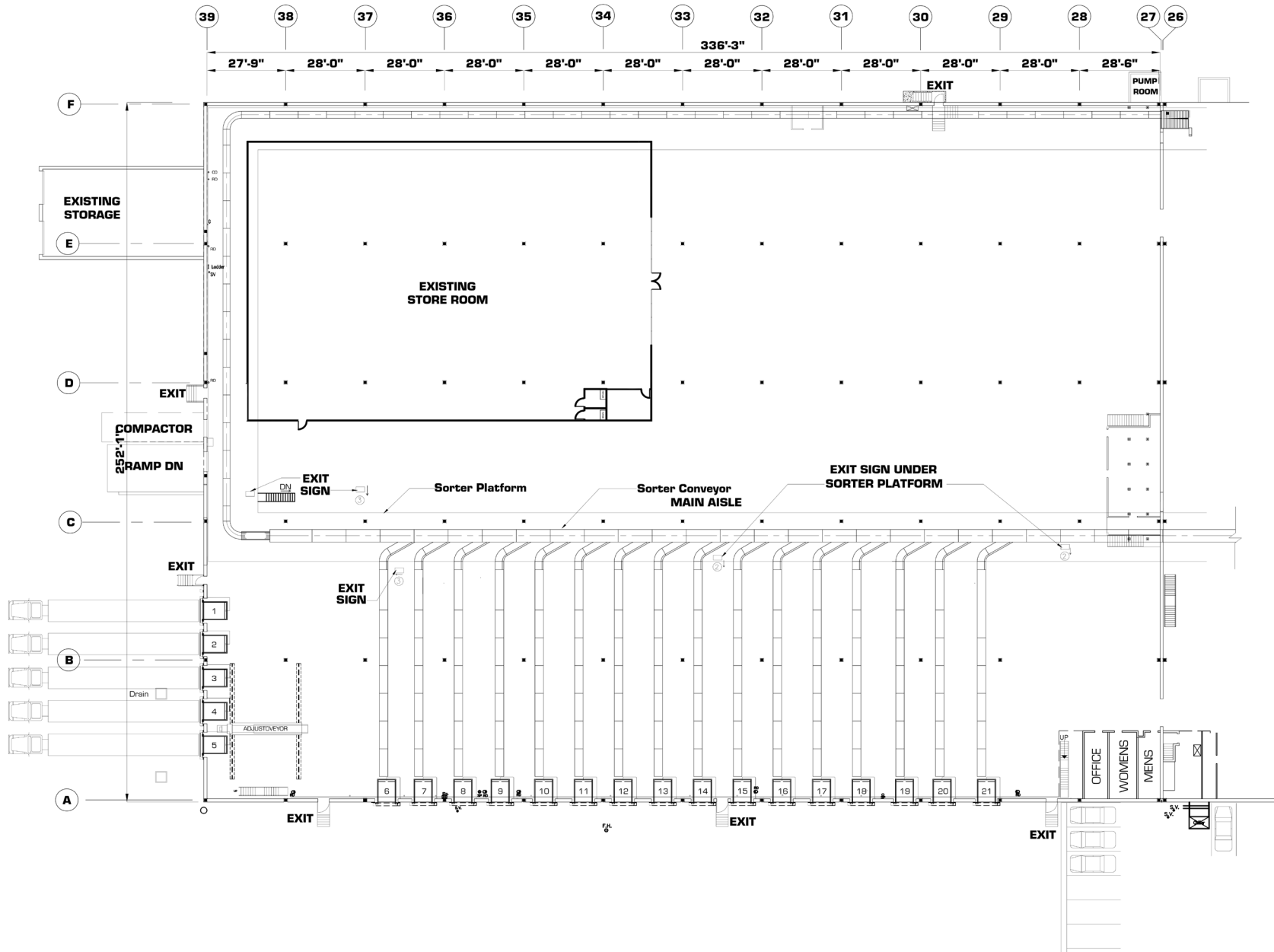
## Parking for 71 Cars

## OFF-STREET LOADING & GATED FACILITY



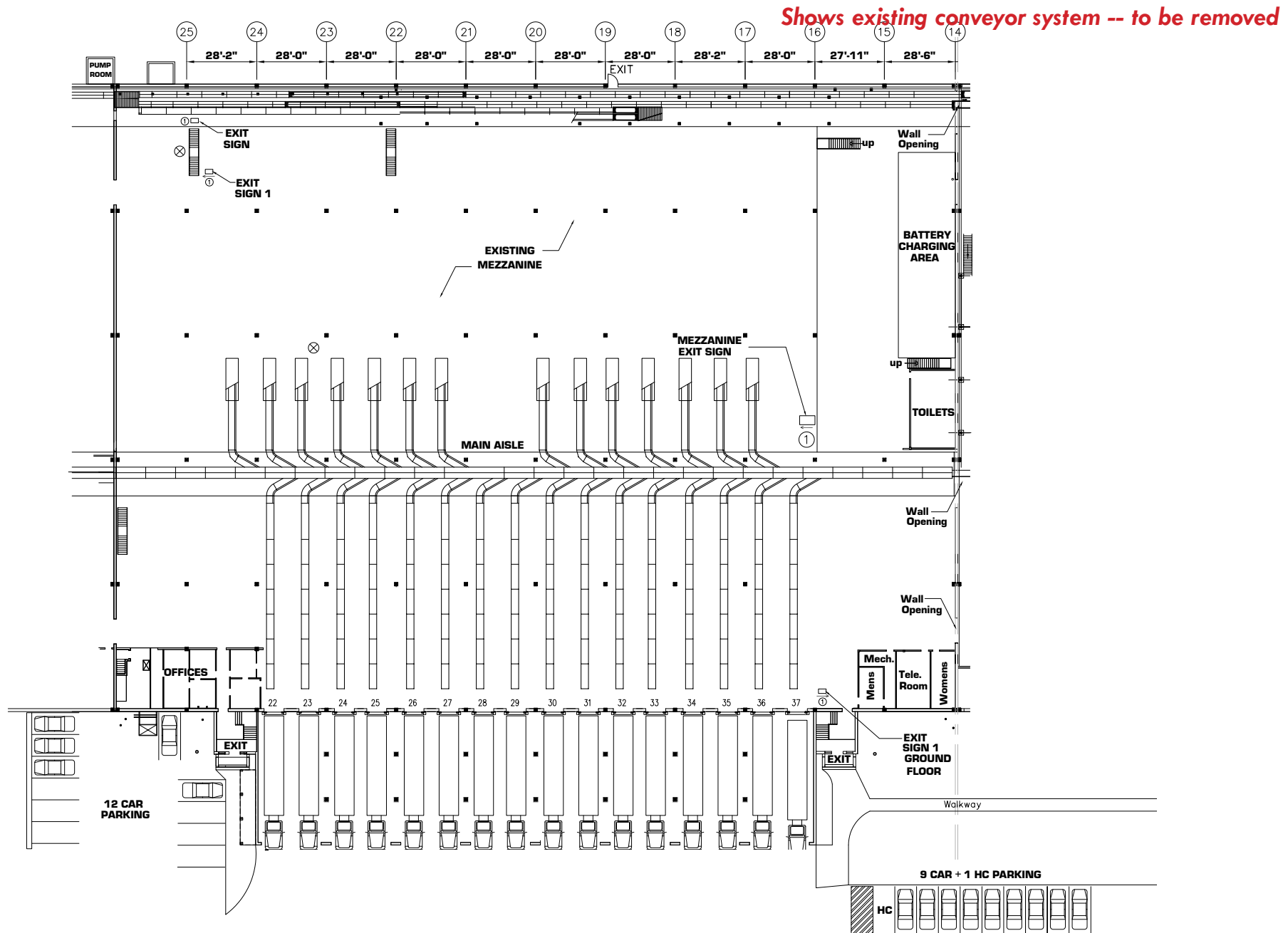
# BUILDING #1 FLOOR PLAN

*Shows existing conveyor system -- to be removed*





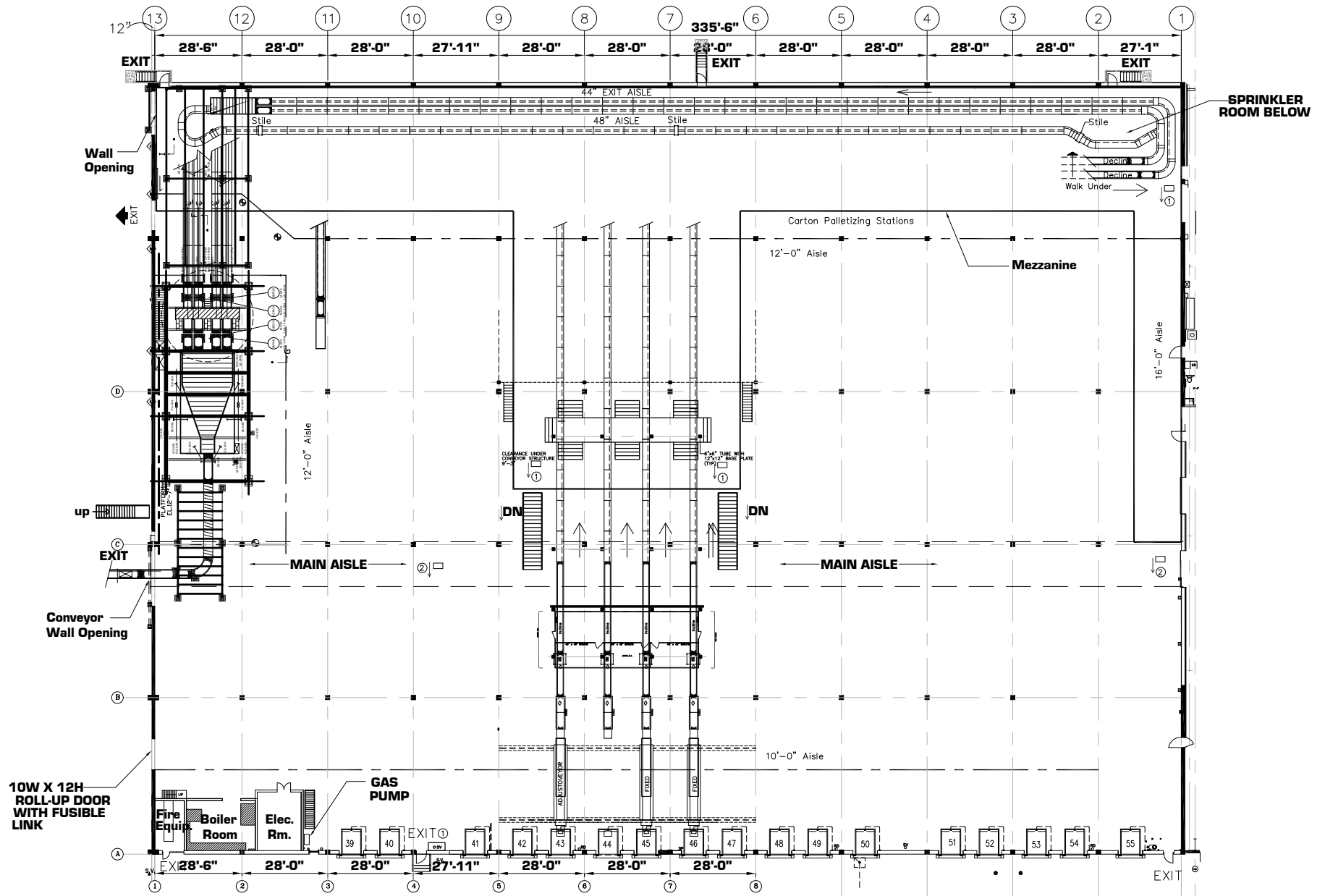
# BUILDING #2 FLOOR PLAN





# BUILDING #3 FLOOR PLAN

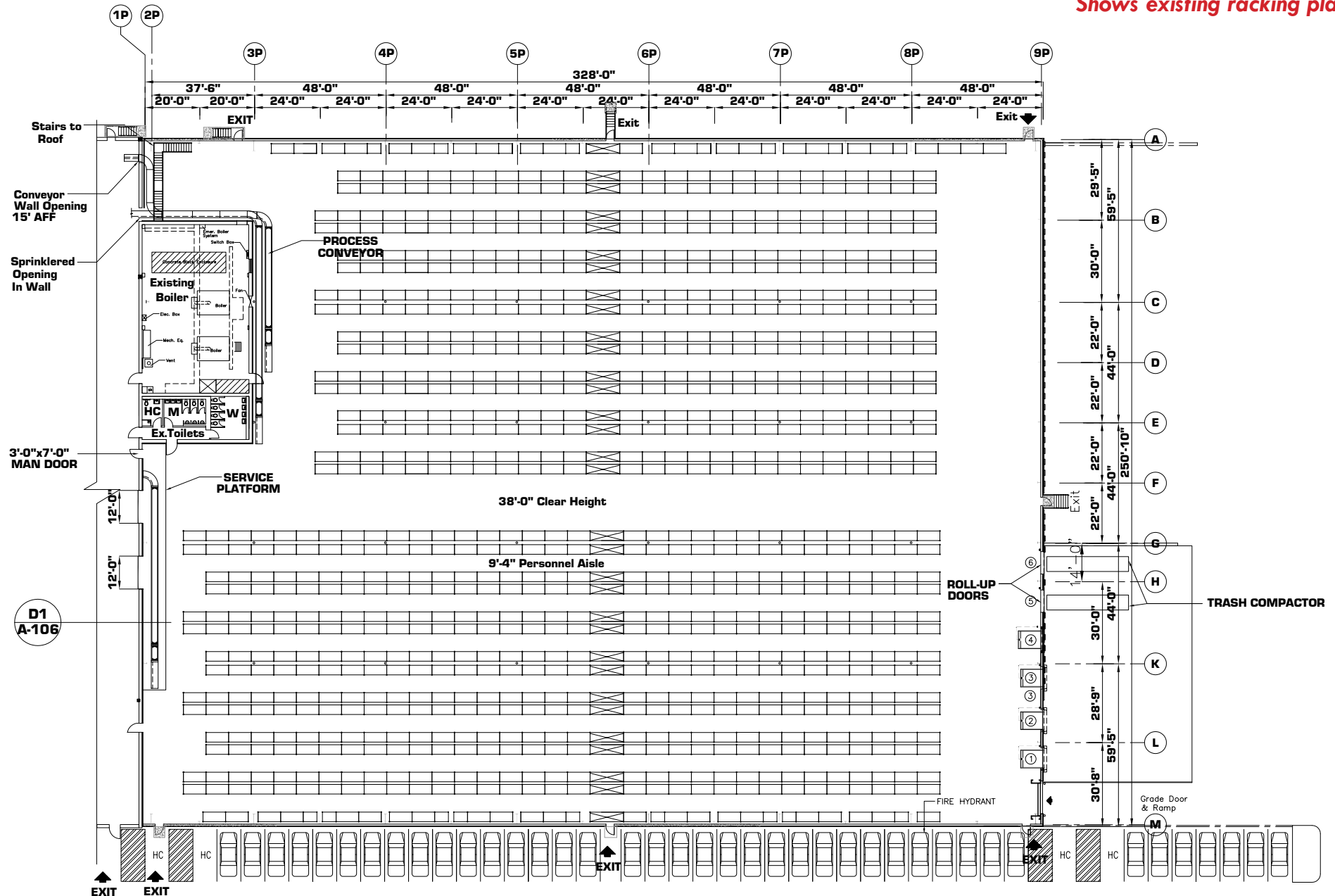
*Shows existing conveyor system & mezzanine -- to be removed*





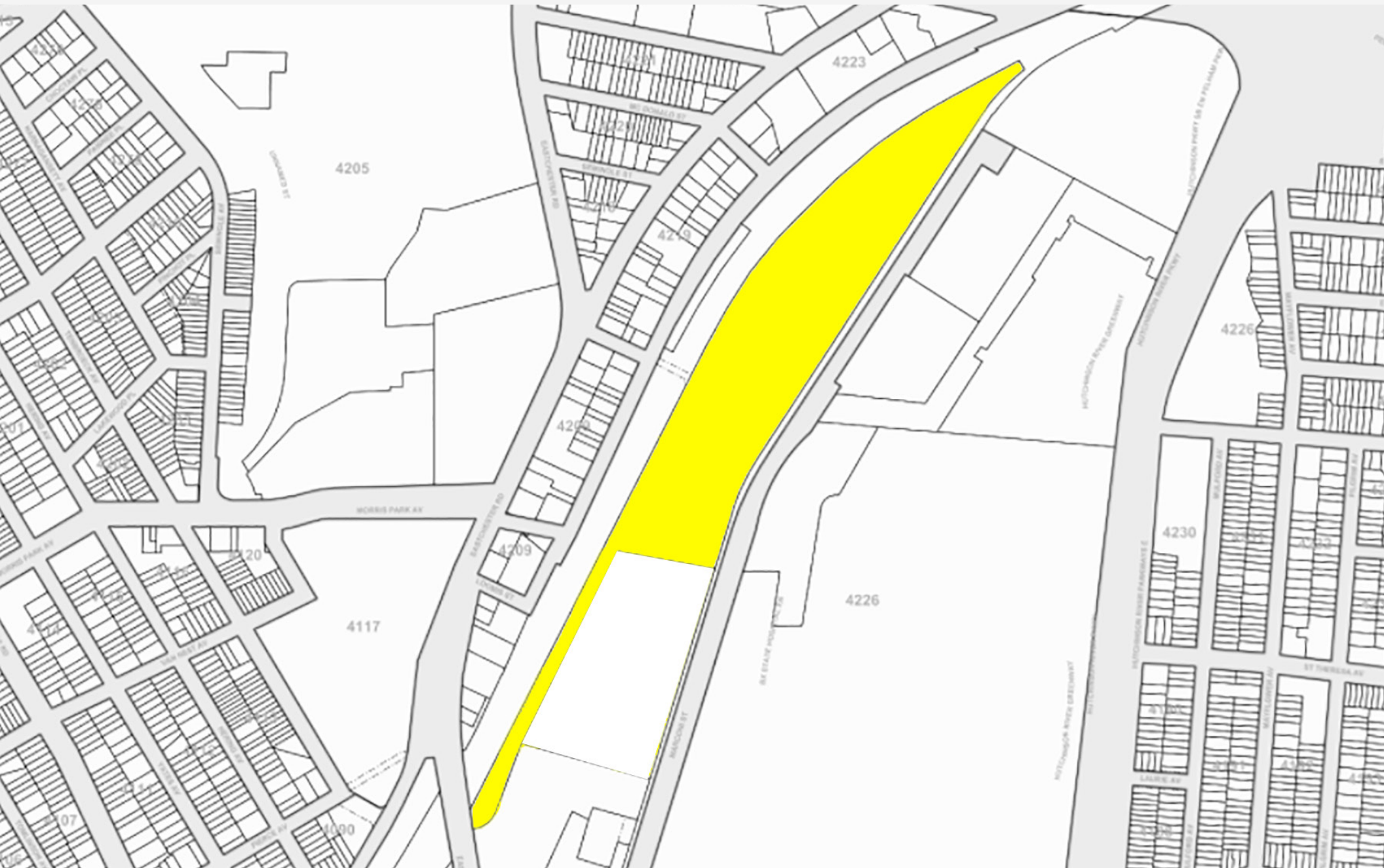
# BUILDING #4 FLOOR PLAN

*Shows existing racking plan*



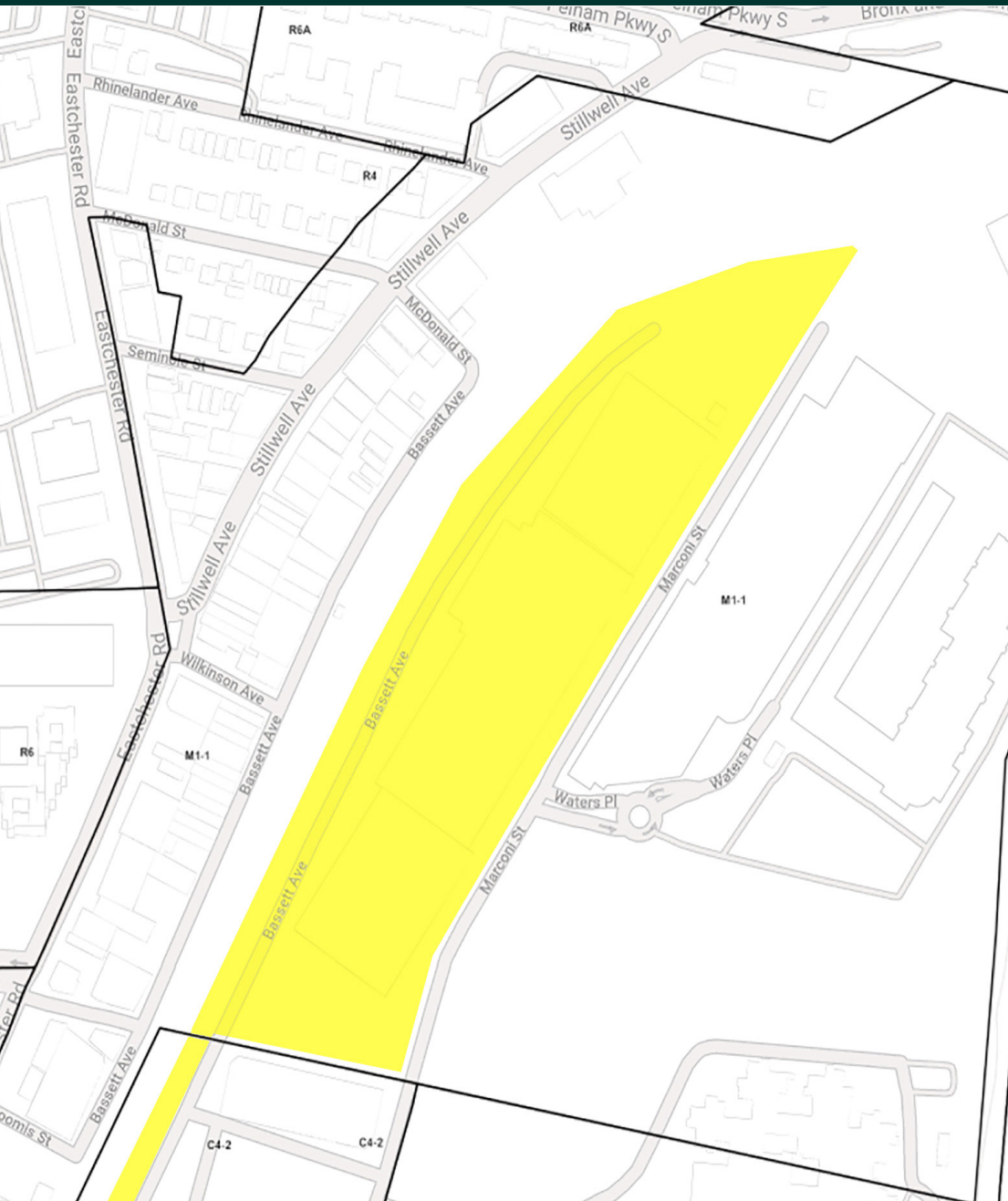


# TAX MAP





# ZONING MAP & DESCRIPTION



## M1-1

M1 districts range from the Garment District in Manhattan, with its multistory lofts, to parts of Red Hook and College Point with many one or two-story warehouses studded with loading bays. The M1 district is often a buffer between M2 or M3 districts and adjacent residential or commercial districts.

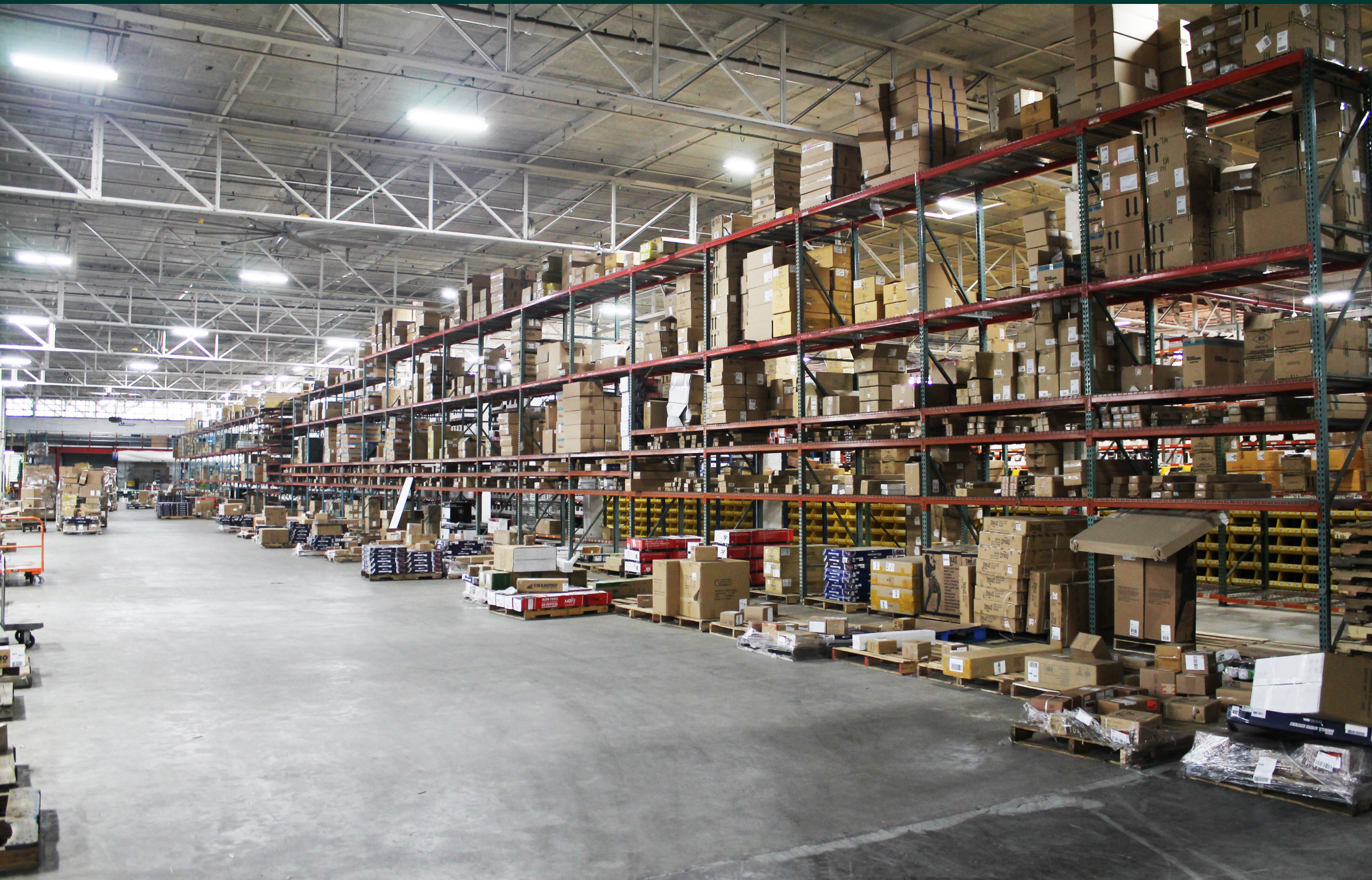
Light industries typically found in M1 areas include knitting mills, printing plants, woodworking shops, auto storage and repair shops, and wholesale service and storage facilities. In theory, nearly all industries uses can locate in M1 areas if they meet the more stringent M1 performance standards. Offices and most retail uses are also permitted. Certain community facilities, such as hospitals, are allowed in M1 districts only by special permit, but houses of worship are allowed as-of-right.

Floor area ratios in M1 districts range from 1.0 to 10.0 and building height and setbacks are controlled by sky exposure planes which may be penetrated by towers in certain districts. New industrial buildings are usually low-rise structures that fit within sky exposure planes. Except along district boundaries, no side yards are required. Rear yards at least 20 feet deep are usually required, except within 100 feet of a corner.

The M1-1 districts are usually near residential neighborhoods and frequently act as a low bulk buffer at the periphery of older industrial areas with heavier industrial uses and larger buildings. Typically, buildings in this zone cover approximately 75 percent of the lot and would have on-site open parking at the rear of the lot. M1-1 districts require off-street parking of one space per 2,000 sf, or per 3 employees, whichever is less. The maximum FAR is 1.0.



# PHOTO GALLERY





# PHOTO GALLERY



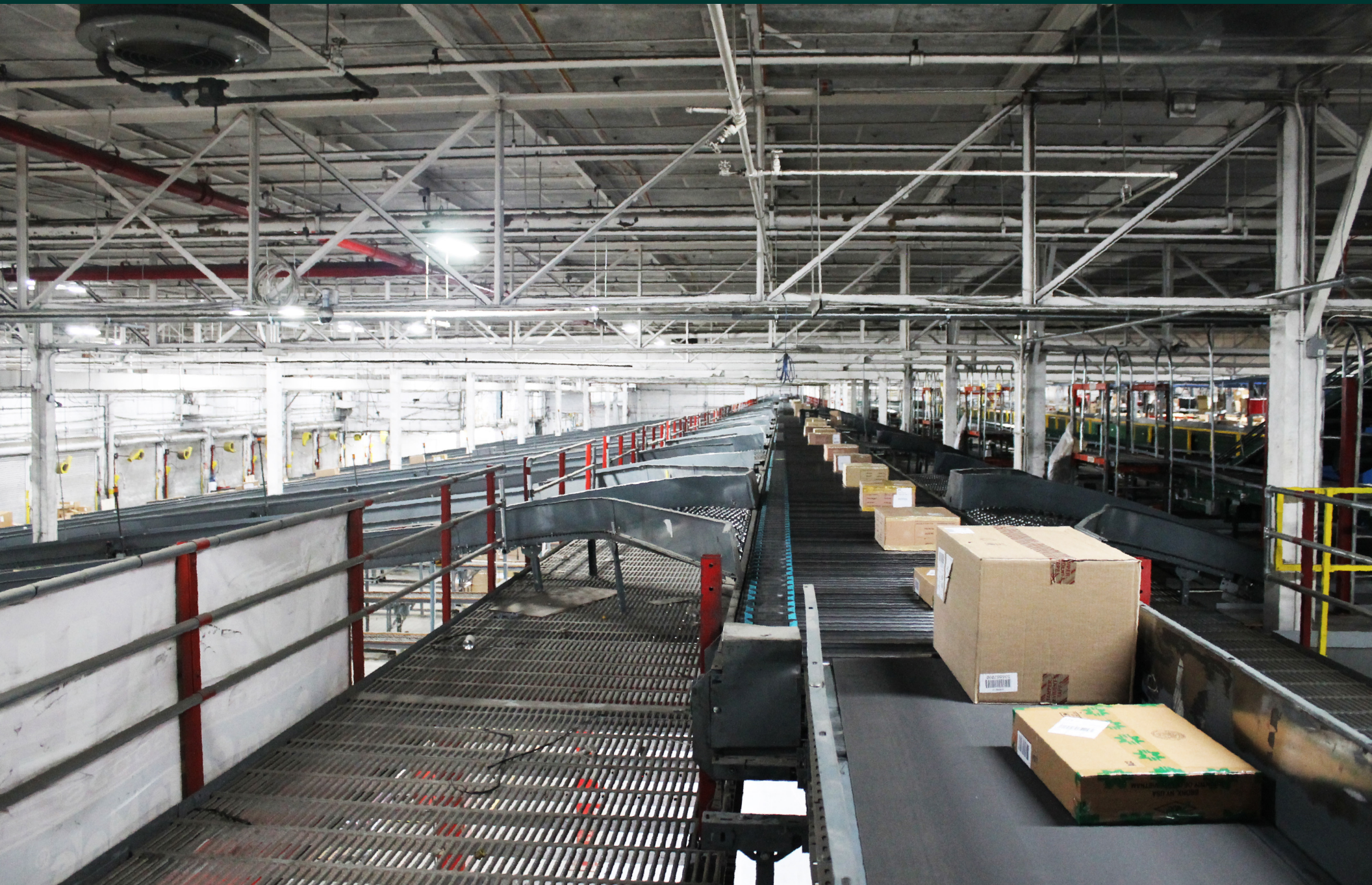


# PHOTO GALLERY





# PHOTO GALLERY





# NOTABLE AREA TENANTS





# DEMOGRAPHICS & LABOR MARKET

| 1500 Bassett Ave        |  |               |             |             |             |
|-------------------------|--|---------------|-------------|-------------|-------------|
| NY                      |  |               |             |             |             |
|                         |  | 0.5 mi radius | 1 mi radius | 3 mi radius | 5 mi radius |
| POPULATION              | 2017 Estimated Population                  | 11,645        | 53,646      | 689,147     | 1,661,694   |
|                         | 2022 Projected Population                  | 12,126        | 56,004      | 717,674     | 1,723,003   |
|                         | 2010 Census Population                     | 11,453        | 52,373      | 660,822     | 1,587,144   |
|                         | 2000 Census Population                     | 11,563        | 55,309      | 641,843     | 1,540,041   |
|                         | Projected Annual Growth 2017 to 2022       | 0.8%          | 0.9%        | 0.8%        | 0.7%        |
|                         | Historical Annual Growth 2000 to 2017      | -             | -0.2%       | 0.4%        | 0.5%        |
| HOUSEHOLDS              | 2017 Estimated Households                  | 4,403         | 21,123      | 252,092     | 594,171     |
|                         | 2022 Projected Households                  | 4,630         | 22,209      | 264,120     | 620,752     |
|                         | 2010 Census Households                     | 4,245         | 20,396      | 240,596     | 564,209     |
|                         | 2000 Census Households                     | 4,272         | 22,024      | 233,991     | 542,117     |
|                         | Projected Annual Growth 2017 to 2022       | 1.0%          | 1.0%        | 1.0%        | 0.9%        |
|                         | Historical Annual Growth 2000 to 2017      | 0.2%          | -0.2%       | 0.5%        | 0.6%        |
| AGE                     | 2017 Est. Population Under 10 Years        | 10.2%         | 10.7%       | 13.6%       | 13.8%       |
|                         | 2017 Est. Population 10 to 19 Years        | 9.8%          | 10.7%       | 13.2%       | 13.2%       |
|                         | 2017 Est. Population 20 to 29 Years        | 14.5%         | 14.5%       | 16.0%       | 16.2%       |
|                         | 2017 Est. Population 30 to 44 Years        | 21.8%         | 20.8%       | 20.4%       | 20.6%       |
|                         | 2017 Est. Population 45 to 59 Years        | 19.7%         | 20.2%       | 19.0%       | 18.9%       |
|                         | 2017 Est. Population 60 to 74 Years        | 15.0%         | 15.1%       | 12.5%       | 12.1%       |
|                         | 2017 Est. Population 75 Years or Over      | 9.0%          | 7.9%        | 5.4%        | 5.2%        |
|                         | 2017 Est. Median Age                       | 39.6          | 39.1        | 34.4        | 34.0        |
| MARITAL STATUS & GENDER | 2017 Est. Male Population                  | 49.7%         | 48.1%       | 47.1%       | 47.6%       |
|                         | 2017 Est. Female Population                | 50.3%         | 51.9%       | 52.9%       | 52.4%       |
|                         | 2017 Est. Never Married                    | 35.3%         | 38.5%       | 46.7%       | 47.2%       |
|                         | 2017 Est. Now Married                      | 38.1%         | 36.6%       | 28.3%       | 27.2%       |
|                         | 2017 Est. Separated or Divorced            | 16.3%         | 17.2%       | 19.5%       | 20.5%       |
|                         | 2017 Est. Widowed                          | 10.4%         | 7.6%        | 5.5%        | 5.0%        |
|                         |  |               |             |             |             |
| INCOME                  | 2017 Est. HH Income \$200,000 or More      | 7.1%          | 5.8%        | 3.0%        | 3.7%        |
|                         | 2017 Est. HH Income \$150,000 to \$199,999 | 6.2%          | 5.9%        | 4.0%        | 3.9%        |
|                         | 2017 Est. HH Income \$100,000 to \$149,999 | 14.9%         | 14.4%       | 10.9%       | 10.3%       |
|                         | 2017 Est. HH Income \$75,000 to \$99,999   | 13.1%         | 13.0%       | 10.5%       | 10.1%       |
|                         | 2017 Est. HH Income \$50,000 to \$74,999   | 16.5%         | 16.6%       | 15.5%       | 15.0%       |
|                         | 2017 Est. HH Income \$35,000 to \$49,999   | 12.2%         | 12.6%       | 13.2%       | 13.0%       |
|                         | 2017 Est. HH Income \$25,000 to \$34,999   | 8.5%          | 9.4%        | 10.1%       | 10.3%       |
|                         | 2017 Est. HH Income \$15,000 to \$24,999   | 9.3%          | 9.1%        | 12.2%       | 12.5%       |
|                         | 2017 Est. HH Income Under \$15,000         | 12.2%         | 13.1%       | 20.7%       | 21.1%       |
|                         | 2017 Est. Average Household Income         | \$88,573      | \$83,621    | \$61,816    | \$62,605    |
|                         | 2017 Est. Median Household Income          | \$63,606      | \$60,167    | \$46,491    | \$46,611    |
|                         | 2017 Est. Per Capita Income                | \$33,875      | \$33,147    | \$22,723    | \$22,570    |
|                         |  |               |             |             |             |
|                         | 2017 Est. Total Businesses                 | 551           | 2,666       | 16,817      | 40,282      |
|                         | 2017 Est. Total Employees                  | 7,844         | 29,340      | 159,935     | 375,326     |

| 1500 Bassett Ave       |  |               |             |             |             |
|------------------------|--|---------------|-------------|-------------|-------------|
| NY                     |  |               |             |             |             |
|                        |  | 0.5 mi radius | 1 mi radius | 3 mi radius | 5 mi radius |
| LABOR FORCE            | 2017 Est. Labor Population Age 16 Years or Over    | 9,791         | 44,552      | 541,946     | 1,303,189   |
|                        | 2017 Est. Civilian Employed                        | 57.2%         | 58.2%       | 58.2%       | 57.5%       |
|                        | 2017 Est. Civilian Unemployed                      | 1.2%          | 2.4%        | 3.4%        | 3.3%        |
|                        | 2017 Est. in Armed Forces                          | -             | -           | -           | -           |
|                        | 2017 Est. not in Labor Force                       | 41.5%         | 39.4%       | 38.3%       | 39.1%       |
|                        | 2017 Labor Force Males                             | 49.4%         | 47.3%       | 45.9%       | 46.4%       |
|                        | 2017 Labor Force Females                           | 50.6%         | 52.7%       | 54.1%       | 53.6%       |
| OCCUPATION             | 2010 Occupation: Population Age 16 Years or Over   | 5,611         | 25,949      | 315,556     | 749,678     |
|                        | 2010 Mgmt, Business, & Financial Operations        | 14.4%         | 13.6%       | 9.7%        | 9.8%        |
|                        | 2010 Professional, Related                         | 27.2%         | 24.4%       | 18.1%       | 18.0%       |
|                        | 2010 Service                                       | 19.0%         | 22.5%       | 30.5%       | 31.2%       |
|                        | 2010 Sales, Office                                 | 22.6%         | 23.5%       | 24.2%       | 23.4%       |
|                        | 2010 Farming, Fishing, Forestry                    | 0.2%          | 0.2%        | 0.1%        | 0.2%        |
|                        | 2010 Construction, Extraction, Maintenance         | 9.6%          | 8.1%        | 8.1%        | 7.4%        |
|                        | 2010 Production, Transport, Material Moving        | 7.0%          | 7.6%        | 9.4%        | 10.0%       |
|                        | 2010 White Collar Workers                          | 64.2%         | 61.5%       | 52.0%       | 51.2%       |
|                        | 2010 Blue Collar Workers                           | 35.8%         | 38.5%       | 48.0%       | 48.8%       |
| TRANSPORTATION TO WORK | 2010 Drive to Work Alone                           | 41.4%         | 37.1%       | 27.8%       | 27.2%       |
|                        | 2010 Drive to Work in Carpool                      | 7.3%          | 7.1%        | 5.1%        | 5.2%        |
|                        | 2010 Travel to Work by Public Transportation       | 39.1%         | 45.3%       | 56.9%       | 56.0%       |
|                        | 2010 Drive to Work on Motorcycle                   | -             | -           | -           | -           |
|                        | 2010 Walk or Bicycle to Work                       | 6.7%          | 7.6%        | 7.3%        | 7.9%        |
|                        | 2010 Other Means                                   | 0.4%          | 0.3%        | 0.3%        | 0.4%        |
|                        | 2010 Work at Home                                  | 5.1%          | 2.5%        | 2.5%        | 3.2%        |
| TRAVEL TIME            | 2010 Travel to Work in 14 Minutes or Less          | 22.7%         | 16.9%       | 9.9%        | 10.5%       |
|                        | 2010 Travel to Work in 15 to 29 Minutes            | 28.4%         | 24.0%       | 19.1%       | 19.2%       |
|                        | 2010 Travel to Work in 30 to 59 Minutes            | 30.7%         | 33.3%       | 34.8%       | 37.3%       |
|                        | 2010 Travel to Work in 60 Minutes or More          | 27.9%         | 34.1%       | 38.3%       | 33.1%       |
|                        | 2010 Average Travel Time to Work                   | 30.8          | 39.1        | 46.4        | 43.4        |
| CONSUMER EXPENDITURE   | 2017 Est. Total Household Expenditure              | \$285 M       | \$1.31 B    | \$12.6 B    | \$29.9 B    |
|                        | 2017 Est. Apparel                                  | \$10.1 M      | \$46.1 M    | \$446 M     | \$1.06 B    |
|                        | 2017 Est. Contributions, Gifts                     | \$19.8 M      | \$90.0 M    | \$812 M     | \$1.95 B    |
|                        | 2017 Est. Education, Reading                       | \$11.7 M      | \$53.5 M    | \$500 M     | \$1.20 B    |
|                        | 2017 Est. Entertainment                            | \$15.9 M      | \$73.1 M    | \$698 M     | \$1.66 B    |
|                        | 2017 Est. Food, Beverages, Tobacco                 | \$43.5 M      | \$200 M     | \$1.97 B    | \$4.66 B    |
|                        | 2017 Est. Furnishings, Equipment                   | \$9.86 M      | \$45.1 M    | \$423 M     | \$1.00 B    |
|                        | 2017 Est. Health Care, Insurance                   | \$24.9 M      | \$114 M     | \$1.12 B    | \$2.65 B    |
|                        | 2017 Est. Household Operations, Shelter, Utilities | \$88.6 M      | \$407 M     | \$3.94 B    | \$9.34 B    |
|                        | 2017 Est. Miscellaneous Expenses                   | \$4.21 M      | \$19.4 M    | \$190 M     | \$448 M     |
|                        | 2017 Est. Personal Care                            | \$3.73 M      | \$17.1 M    | \$166 M     | \$392 M     |
|                        | 2017 Est. Transportation                           | \$52.9 M      | \$243 M     | \$2.35 B    | \$5.54 B    |
|                        |  |               |             |             |             |

# CONTACT INFORMATION

**For More Information,  
Contact Exclusive Agents:**

**MATHEW DIANA**

**MDIANA@DYREALTY.COM**

**718.729.7474 x134**

**PETER DERBAR**

**PDERBAR@DYREALTY.COM**

**718.729.7474 x124**

**PAUL J. YURAS**

**PYURAS@DYREALTY.COM**

**718.729.7474 x113**



45-18 COURT SQUARE, SUITE 403  
LONG ISLAND CITY, NY 11101  
718.729.7474 WWW.DYREALTY.COM



**WWW.1500BASSETT.COM**

**1500 BASSETT AVENUE BRONX NY - FOR LEASE**

**DY REALTY SERVICES, LLC**