



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | INDUSTRIAL SPACE

7,000 SF Industrial Space for Lease in the Bronx!

830 Barry Street, Bronx, NY 10474

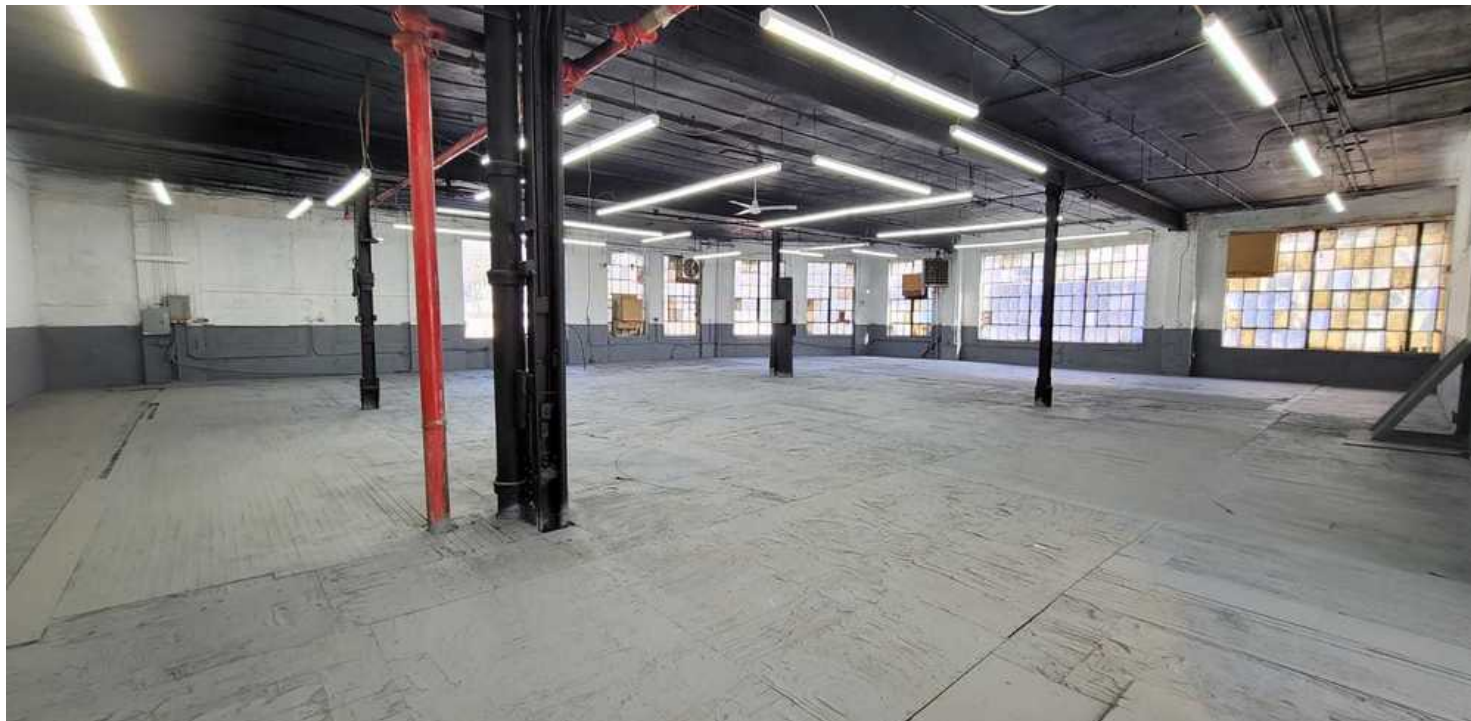
Shlomi Bagdadi  
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## Executive Summary



### OFFERING SUMMARY

Available SF: 7,000 SF

Lease Rate: Upon Request

Lot Size: 19,048 SF

Year Built: 1930

Building Size: 27,500 SF

Zoning: M1-2

Market: Hunts Point

### PROPERTY OVERVIEW

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- Highlights:
- 14-15' ceilings
  - 5,000 SF of land/parking
  - Loading docks
  - Truck loading area
  - Tractor access
  - Freight elevator
  - Newly renovated

### LOCATION OVERVIEW

Located in the Bronx, in close proximity to Longwood Ave transit stop.

Public transit: 6 train at Longwood Ave.

Nearby local tenants include,  
-Dunkin', Bank of America, McDonald's, Citibank, Chase Bank, CTown Supermarkets ...

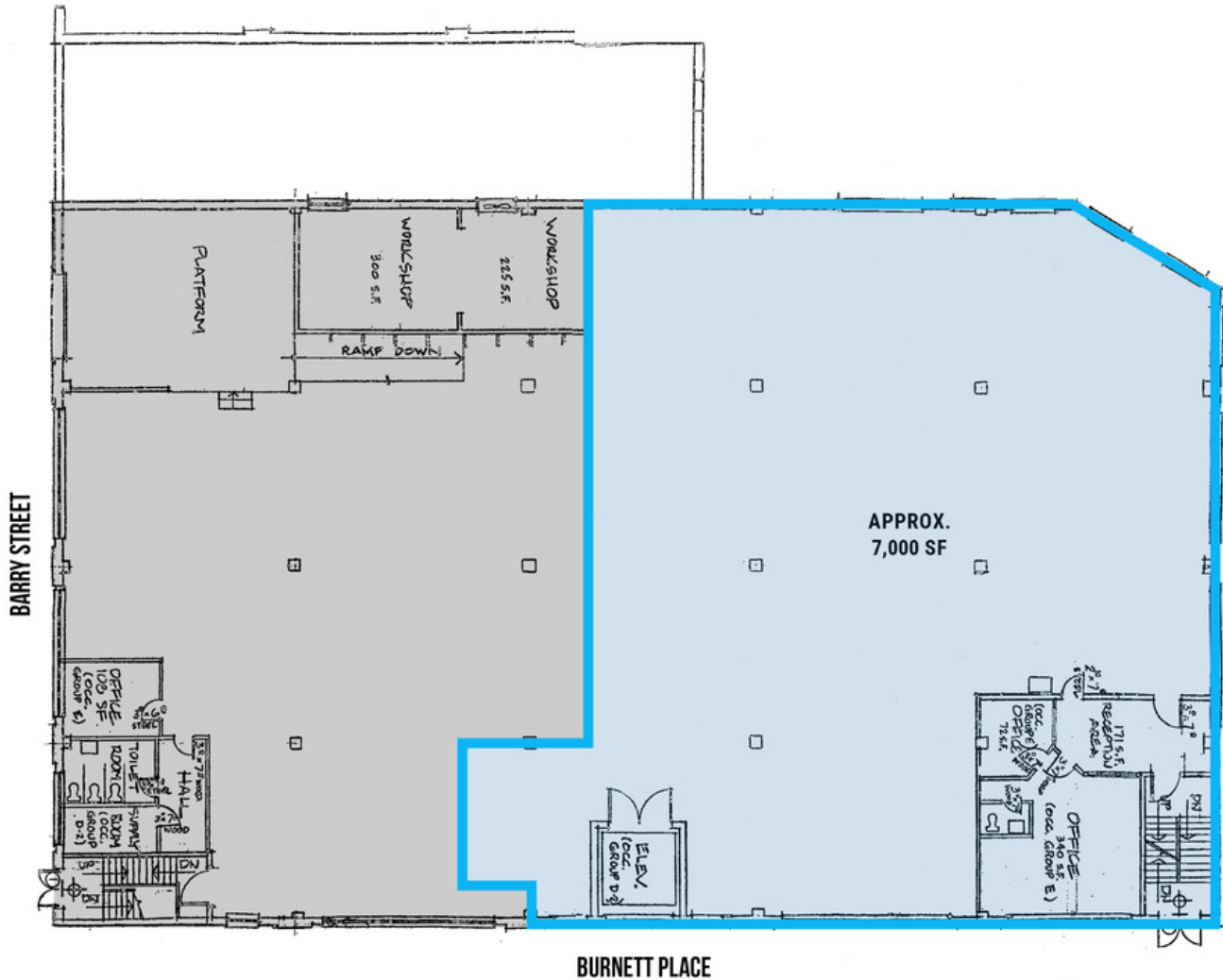
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## Floor Plans



## 830 BARRY STREET

TOTAL AVAILABLE SPACE

7,000 RSF

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## Location Maps



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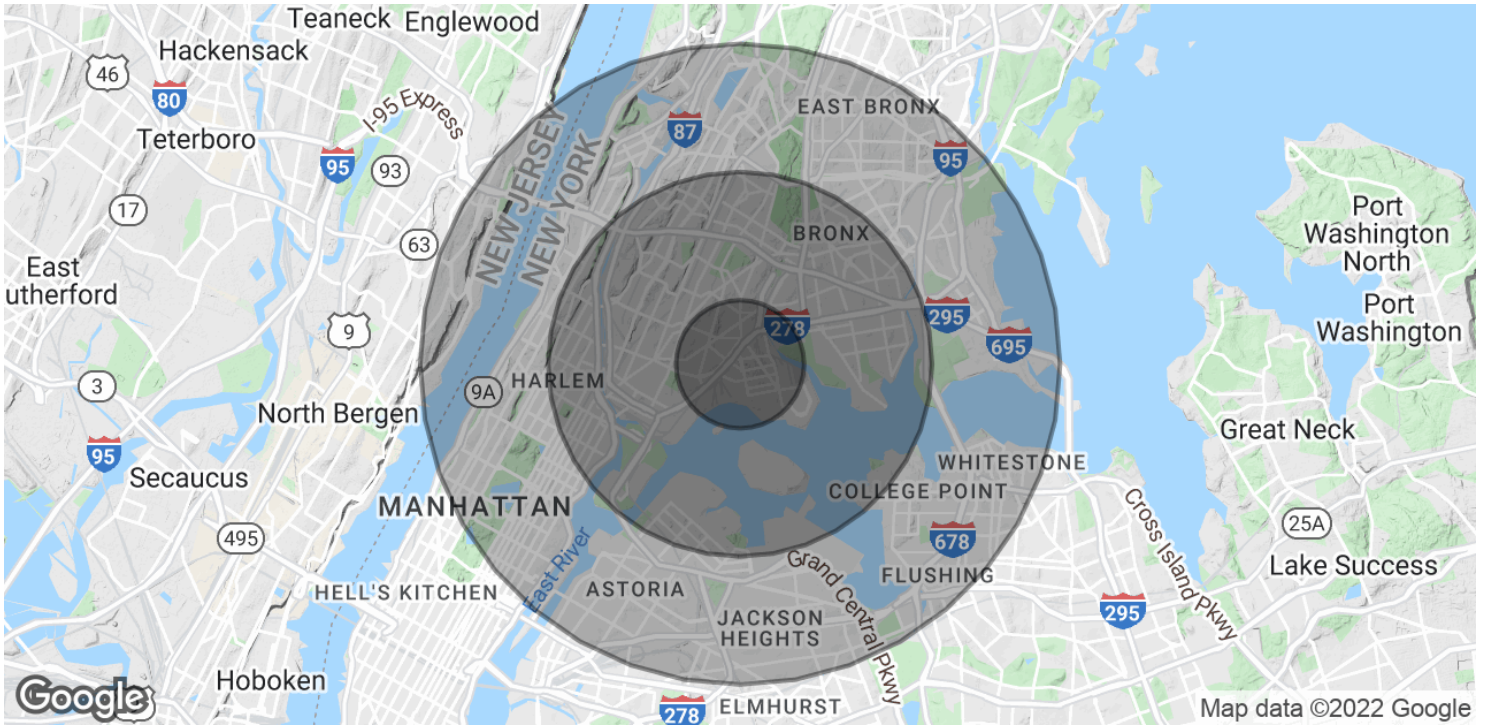
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## Demographics Map & Report



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	93,157	939,438	2,891,973
Average Age	29.0	30.8	33.3
Average Age (Male)	27.2	28.2	31.4
Average Age (Female)	30.2	33.0	35.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	30,052	315,172	1,041,390
# of Persons per HH	3.1	3.0	2.8
Average HH Income	\$34,075	\$38,087	\$56,289
Average House Value	\$419,346	\$407,984	\$502,358

\* Demographic data derived from 2010 US Census

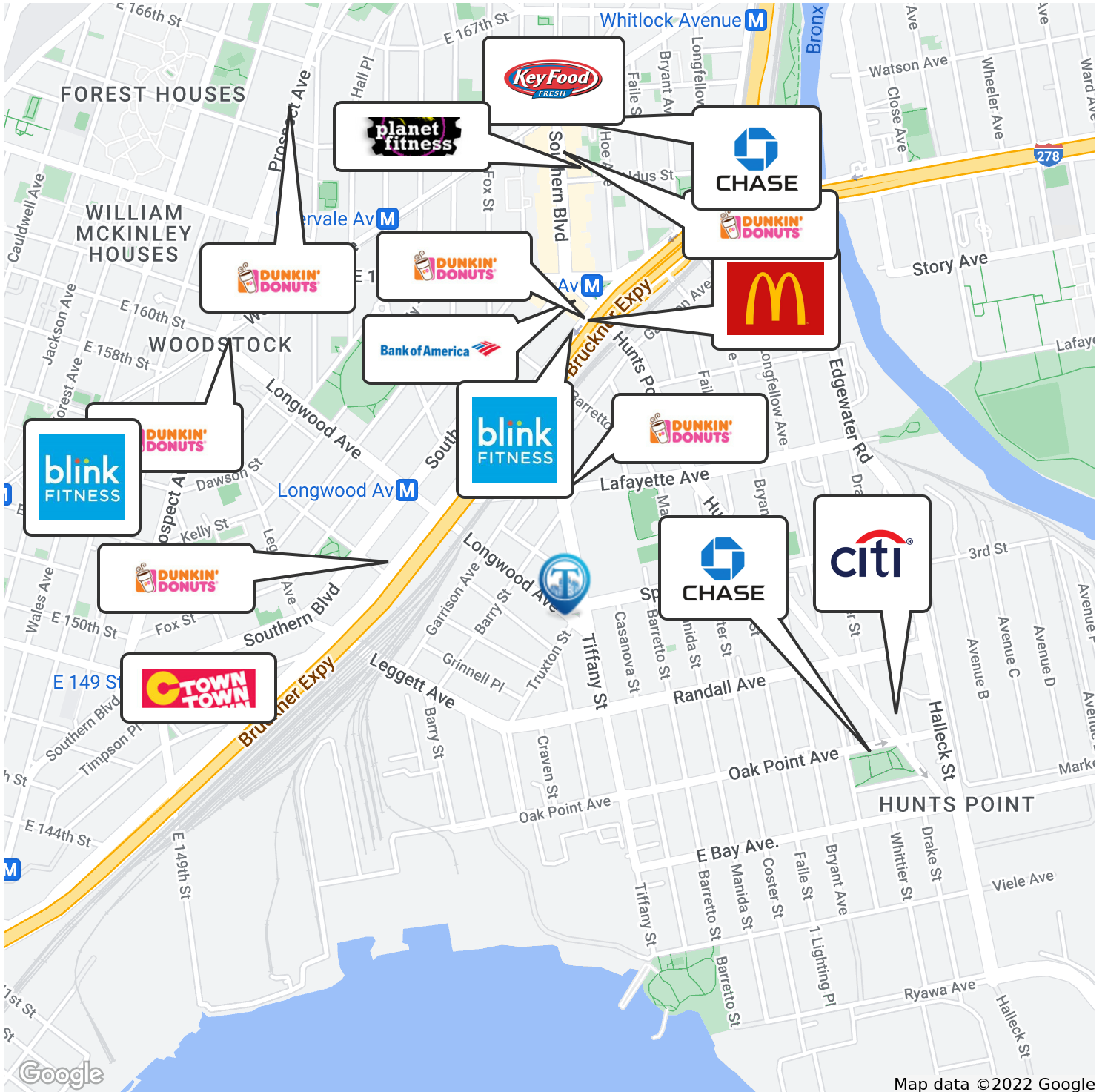
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## Retailer Map



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