

501 10TH AVE

MANHATTAN, NY

250,000 SF
DISTRIBUTION SPACE FOR
LEASE IN HUDSON YARDS

501 10th Avenue
New York, NY 10018



ESSEX
CAPITAL



THE ANCHOR OF NEW YORK CITY'S INDUSTRIAL SECTOR

It always has been, and always will be.

Occupying a full block along Manhattan's 10th Avenue between West 38th Street and West 39th Street in Hudson Yards, this 250,000 SF industrial building has propelled growth for the likes of General Motors in the early part of the 20th century to, most recently, global logistics and shipping giant DHL. Now available for lease as a turn-key solution for high-tech manufacturing, distribution, e-commerce, and last-mile requirements, 501 10th Ave. has Manhattan – and the world – at its fingertips.



GM Parts Distribution, c. 1930 | Source: The New York City Municipal Archives

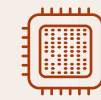
BUILDING SPECIFICATIONS

Total size	250,000 SF
Size by floor	Floors 1-6: 38,667 SF Floor 7/Penthouse: 18,000 SF
Zoning	C2-8 Commercial in Hudson Yards
Ceiling Heights	Floor 1: 9' (average) Floor 2-5: 11'0" to 11'6" (average) Floor 6: 14'6"
Freight elevators	2 (10' x 30') with 16,000 pound capacity
Passenger elevators	2
Loading docks	9 existing, 2 future
Truck loading	38th & 39th Streets
Interior ramp	Accessible from Floors 1-4, expandable to 6 and roof
High-visibility signage	Rooftop and billboard signage along 10th Avenue and W. 38th and 39th Streets
Public Power	Single 4,000A 208V 3Ph 4W service from Con Ed
Microturbine	Capstone C800S 800KW expandable to 1MW

ENHANCED TECHNOLOGY SYSTEMS



EV-ready for 100+ trucks/vehicles



Enhanced fiber optics networks coverage serviced by New York's largest providers



Cogeneration plant for off-grid, high-demand power



State-of-the-art package sorting and distribution system



Super-computing power for blockchain and crypto mining

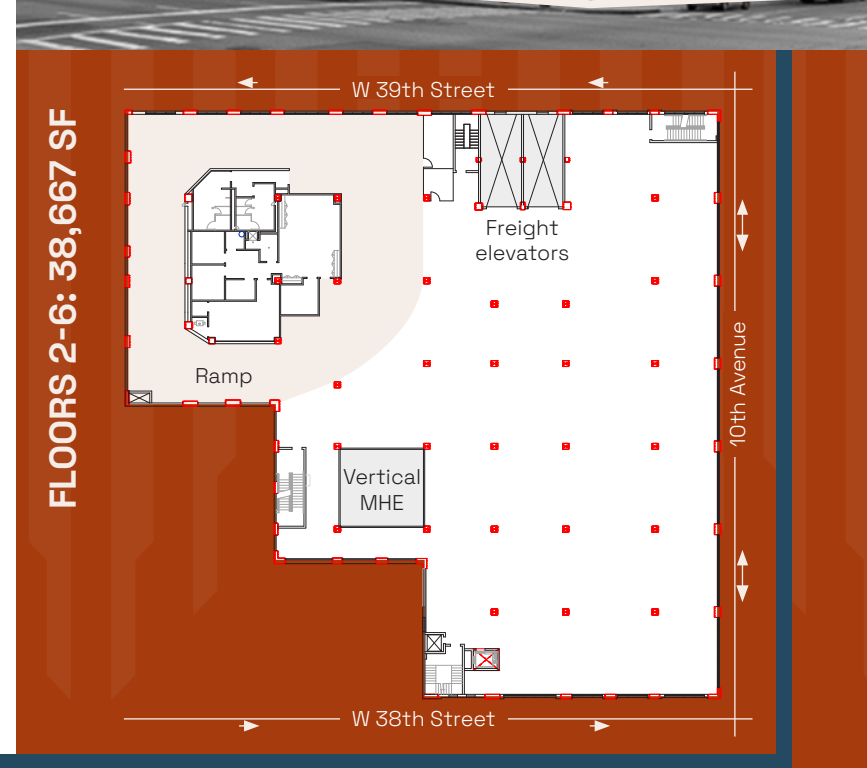
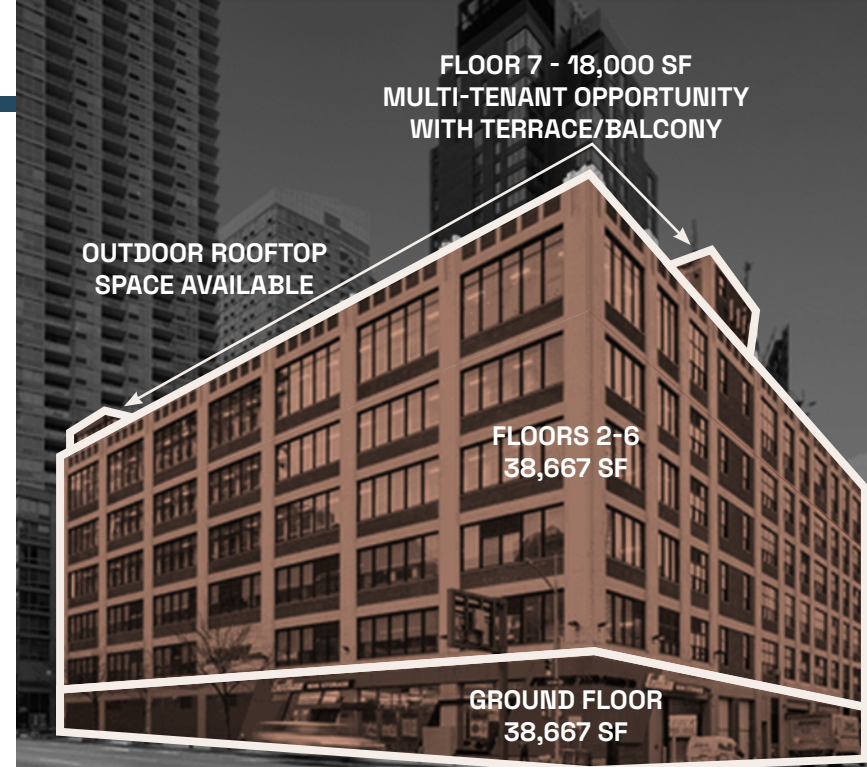
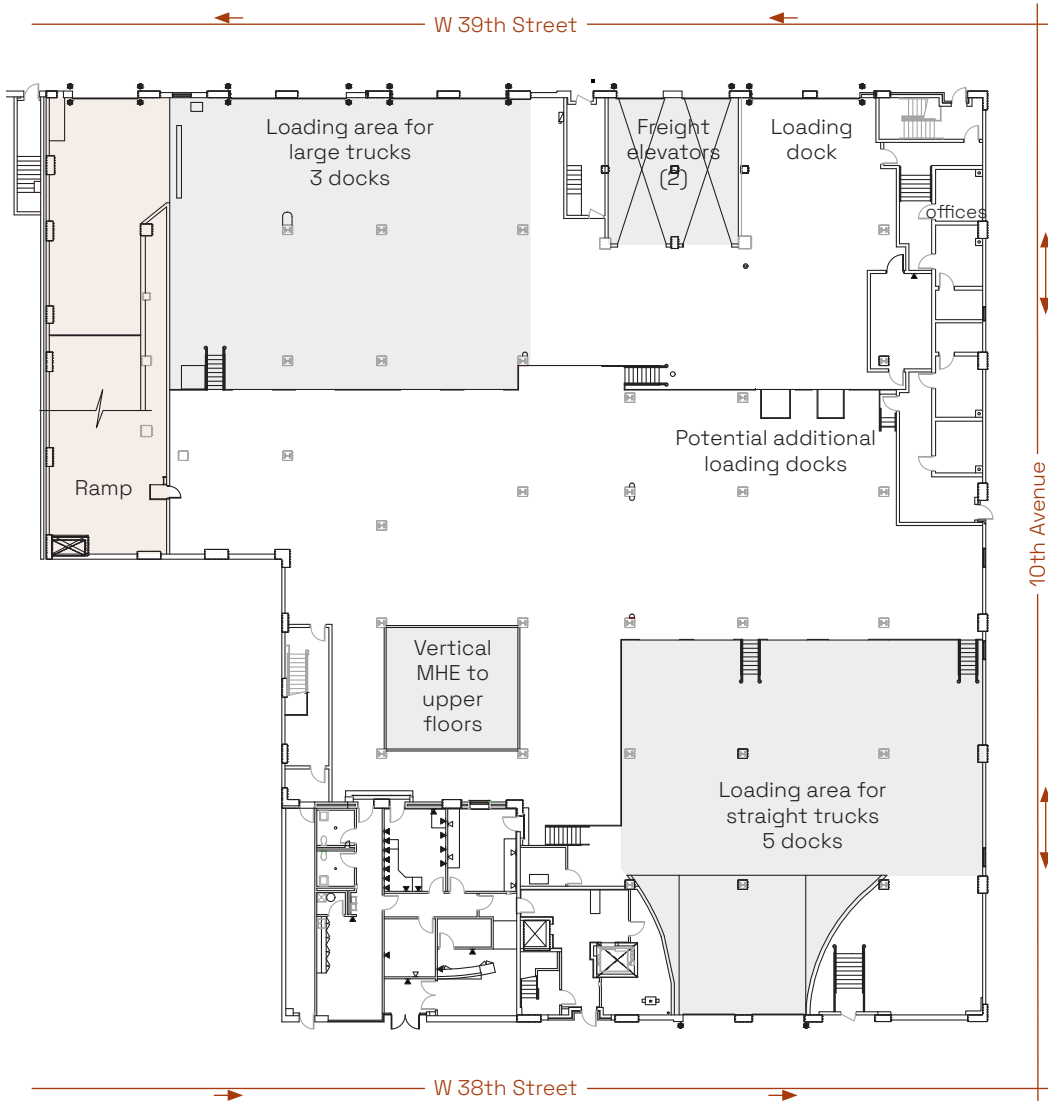


Cloud data storage and retrieval

POTENTIAL USES

A NOTEWORTHY URBAN INDUSTRIAL ADDRESS

Ground floor: 38,667 SF



MOVE FASTER, SCALE SMARTER

501 10th Ave. is built for speed and scale. The building's infrastructure, including the internal ramping system and two freight elevators, bring a range of vehicles from the street level to upper floors of the building and offer easy in-and-out access.



Ramp from street to Floor 4; expandable to 6 and roof



(2) 16,000-pound freight elevators



9 existing street level loading docks



1ST FLOOR CROSS DOCK LOADING



53' TRACTOR TRAILER



BOX TRUCK



CARGO VAN



SPRINTER VAN



STEP VAN



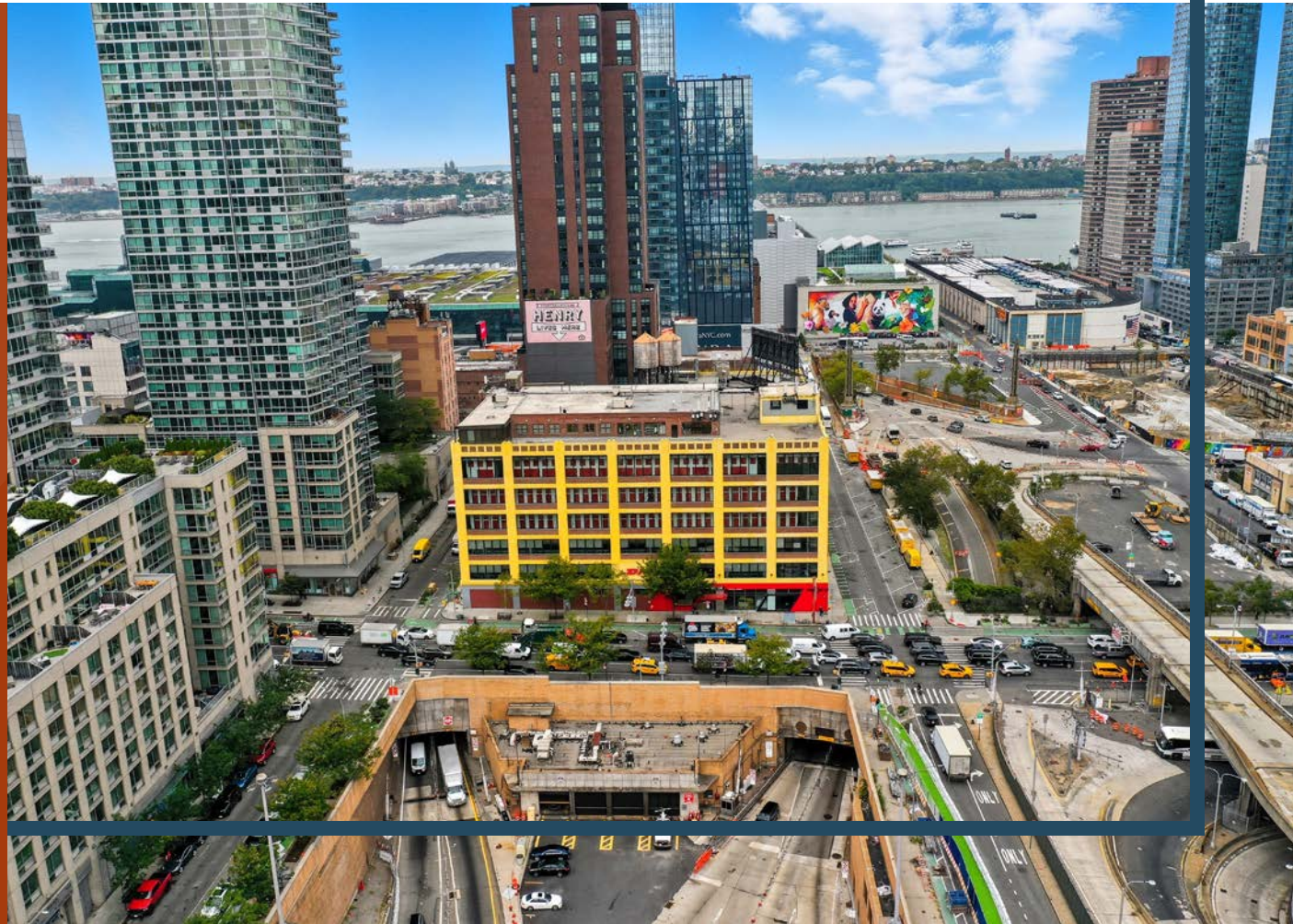
PASSENGER VEHICLE

2 FREIGHT ELEVATORS AND RAMP

CONNECTION + POWER = SAVINGS

An electrically self-sustainable building, 501 10th Ave. utilizes a Combined Heat and Power (CHP) cogeneration system to produce both heat and power using only one source of energy. This fulfills requirements for heat, hot water, and even cooling at the property without drawing additional energy from the electrical grid, allowing occupiers to translate this directly into savings and lower emissions.

This location serves as the epicenter of Manhattan's fiber optic network, with 13 of New York's largest providers converging at the site. This exceptional connectivity offers tenants multiple carrier options, competitive pricing, and reliable backup connections—making it ideal for all businesses.



NETWORKS

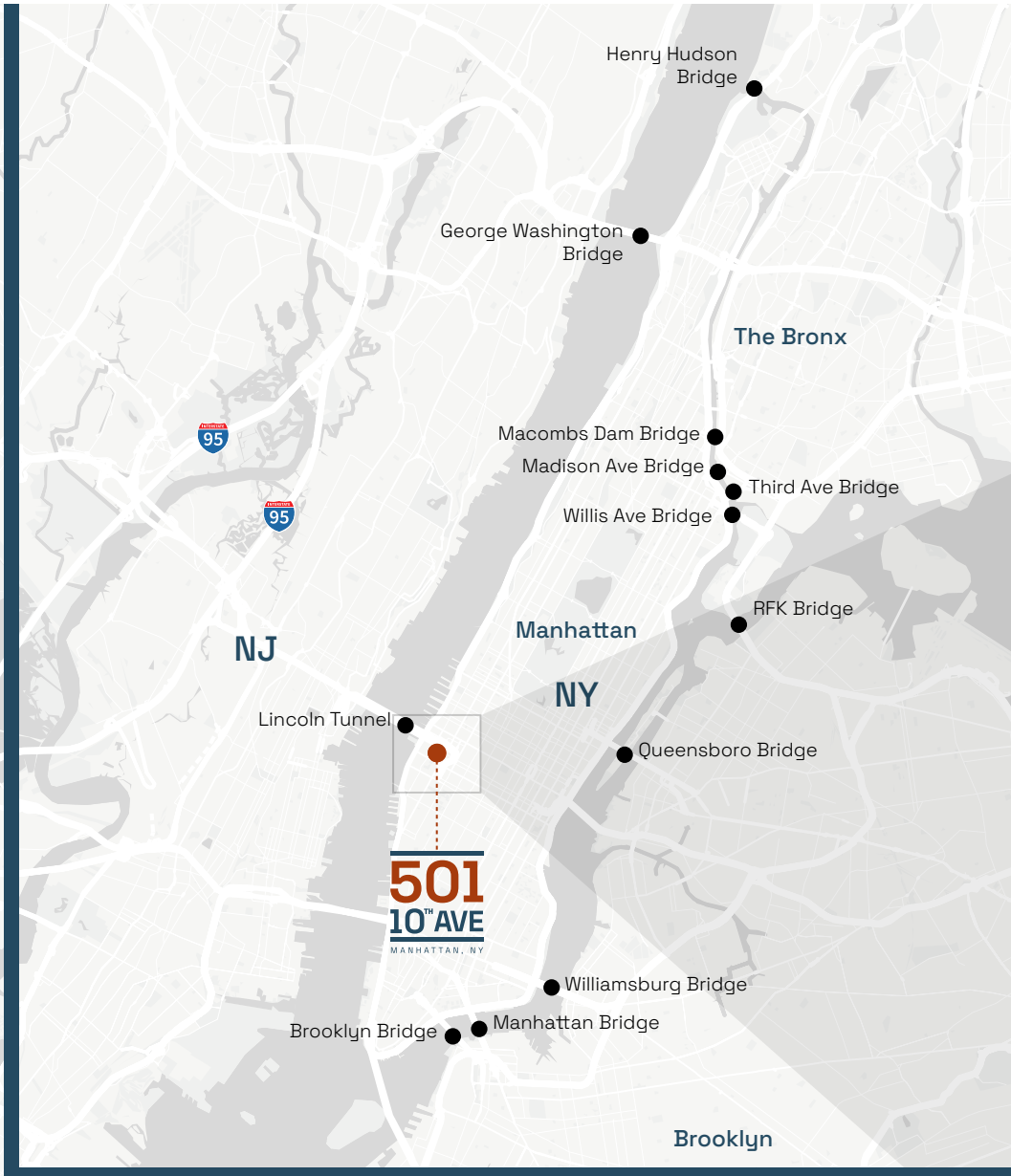
Metro

- ✦ CenturyLink Metro
- ✦ Crown Castle
- ✦ ExteNet Systems
- ✦ Hudson Fiber
- ✦ Mobilitie Fiber
- ✦ Pilot Fiber
- ✦ RCN
- ✦ United Fiber and Data
- ✦ Windstream
- ✦ ZenFi Networks

Long Haul

- ✦ Sprint Long Haul
- ✦ United Fiber and Data
- ✦ Zayo Long Haul

MAXIMIZE REACH, OPTIMIZE OPPORTUNITY



Port of NY/NJ
12 MILES

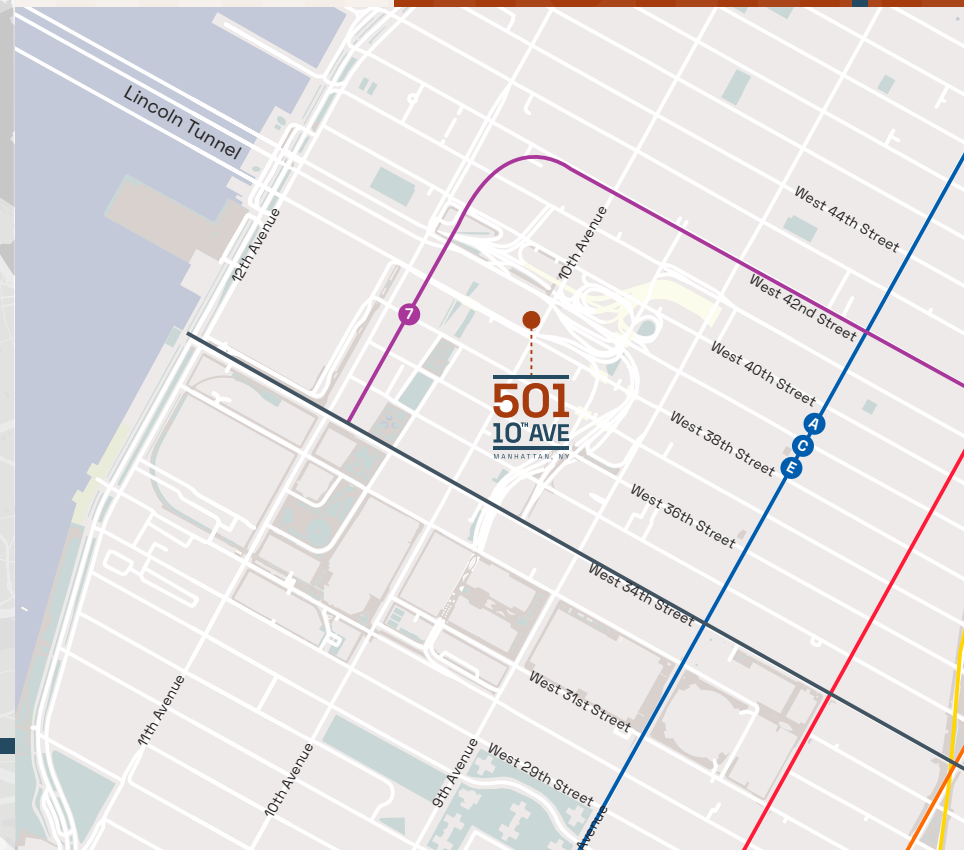


LaGuardia Airport
12 MILES

JFK International
Airport
15 MILES

Newark Liberty
International Airport
16 MILES

This location in Hudson Yards offers near-immediate access to the Lincoln Tunnel, extensive public transit access, and unmatched logistics connectivity through 3 major airports (JFK, LaGuardia, Newark) for air cargo; extensive port facilities (Port of NY/NJ - the largest on East Coast); and a dense network of highways and rail connections to the entire northeast corridor.



TURN LOCATION INTO PROFIT

Connect to 50M+ consumers

A Manhattan location provides immediate access to 8.3 million residents of New York City, plus the broader tri-state area of 20+ million consumers, and 50+ million throughout the northeast corridor – all reachable within minutes, or at most, a day's drive of 501 10th Ave. This population

density, including the success and continued growth of Hudson Yards, makes for a strong consumer landscape and massive demand for same-day and next-day delivery services, positioning 501 10th Ave. at the ideal location for e-commerce fulfillment and consumer goods distribution.

Direct access to:



8.3M
residents of NYC



20M+
consumers within the tri-state area



50M+
consumers in the Northeast



WALK TIME from 501 10th Ave.	5	10	15
	Mins	Mins	Mins
Population Density	63,867	67,499	52,538
Daytime population density	135,116	252,515	221,801
Population that ordered online/by mail	91.66%	92%	91.52%
Population that purchased groceries online for home delivery	17.71%	17.92%	17.64%

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