



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Prime Industrial Space for Lease – Ideal for Storage or Manufacturing

20,000 SF

463 E 173rd St • Bronx • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
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Zack Setton
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Location Overview

Located in the Morrisania neighborhood of Bronx between Park Ave & Washington Ave near the 174th St - 175th St subway station.

Nearest Transit: D & B trains at 174th St - 175th St and the Bx41, Bx11, Bx41-SBS, & Bx15 bus lines.

Nearby tenants include Perrigo New York Inc, Golden Krust, 505 Dental Associates, Edwin Tire Shop & Flat Fix, NYC Fire Department, Dunkin', Wendy's, McDonald's, 7-Eleven, White Castle, Taco Bell/KFC, Golden Krust, Prime Automotive, Crotona Park, Claremont Park, Papa Johns Pizza, FOOD BAZAAR, Dollar Rite, Metro by T-Mobile, and more!

Main Highlights

- ▶ 20' Ceilings
- ▶ 2 Walk-in industrial fridges
- ▶ 2 Drive-in docks
- ▶ 2,000 SF office space with HVAC
- ▶ 800 SF walk-in fridge
- ▶ Perfect for storage or manufacturing
- ▶ Can be divided into 10,000 SF Units



54,700 SF

Total Building Size



19,162 SF

Lot Size



M1-4

Zoning

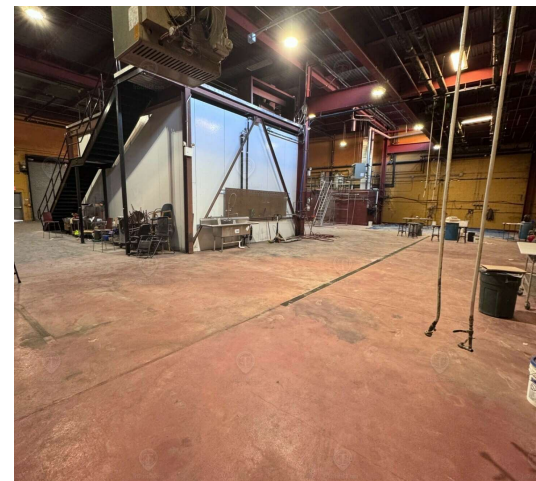
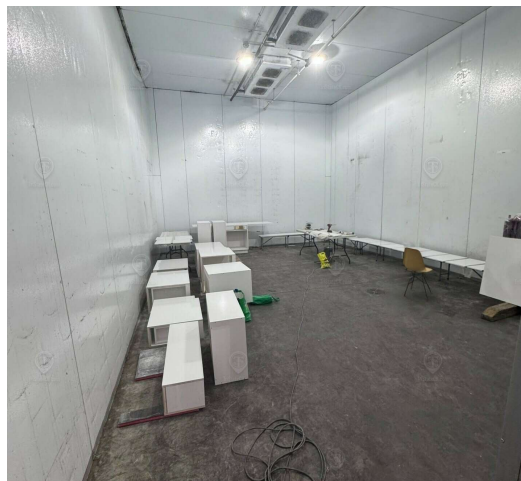
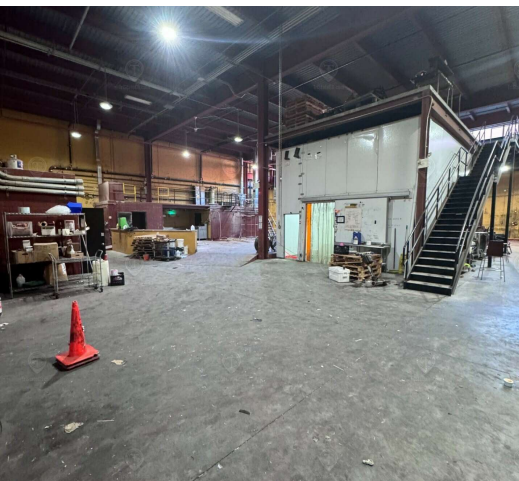
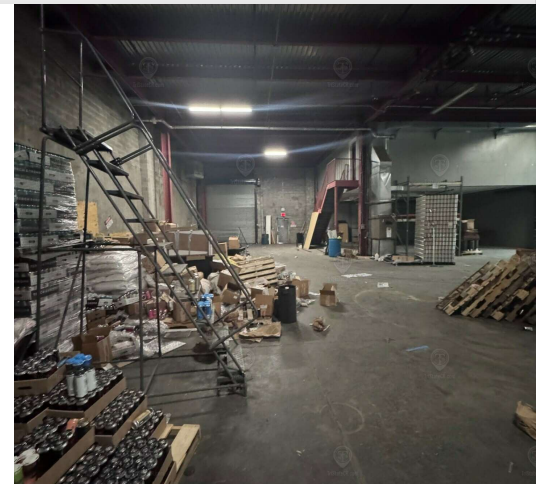
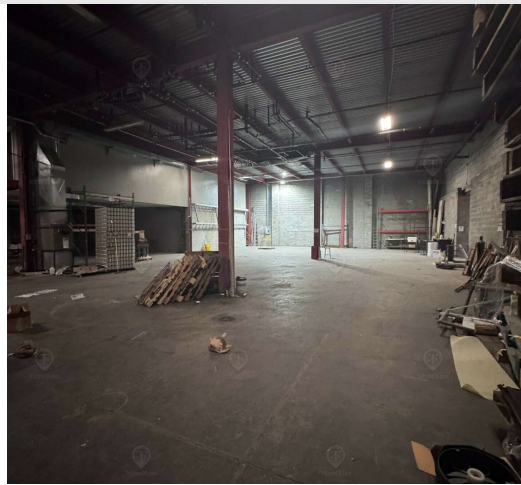
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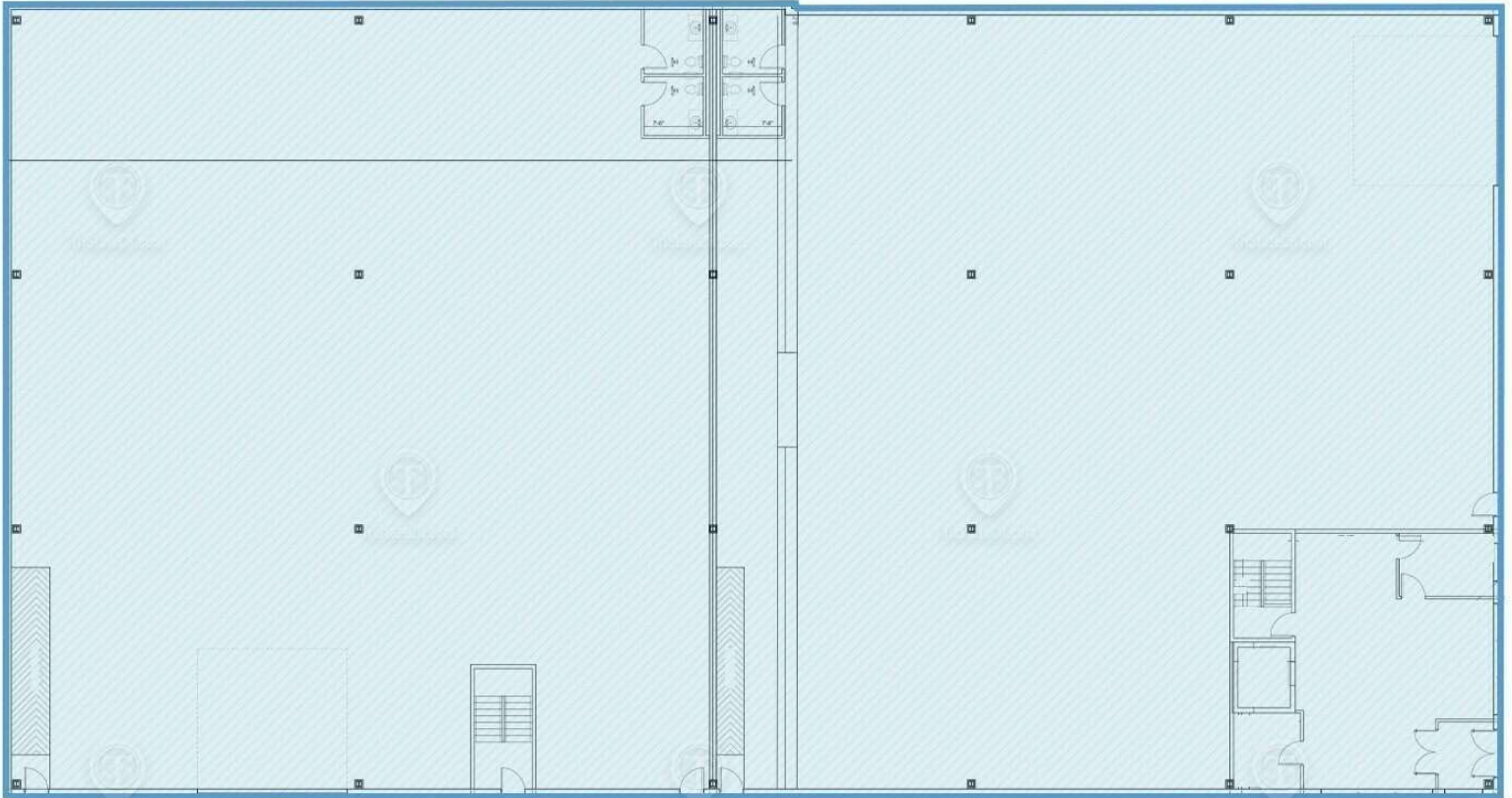
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463 E 173RD STREET
TOTAL AVAILABLE SPACE: 20,000 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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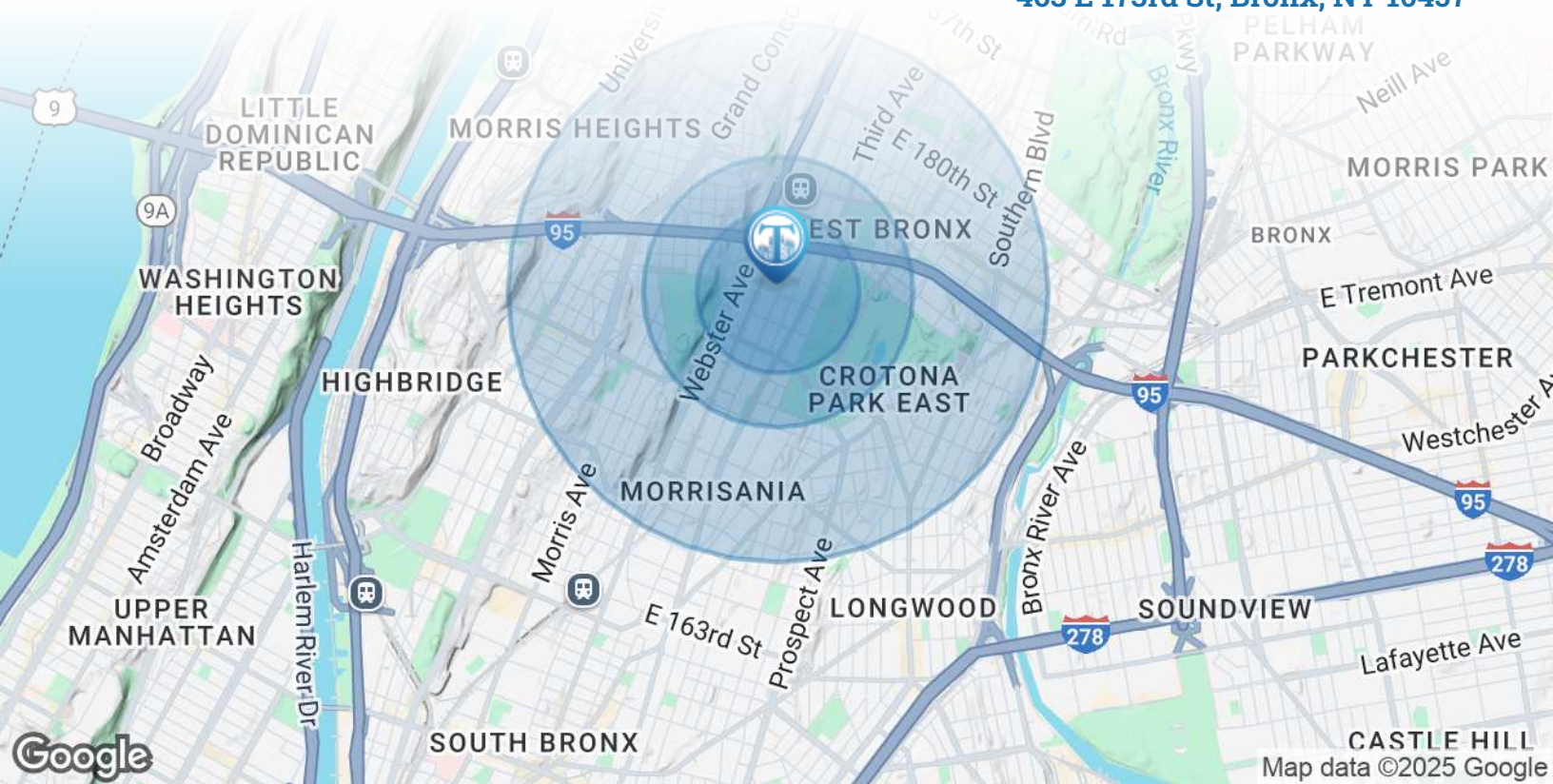
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463 E 173rd St, Bronx, NY 10457



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,946	29,312	219,005
Average Age	34	35	36
Average Age (Male)	32	33	35
Average Age (Female)	35	36	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,153	9,271	74,351
# of Persons per HH	3.2	3.2	2.9
Average HH Income	\$59,873	\$54,926	\$51,884
Average House Value	\$716,341	\$607,589	\$517,781



219,005

People within 1 Mile



\$51,884

Avg Household Income

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