



Cushman & Wakefield arranges \$3.25 million sale of Bronx warehouse

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Bronx, NY Cushman & Wakefield arranged the sale of 1476 East 222nd St., a 17,195 s/f industrial warehouse in the Baychester neighborhood. The final sale price was \$3.25 million.

A Cushman & Wakefield team of Jonathan Squires, Addison Berniker, Michael Fioravanti and Josh Neustadter represented the seller in the transaction.

1476 East 222nd St. is a single-story warehouse located in an Opportunity Zone on the southwest corner of 222nd St. and Edson Ave. The property boasts 21' ceilings, four drive-in garages and one loading dock. Additionally, there is a mezzanine level with a separate entrance that provides office space above the warehouse. The property was owner-occupied and delivered vacant.

The property is M1-1 zoned and located near I-95, US-1 and the Hutchinson River Parkway. The 5 train is easily accessible via the Baychester Subway Station, located within walking distance to the property.

"This industrial warehouse is located within an Opportunity Zone and offers quick access to New York City and the Northeast Corridor," said Berniker.

"Prior to closing in May, the buyer was able to find a logistics tenant, demonstrating the true demand for warehouse space right now," said Squires.

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