



FOR LEASE

815 E 135th St,
Bronx, NY

24,250 SF
Ground + 2nd Floor



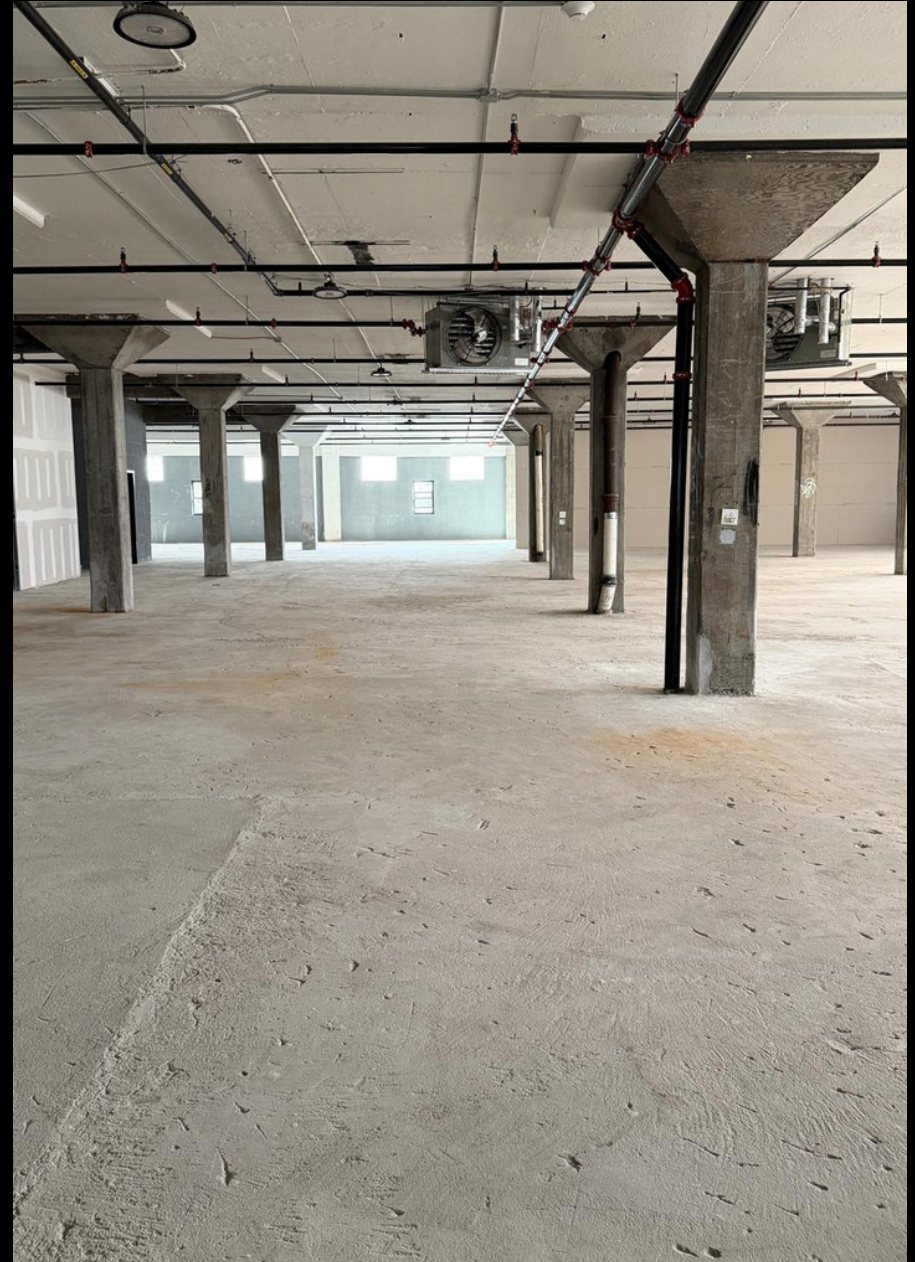
Leasing
Inquiries

Vivian Mao
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Soli Corbelle
soli.corbelle@exprealty.com | 516.761.6871

ABOUT THE PROPERTY

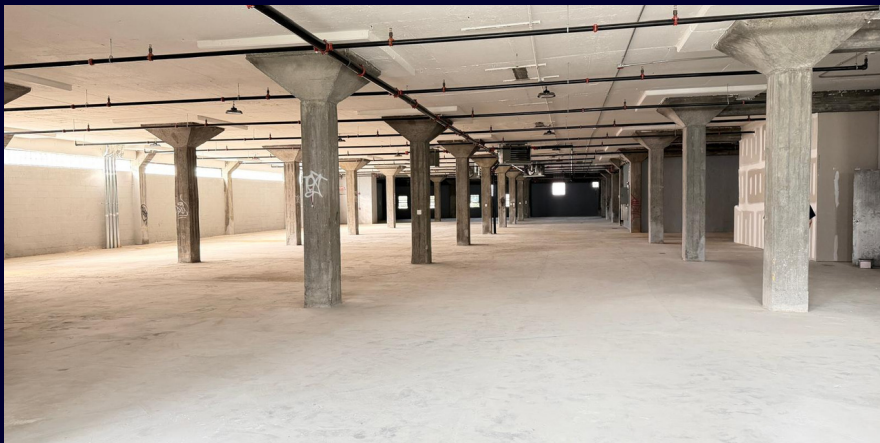
- Fireproof construction
- Street to street access
- Ground floor 8,500 SF w/18' Ceiling
- 2nd Fl. 20,000 SF w/300 LBS fl. load LBS/PSF & 12.6' ceiling
- 8 Int. load docks
- Heavy power
- Gas heat
- Zone M1-2, FAR 2
- Rail-siding 4 cars
- Brand new elevator
- Elevator 9' X 9.5', 8,000 LBS
- Block 2587 Lot 21
- R/E Taxes \$78,235





AVAILABLE UNITS

FLOOR	AREA (SF)
1st Floor	4,250
2nd Floor	20,000





LOCATION

Located in Port Morris neighborhood Just of Bruckner Blvd w/fast & easy access to Highway & Manhattan

OUR NEIGHBORS

FreshDirect Headquarters · Krasdale Foods · Food Bazaar Market · The Home Depot · Costco Wholesale · Target · Bronx Terminal Market · Lincoln Medical Center · NYC Health + Hospitals/Lincoln · Yankee Stadium · Harlem River Yards · Hunts Point Produce Market · Cypress Ave Station (6) · E 143 St–St. Mary's St Station (6) · Bruckner Expressway (I-278) · RFK Bridge



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LOCATION DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
Population			
2030 Projection	62,235	2,928,117	7,301,466
2025 Estimate	62,943	2,896,831	7,230,653
2020 Census	63,453	2,965,972	7,356,488
Growth 2025 - 2030	-1.12%	1.08%	0.98%
Growth 2020 - 2025	-0.80%	-2.33%	-1.71%

2025 Population by Occupation Classification	48,507	2,382,209	5,939,804
Civilian Employed	23,483 48.41%	1,434,302 60.21%	3,686,218 62.06%
Civilian Unemployed	2,325 4.79%	84,679 3.55%	193,512 3.26%
Civilian Non-Labor Force	22,650 46.69%	862,366 36.20%	2,057,550 34.64%
Armed Forces	49 0.10%	862 0.04%	2,524 0.04%
Households by Marital Status			
Married	4,500	342,206	918,022
Married No Children	2,224	202,947	542,165
Married w/Children	2,276	139,259	375,857
2025 Population by Education	44,047	2,257,161	5,604,338
Some High School, No Diploma	14,627 33.21%	392,903 17.41%	848,007 15.13%
High School Grad (Incl Equivalency)	11,660 26.47%	446,696 19.79%	1,114,438 19.89%
Some College, No Degree	8,548 19.41%	393,864 17.45%	981,239 17.51%
Associate Degree	3,977 9.03%	166,092 7.36%	371,154 6.62%
Bachelor Degree	4,083 9.27%	466,049 20.65%	1,299,033 23.18%
Advanced Degree	1,152 2.62%	391,557 17.35%	990,467 17.67%

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BRONX | MANHATTAN | NEW YORK

For more information, please contact:

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