



1.3m s/f Bronx Logistics Center to receive LEED v4 Platinum rating

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Bronx, NY Turnbridge Equities (Turnbridge) and affiliates of Dune Real Estate Partners LP (Dune) said that their Bronx Logistics Center project received a formal Precertification Letter from the U.S. Green Building Council (USGBC) designating the project with a LEED v4 Platinum rating, the highest LEED certification available by the governing body.

The designation makes Bronx Logistics Center the East Coast's first distribution warehouse with a LEED Platinum rating, with only nine other distribution buildings throughout the entire United States achieving the USGBC's highest rating.

The project, scheduled to deliver this year, has made an unprecedented commitment to sustainability that further differentiates it from peer developments in the New York City market and

across the country. Bronx Logistics Center will contain its own Con Edison electrical substation housed within its walls, providing power for up to 100% of its structured parking stalls to accommodate electrical vehicle (EV) charging and future EV tractor-trailer charging. Additionally, the project will feature a 2.9-megawatt solar array on the building's rooftop, making it one of New York City's largest private sources of renewable energy.

Bronx Logistics Center also includes various sustainability-oriented design features that prioritize the building's impact to the neighborhood and the building's future workforce. The property will include bicycle storage rooms, smart metering for managing water usage, light fixtures intended to limit light pollution, and MERV-13 filters to improve indoor air quality, among other green power and carbon offsets.

Apart from its pioneering emphasis on sustainability, Bronx Logistics Center has similarly set a new standard for New York City's industrial specifications. The project includes 32-foot clear heights, two exclusive site entrances for 585,000 s/f of warehouse space, and nearly 17 acres of parking and truck court areas accommodating over 1,500 parking spots. At 1.3 million s/f, Bronx Logistics Center sits on 14.2 acres in the South Bronx, a site that was assembled through five separate parcels.

Locationally, the project benefits from walkability to numerous MTA bus stops and a five-minute walk to the subway's 6-train. The site is adjacent to Bruckner Blvd. and I-278, making it a short drive away from Manhattan's Upper East Side, with immediate connectivity to I-95, I-87, and I-295.

"We wanted to approach the design and development of Bronx Logistics Center mindfully with respect to sustainability, which can be quite impactful for a project of this scale," said Turnbridge managing principal Ryan Nelson. "We were already thrilled to be introducing state-of-the-art, class A industrial product to New York City, but we're incredibly proud to be able to couple that with industry-leading sustainability for both the city and the country."

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