

NOW LEASING — AVAILABLE OCTOBER 2026

# 1715 Washington Ave

BRONX, NEW YORK 10457 · INDUSTRIAL / WAREHOUSE

**31,460**  
TOTAL SF



**30 FT**  
CLEAR CEILING





**3**  
LOADING DOCKS

**5,000**  
OFFICE SF

**2010**  
YEAR BUILT

## PROPERTY FEATURES

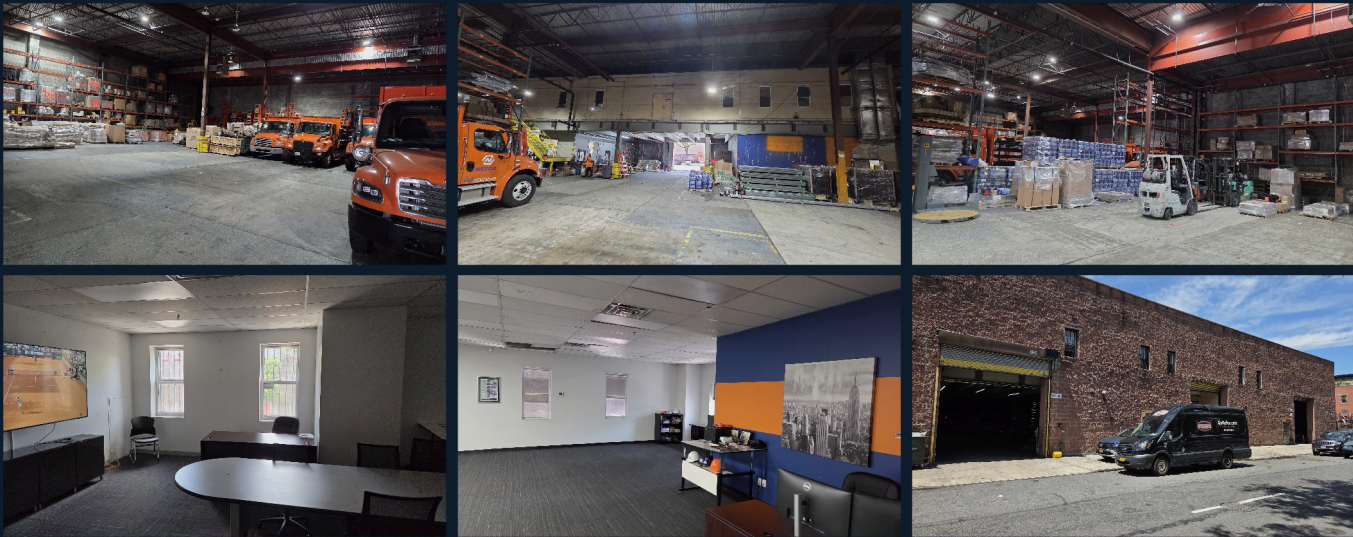
-  **30-Ft Clear Height**  
Rare high-bay clearance ideal for racking & mezzanine
-  **5,000 SF Mezzanine Office**  
2nd-floor office with 1st-floor waiting room
-  **New LED Lighting**  
Motion-sensored energy-efficient LED throughout
-  **Prime Bronx Location**  
Minutes from I-95, Cross Bronx & Bronx River Pkwy

-  **3 Loading Docks / Garages**  
Full drive-in access for trucks & fleet vehicles
-  **Freight Elevator**  
Direct mezzanine access for heavy loads
-  **New Roof**  
Recently replaced — turnkey condition
-  **Last-Mile NYC Access**  
Serves Manhattan, Westchester & greater metro area

ASKING RENT  
**\$20**  
Per Square Foot / Year

AVAILABILITY  
**October 2026**

## INTERIOR VIEWS



**Arye Schwimmer**  
Webster Management  
websterleasing@gmail.com  
646-470-4894