



## **Schneiderman, Bhattacharjee and Kornspun of NAI Friedland lease 80,000 s/f to Sunrise Cooperative**

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According to NAI Friedland, a full service commercial real estate firm serving metropolitan New York, Long Island and Connecticut for 45 years, brokers Ross Schneiderman, Atanu Bhattacharjee and Steve Kornspun have leased 80,000 s/f at 1080 Leggett Ave. to Sunrise Cooperative, a cooperative collectively owned by 52 automotive businesses. The new tenants are relocating from Willets Point, Queens where a \$3 billion redevelopment project by Related Companies and Sterling Equities is slated to overhaul the areas surrounding Citi Field.

Sunrise Cooperative will make its new home in a 144,000 s/f building set on 4.9 acres. The structure is comprised of 85% warehouse space and 15% office space and includes multiple drive-in doors and loading docks, is fully-sprinkled, and features a 20 ft. ceiling and metal deck roof. The property has secure parking for all of their customers and access to I-278, I-95, and the Major Deegan Expwy.

NAI Friedland senior executive VP broker Schneiderman said, "We worked tirelessly to match the available space with the right clients. We had and continue to have a tremendous interest in this property especially from buyers and tenants from businesses located in the Queens and Brooklyn industrial areas. Because of the price differential and availability that the Bronx offers, we ultimately found the perfect fit with the Sunrise Cooperative."

"This deal is a major coup for Sunrise Cooperative and the Hunts Point neighborhood," said Ayall Schanzer, the CEO of NAI Friedland. "The relocation allows Sunrise Cooperative's businesses to put down roots in a fantastic region and operate in a modern facility to serve their customers both locally and out of state. In addition, more local jobs will be naturally created by this relocation."

The region has also been named a Federal Empowerment Zone, granting tenants a broad set of financial incentives. Previously, 1080 Leggett Avenue was home to Manhattan Beer Distributors, the largest single-market beer distributor in the nation.

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