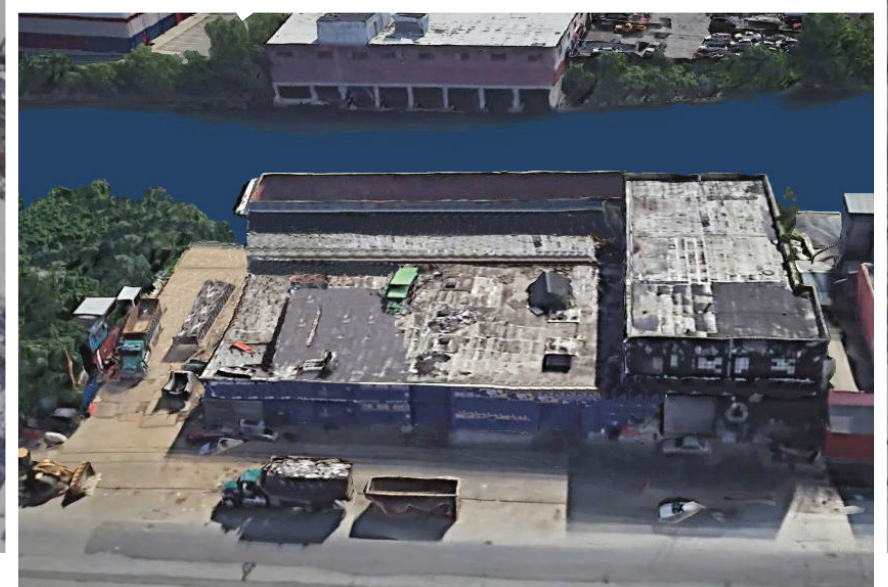


900

Edgewater Road
Bronx, NY

IMPRESSIVE BRONX RIVER SETTING WITH DEEP DEPTH SHORELINE AND RIPARIAN RIGHTS

DIRECT ACCESS TO BRAND NEW SHERIDAN EXPRESSWAY/
BRUCKNER EXPRESSWAY INTERCHANGE



CONTENTS

SHERIDAN EXPRESSWAY

BRUCKNER EXPRESSWAY

- I. The Opportunity
- II. Property Description
- III. Location Overview
- IV. Market



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1 | THE OPPORTUNITY

A rare opportunity to own a large piece of **Bronx River frontage** in this **premier Hunts Point** location right at the foot of the **new Sheridan Expressway/Bruckner Expressway interchange**.

The .80 Acre 900 Edgewater Road lot has true riparian rights with barge access making it ideal for a small marina, logistics, distribution, storage, manufacturing and other heavy industrial uses.



900 EDGEWATER ROAD | BRONX, NY | OFFERING MEMORANDUM

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2 | PROPERTY DESCRIPTION

900 Edgewater Road is a 35,000-square-foot property. The 20,000SF 2-story building has 16' - 20' ceiling heights, three loading docks, partial bulkhead and true barge access. It is the northernmost point on the Bronx River where barge access is permitted.

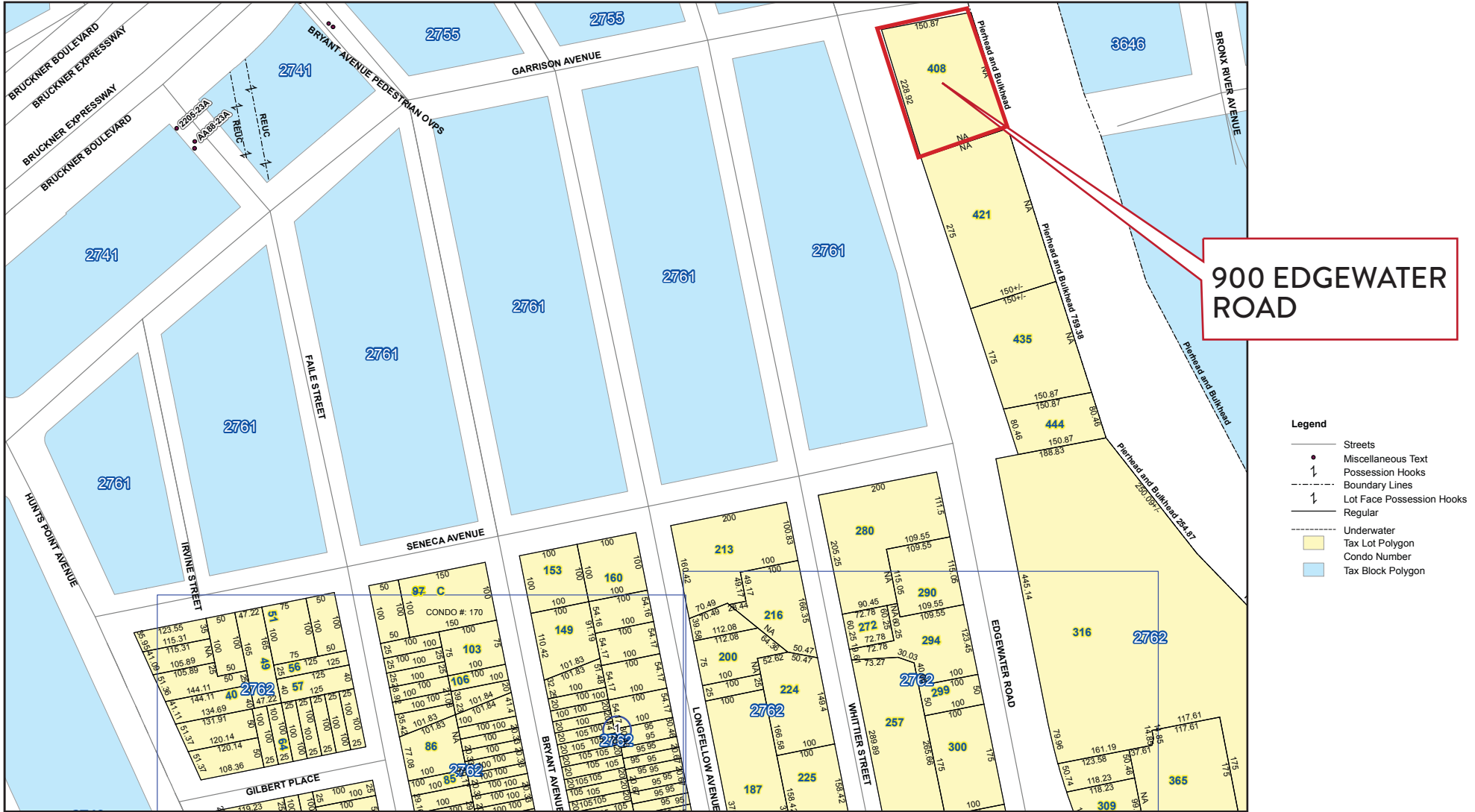
- Premier Hunts Point location right at the foot of the new Sheridan Expressway/Bruckner Expressway interchange
- Ideal for Water Dependent Uses with dredged barge depth shoreline
- Marina, Hotel and hospitality uses also permitted



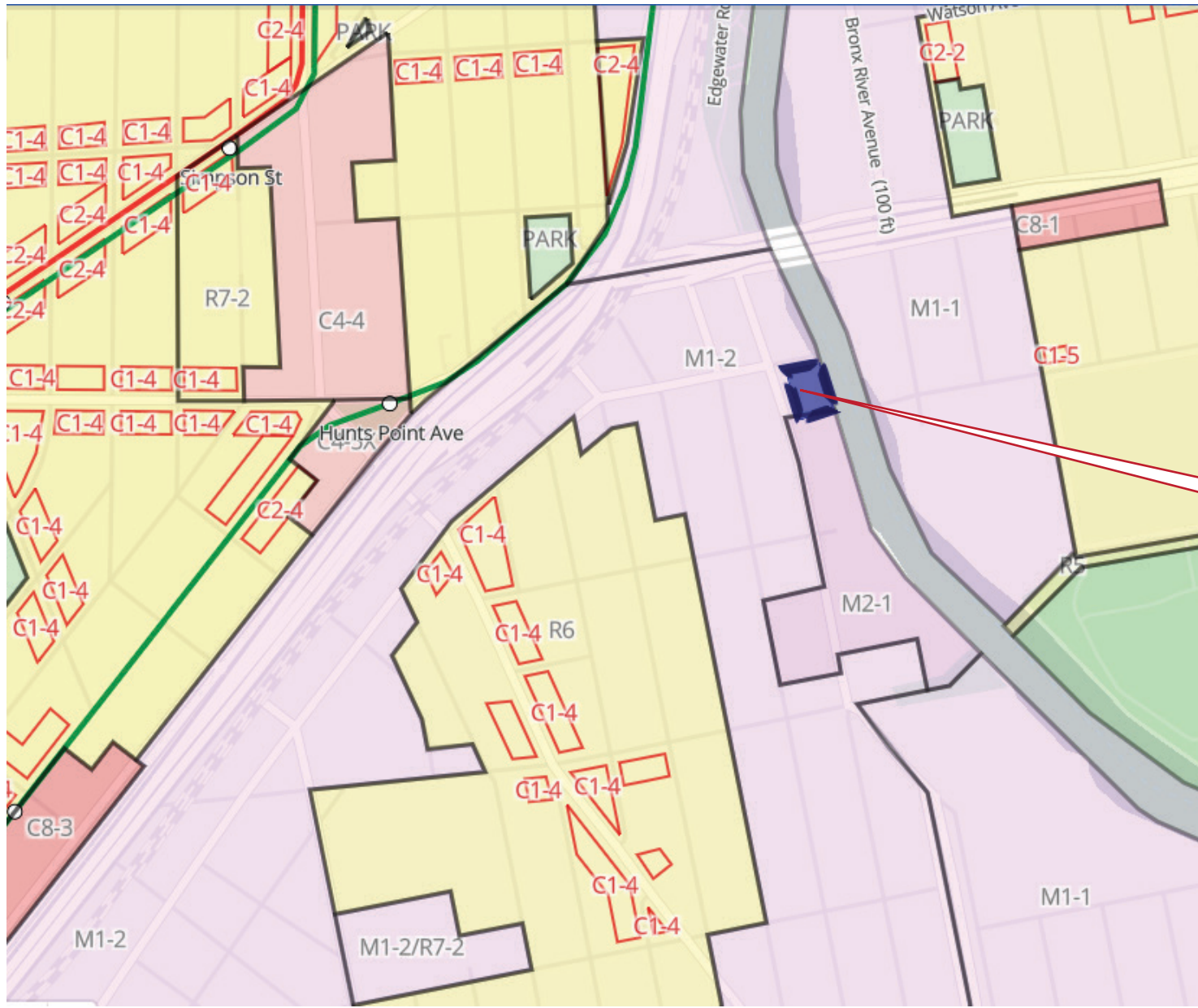
PROPERTY HIGHLIGHTS

ADDRESS	■ 900 EDGEWATER RD. ■ BRONX, NY.
BUILDING SIZE	■ 20,000 SF
LOT SIZE	■ .80 ACRES
YEAR BUILT	■ 1986
ZONING	■ M1-2 WAREHOUSING, LOGISTICS, LIGHT MANUFACTURING
BLOCK LOT	■ 2762 ■ 408
ACCESS TO SITE	■ FRONTAGE ON RIVER AND 2 ROADS
SEWER	■ CITY
HEATING	■ CITY GAS GAS FIRED BLOWERS IN WAREHOUSE AND HVAC IN OFFICE
CONSTRUCTION	■ MASONRY BLOCK OVER STRUCTURAL STEEL SLAB ON GRADE

TAX MAP



ZONING & LAND USE MAP



900 EDGEWATER ROAD



900 EDGEWATER ROAD | BRONX, NY | OFFERING MEMORANDUM

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3 | LOCATION OVERVIEW

HUNTS POINT | BRONX, NY



OVERVIEW

Hunts Point is truly unique, located at a peninsula at the confluence of the Bronx River and the East River, which is a tidal strait connecting Upper New York Bay to the Long Island Sound. Its boundaries are the Bruckner Expressway to the west and north, the Bronx River to the east, and the East River to the south.

INDUSTRY

The land area in Hunts Point is dominated by industry. The New York City Terminal Market carries fresh fruit and vegetables from 49 states and 55 foreign countries. The market consists of four buildings, each one-third of a mile in length. More than 65 fruit and vegetable wholesalers own and operate the coop, which has 475,000 square feet of warehouse space. Each year, approximately 2.7 billion pounds of produce are sold from the Market.

The Hunts Point Cooperative Market handles the production, processing, distribution and sale of meat, poultry and related products. Spread over 38 acres, the market's six main buildings offer 700,000 square feet of refrigerated space. More than 50 independent wholesale food companies operate facilities here. In 2002, a state-of-the-art, 100,000-square-foot refrigerated warehouse was added to accommodate the ever-expanding needs of businesses.

Amazon has recently expanded into Hunts Point, along with the NY Fulton Fish Market and more.

HUNTS POINT IMPROVEMENT & REVITALIZATION

Phase 1 of the Hunts Point Access Improvement Project began in December 2019 and included the construction of a two-way ramp from Edgewater Road to the Sheridan and a ramp from eastbound Bruckner Expressway to Edgewater Road. This phase also called for the replacement of four bridges over Bronx River Avenue and Amtrak/CSX rail lines, as well as improvements to the intersection of Bruckner Boulevard and Hunts Point Avenue. The phase 2 rehabilitation adds to existing roadway infrastructure, the enhancement of public safety on local streets by strategically reducing truck traffic, and the construction of a new shared walkway and bike path on Bruckner Boulevard between 138th Street and Barretto Street.



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NEIGHBORING INDUSTRIAL USERS





TRANSIT MAP



4

MARKET

	PROPERTY ADDRESS	BUILDING SF	LAND AREA	SALE DATE	PURCHASE PRICE
	780 E 135th Street	125,001	0.50 AC	11/26/19	\$17,500,000
	845 E 136th Street	75,040	1.28 AC	12/8/20	\$27,900,000
	900 E 138th Street	39,343	1.88 AC	5/7/21	\$37,775,000
	825 E 140th Street	33,000	0.80 AC	10/29/20	\$8,324,000
	920 E 149th Street	42,828	2.00 AC	8/31/20	\$32,500,000
	511 Barry Street	139,700	4.59 AC	8/25/21	\$119,000,000
	830 Hunts Point Avenue	31,500	0.29 AC	12/15/17	\$15,250,000
	1080 Leggett Avenue	145,144	4.80 AC	5/19/21	\$116,500,000
	512-526 Tiffany Street	20,000	0.46 AC	3/30/20	\$6,300,000
	1290 Viele Avenue	40,000	1.79 AC	8/31/20	\$14,500,000
	501 Worthen Street-1171 Oakpoint Ave	30,000	0.71 AC	12/14/17	\$10,000,000

CONTACT EXCLUSIVE AGENT:

PAUL ENEA

P: 914 968 8500 ext. 365

D: 914 368-7094

penea@rmfriedland.com



NEW YORK | CONNECTICUT | 914.968.8500 | RMFRIEDLAND.COM