

# BLC

BRONX  
LOGISTICS  
CENTER





NEXT-LEVEL  
LOGISTICS





# A NEW SPEC STANDARD FOR NYC INDUSTRIAL DEVELOPMENT

At 1.3M SF, Bronx Logistics Center is not only the largest but the most thoughtfully-designed industrial development in New York City. The project offers two market-leading, 250K SF warehouse floors, accessed nearly 800 feet from one another through separate, exclusive entrances on E 149 St, and the single largest availability of parking in the market.

The project is a five-minute drive from Manhattan's Upper East Side, with the rest of New York City, Westchester, and Long Island within a 20-minute drive. Bronx Logistics Center provides tenants with unmatched access to the nation's largest city in a Class A, LEED Platinum pre-certified building with market-leading specifications across the board.

1.3M SF

total project size

4

freight elevators

585K SF

total warehouse area

7,000A

total power

730K SF

total parking area (inc. courts)

Platinum

LEED pre-certified

14.2-acre

total lot size

100%

parking electric vehicle ready

32' clear

warehouse ceiling heights

Q2 2023

delivery

40' x 40'

column spacing

Rail

optional dedicated rail

48 / 72

loading docks / drive-in doors

5 min

walk to two subway stations (6 line)



# DIRECT UPPER-LEVEL WAREHOUSE ACCESS

EXCLUSIVE, SEPARATE ENTRANCES FOR BOTH  
WAREHOUSE FLOORS





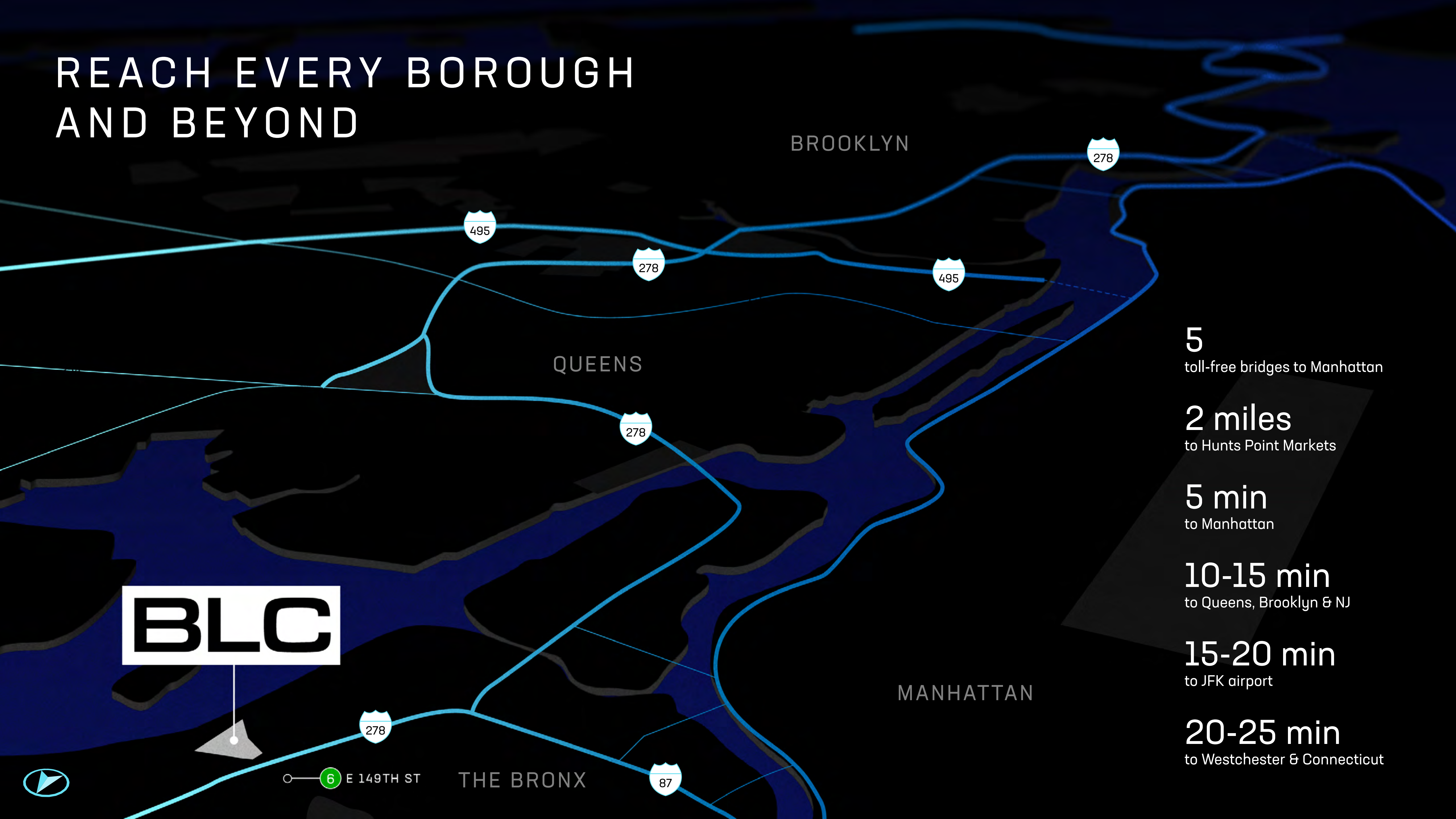
# MAXIMAL EFFICIENCY

THOUGHTFUL WAREHOUSE, TRUCK COURT & PARKING LAYOUTS





# REACH EVERY BOROUGH AND BEYOND



**5**  
toll-free bridges to Manhattan

**2 miles**  
to Hunts Point Markets

**5 min**  
to Manhattan

**10-15 min**  
to Queens, Brooklyn & NJ

**15-20 min**  
to JFK airport

**20-25 min**  
to Westchester & Connecticut



# WAREHOUSE SPACE



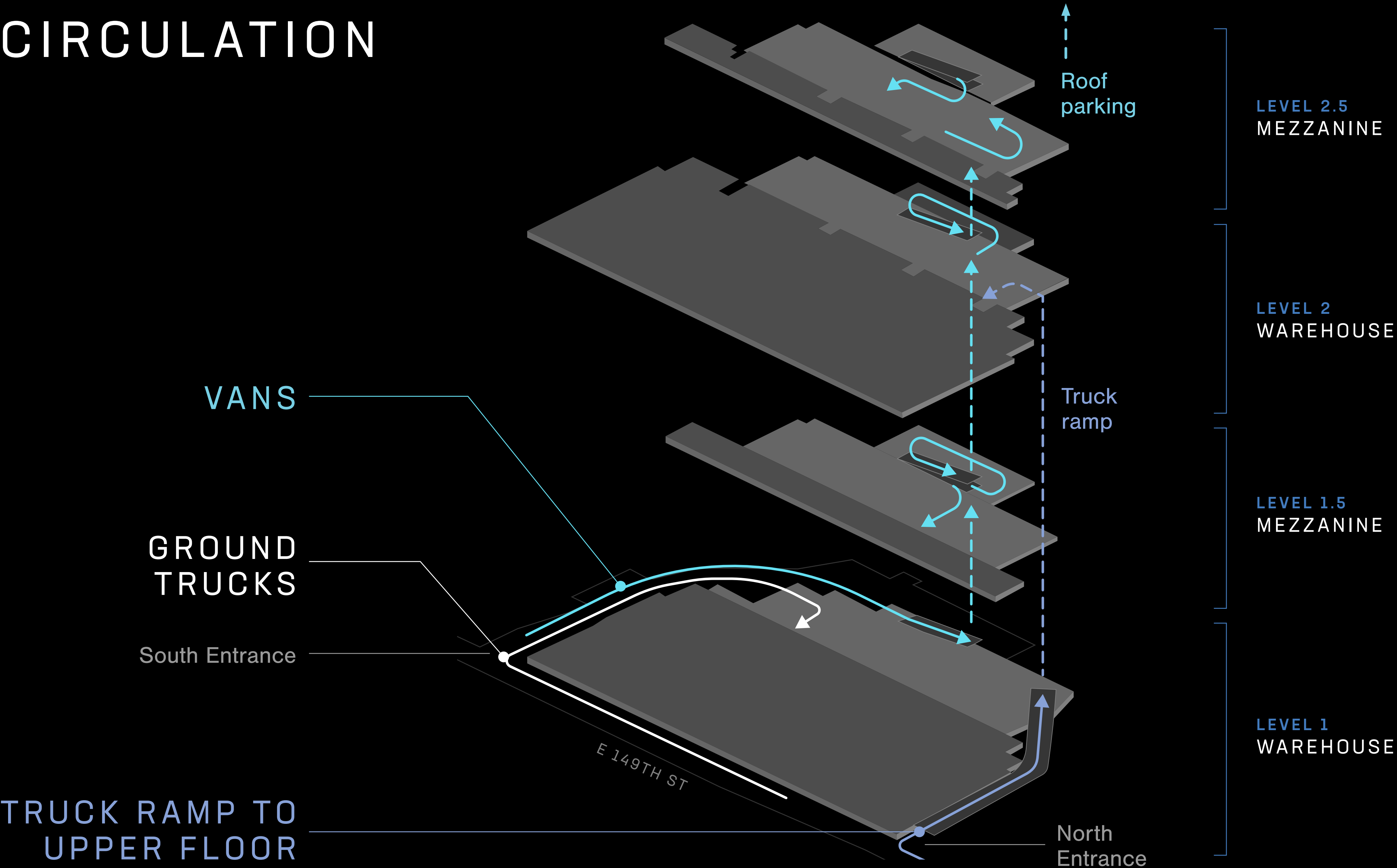


# PARKING GARAGES & TRUCK COURTS

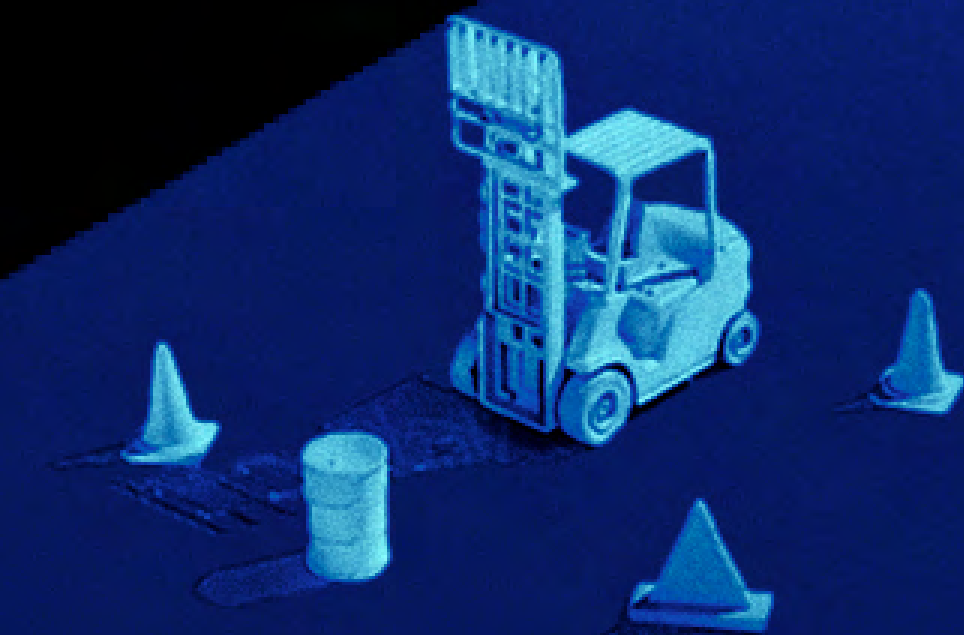




# CIRCULATION







NYC'S LARGEST  
INDUSTRIAL  
DEVELOPMENT



LEVEL 1

# WAREHOUSE

250,059 SF  
warehouse

32' clear  
ceiling height

40' x 40'  
column spacing

24  
loading docks

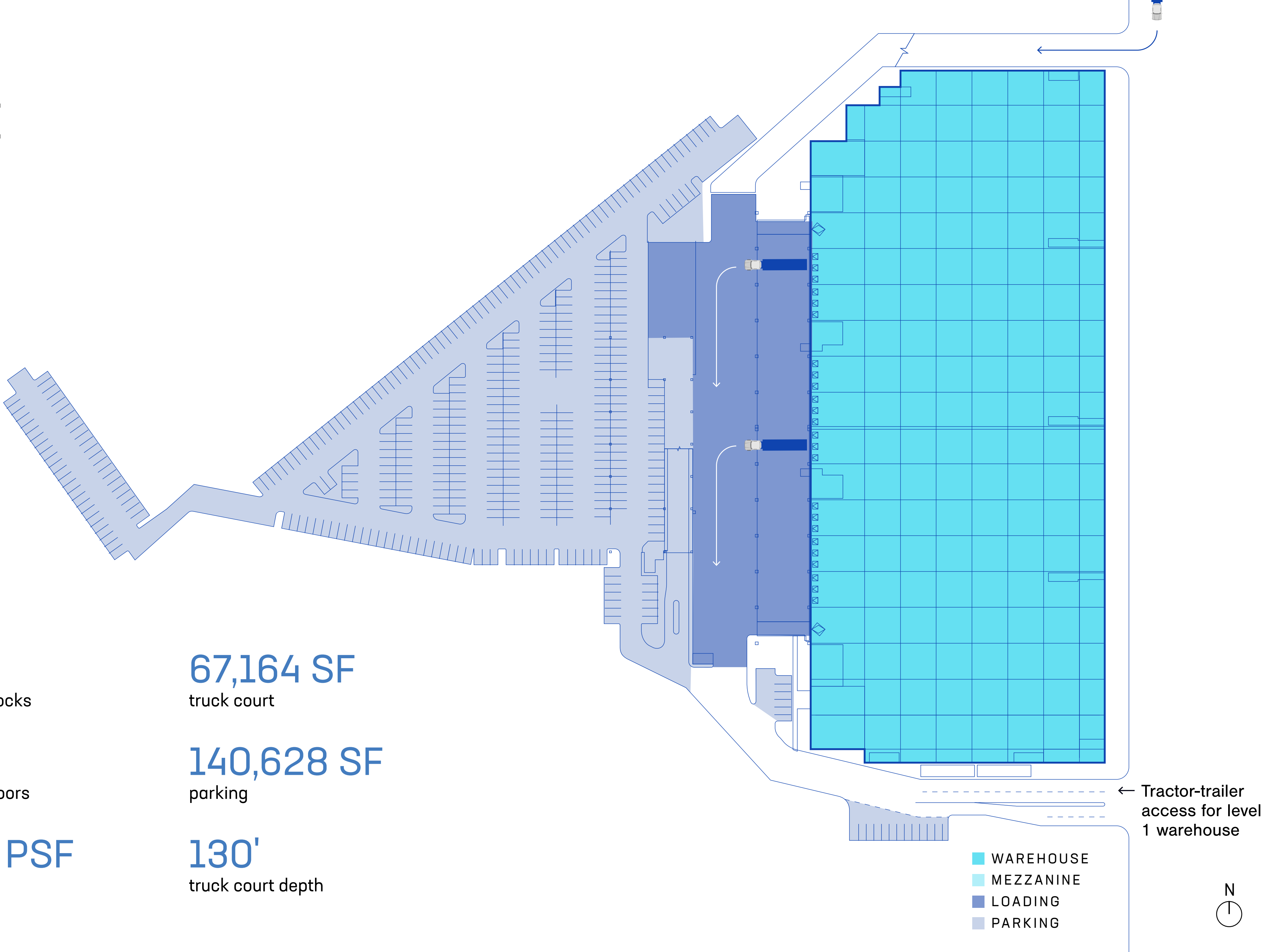
10  
drive-in doors

800 PSF  
floor load

67,164 SF  
truck court

140,628 SF  
parking

130'  
truck court depth





LEVEL 1.5

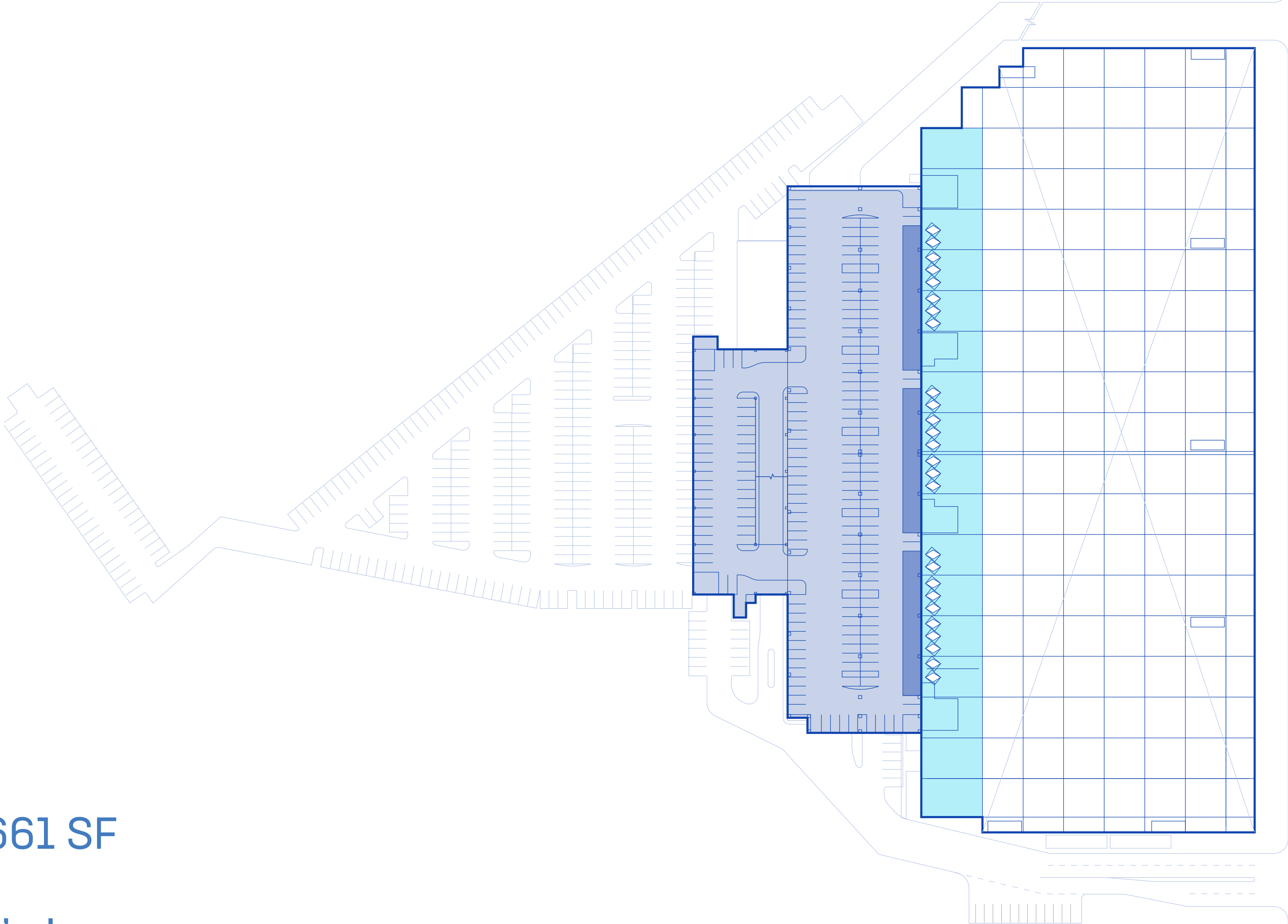
# MEZZANINE

42,634 SF  
mezzanine

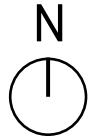
30  
drive-in doors

83,661 SF  
parking

14.5' clear  
ceiling height



- WAREHOUSE
- MEZZANINE
- LOADING
- PARKING





LEVEL 2

# WAREHOUSE

250,059 SF  
warehouse

32' clear  
ceiling height

40' x 40'  
column spacing

24  
loading docks

2  
drive-in doors

500 PSF  
floor load

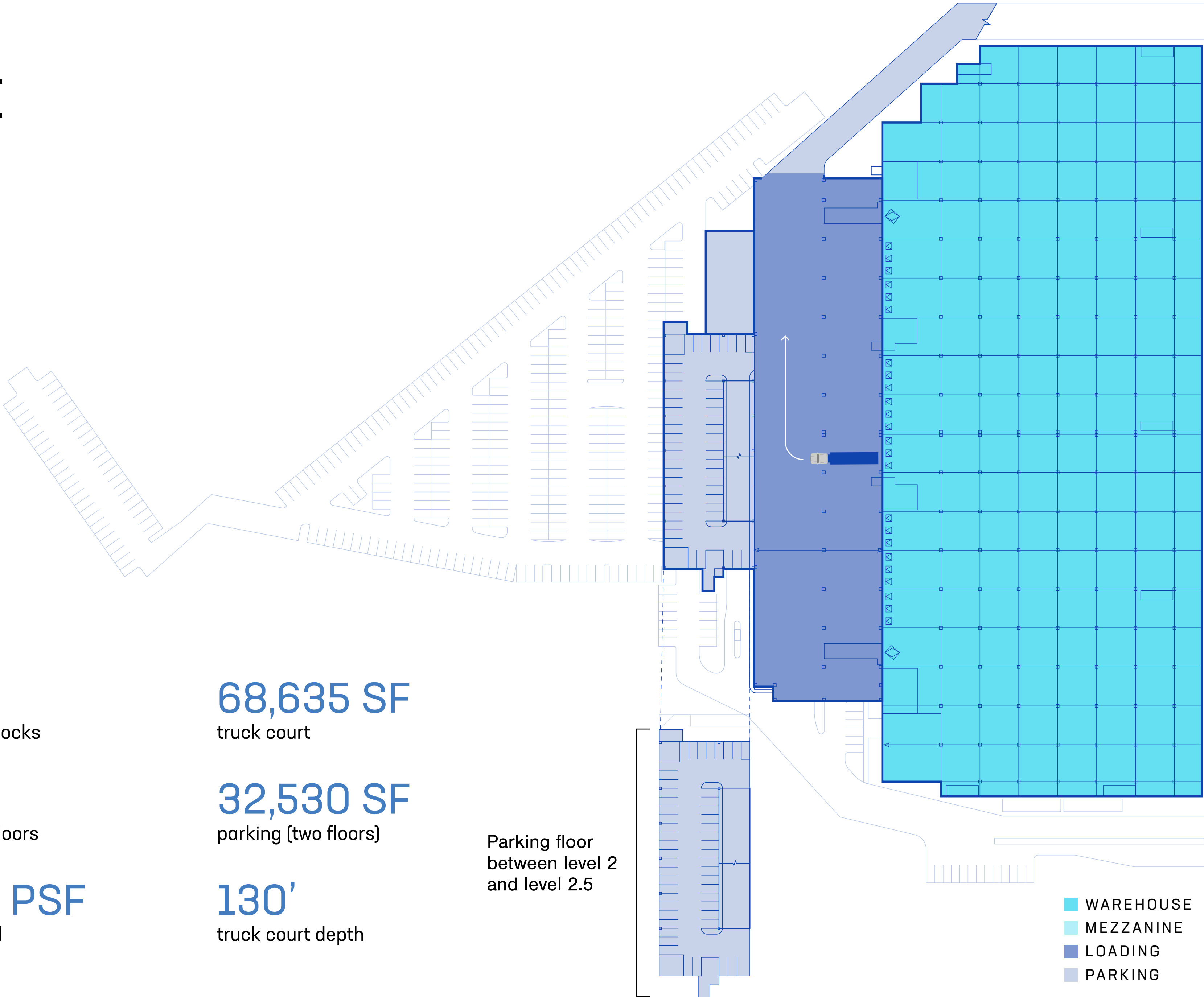
68,635 SF  
truck court

32,530 SF  
parking (two floors)

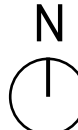
130'  
truck court depth

Parking floor  
between level 2  
and level 2.5

← Tractor-trailer  
access for level  
2 warehouse



- WAREHOUSE
- MEZZANINE
- LOADING
- PARKING





LEVEL 2.5

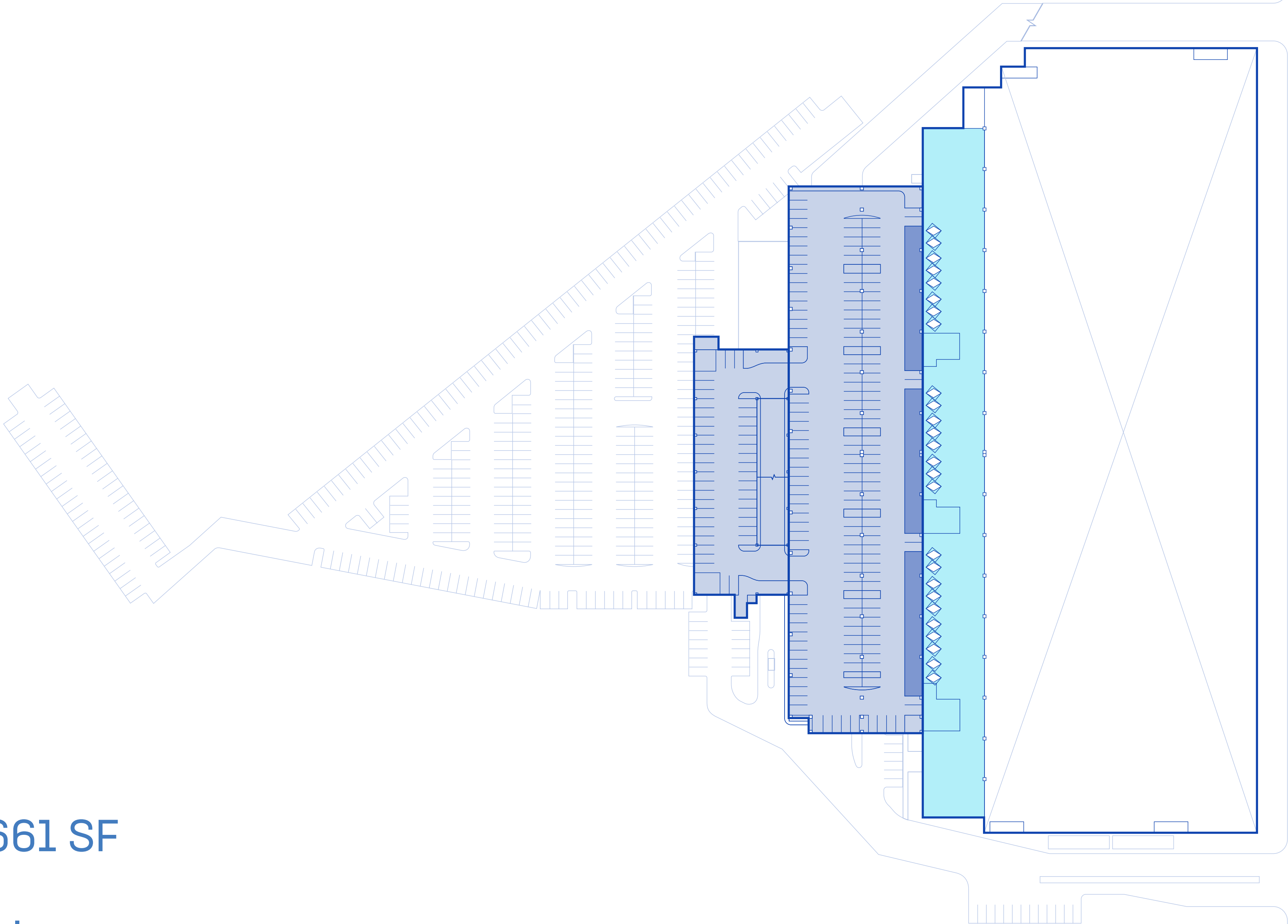
# MEZZANINE

42,634 SF  
mezzanine

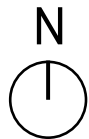
30  
drive-in doors

83,661 SF  
parking

14' clear  
ceiling height



- WAREHOUSE
- MEZZANINE
- LOADING
- PARKING





LEVEL 3

# ROOF

169,315 SF

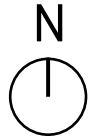
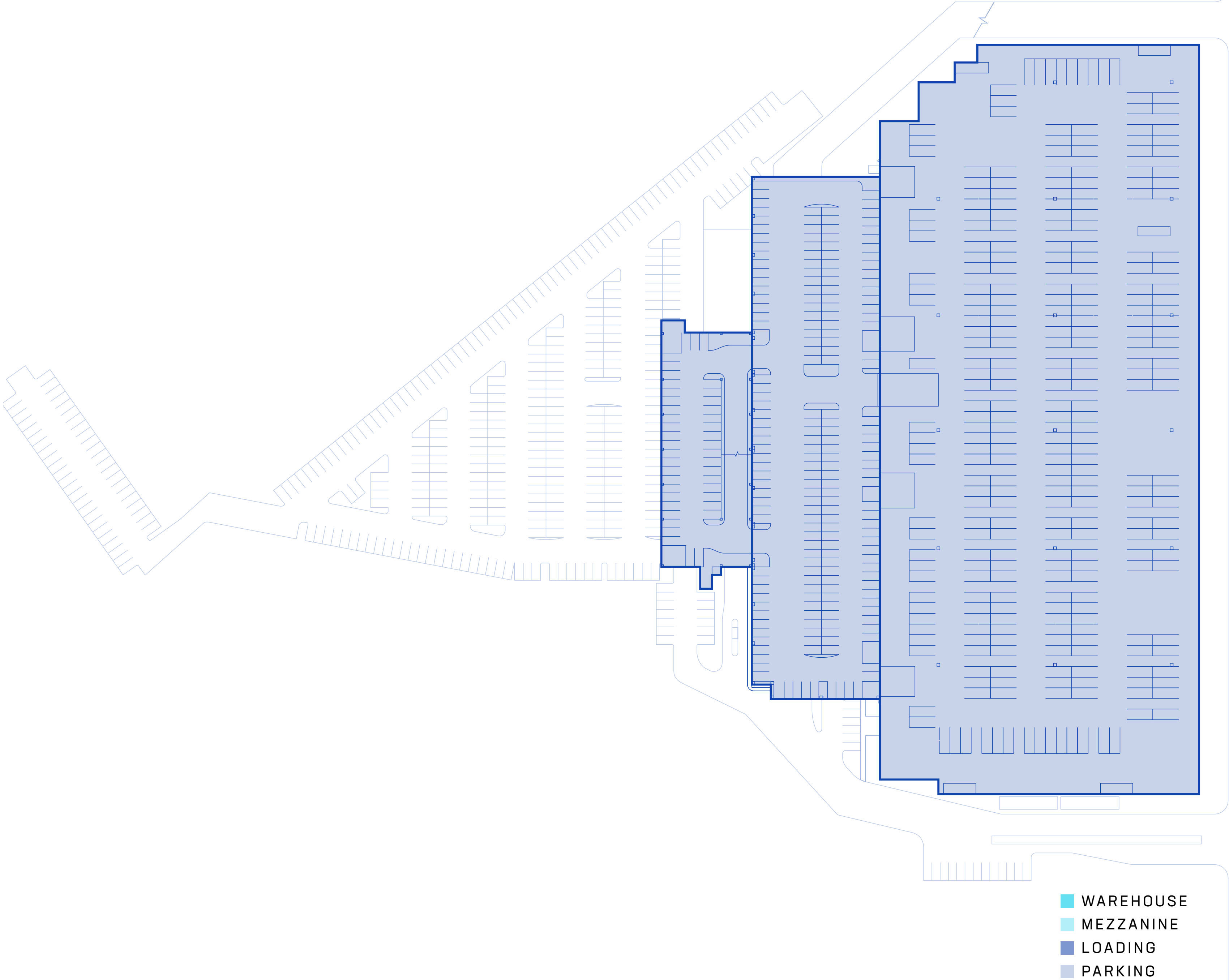
rooftop parking

84,900 SF

garage parking

100 PSF

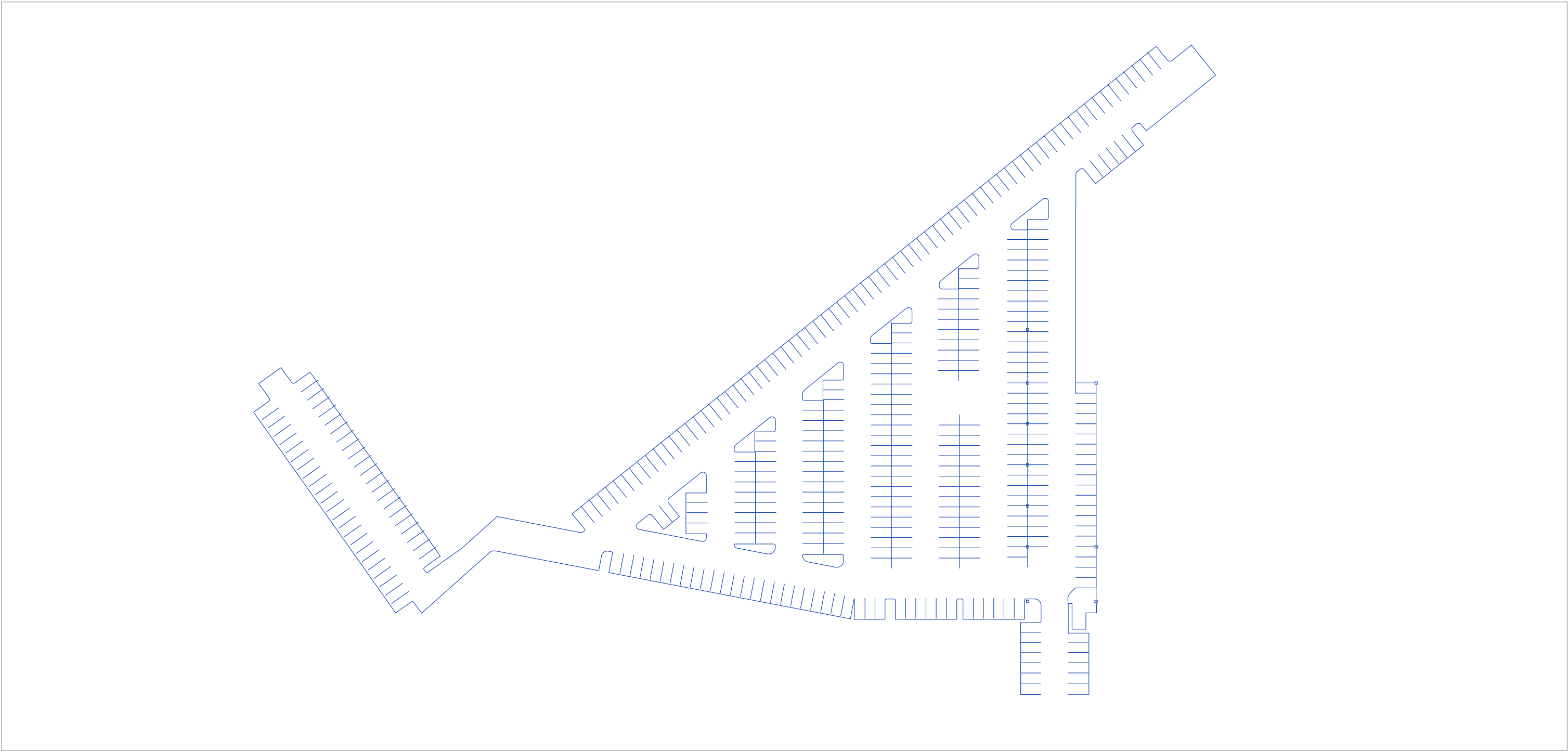
floor load





# PARKING SUMMARY

## LEVEL 1 – WAREHOUSE

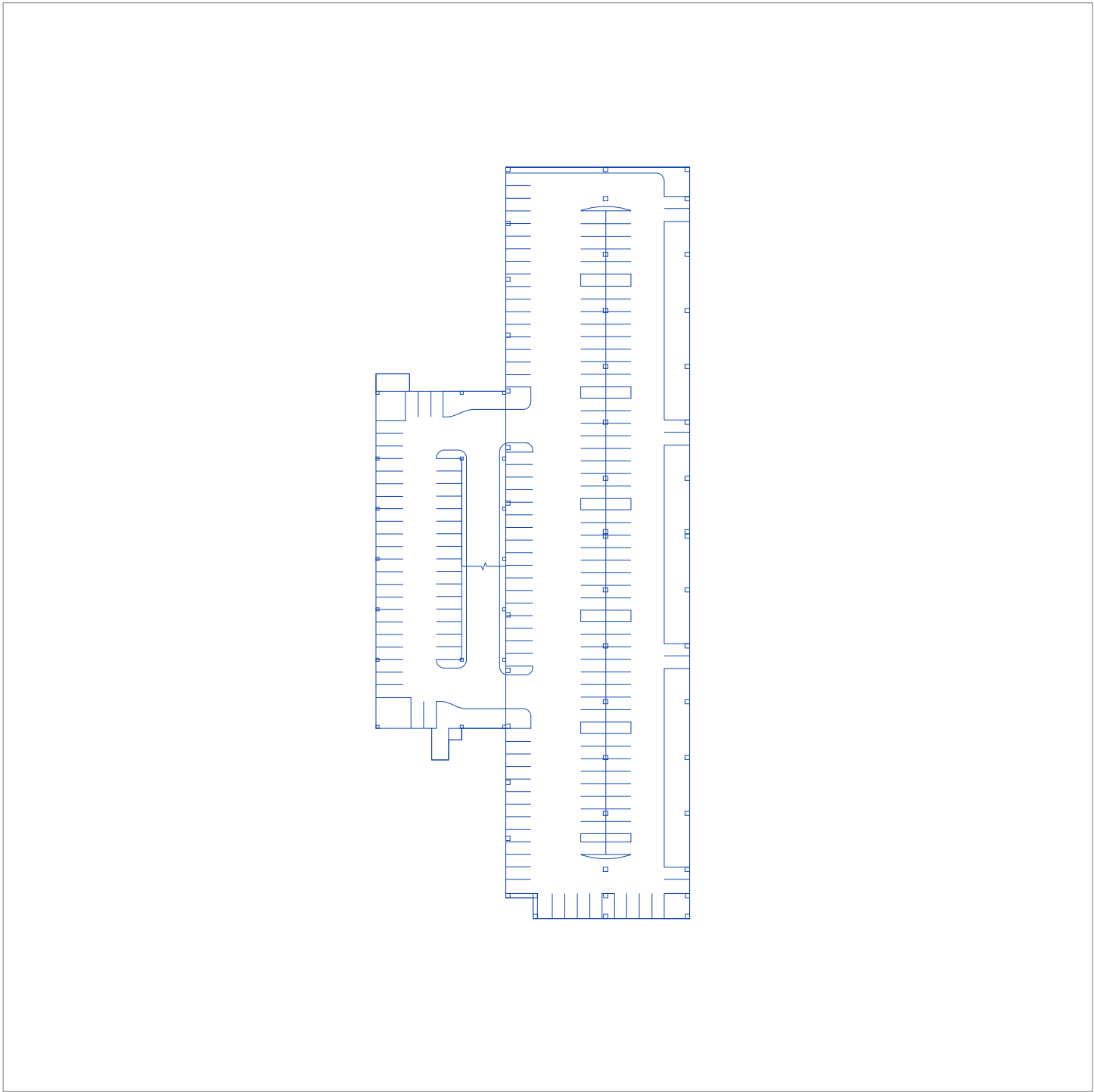


140,628 SF  
parking

152  
van-equivalent spots

408  
standard auto spots (shown)

## LEVEL 1.5 – MEZZANINE



83,661 SF  
parking

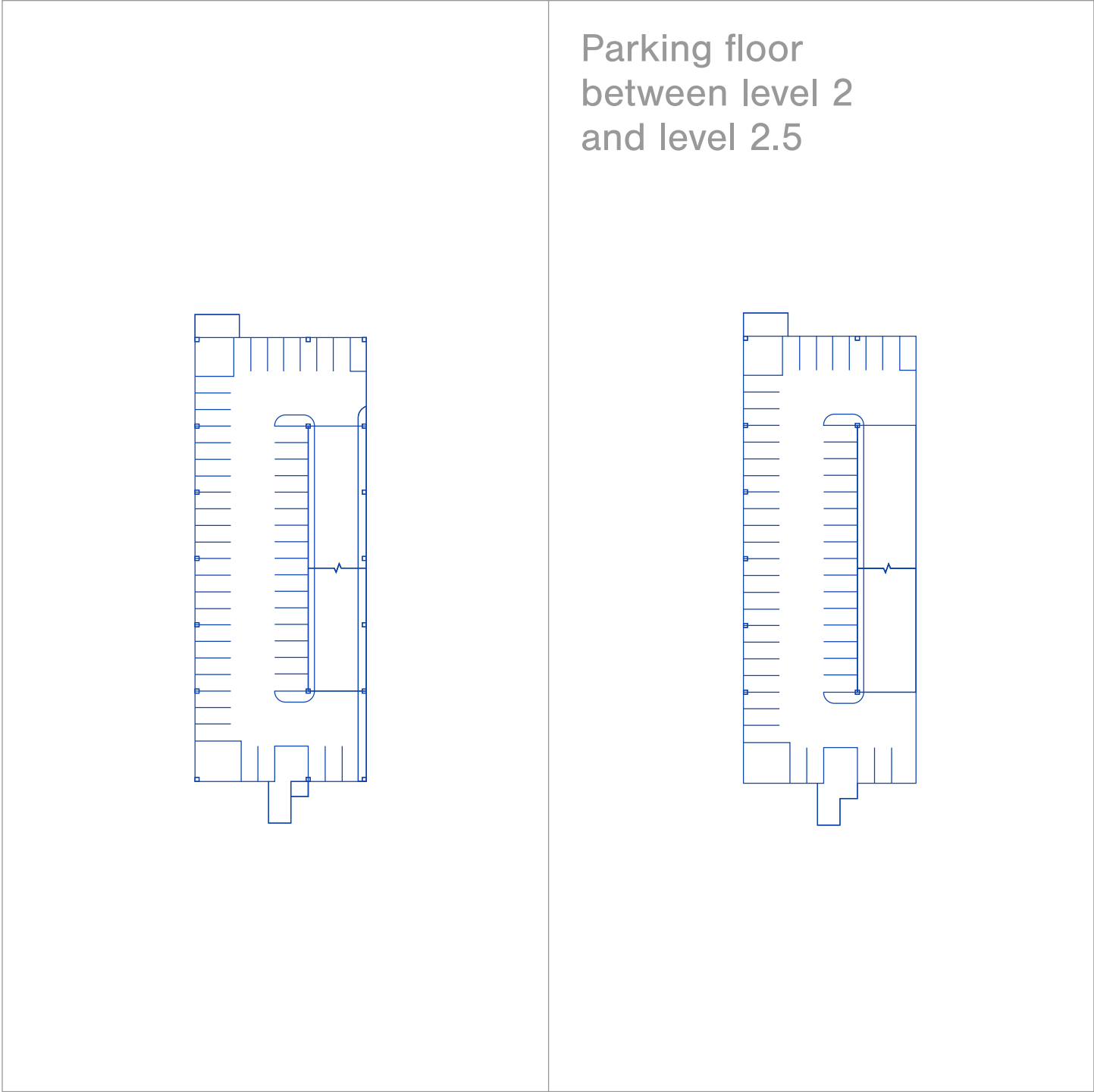
91  
van-equivalent spots

196  
standard auto spots (shown)



# PARKING SUMMARY

## LEVEL 2 – WAREHOUSE

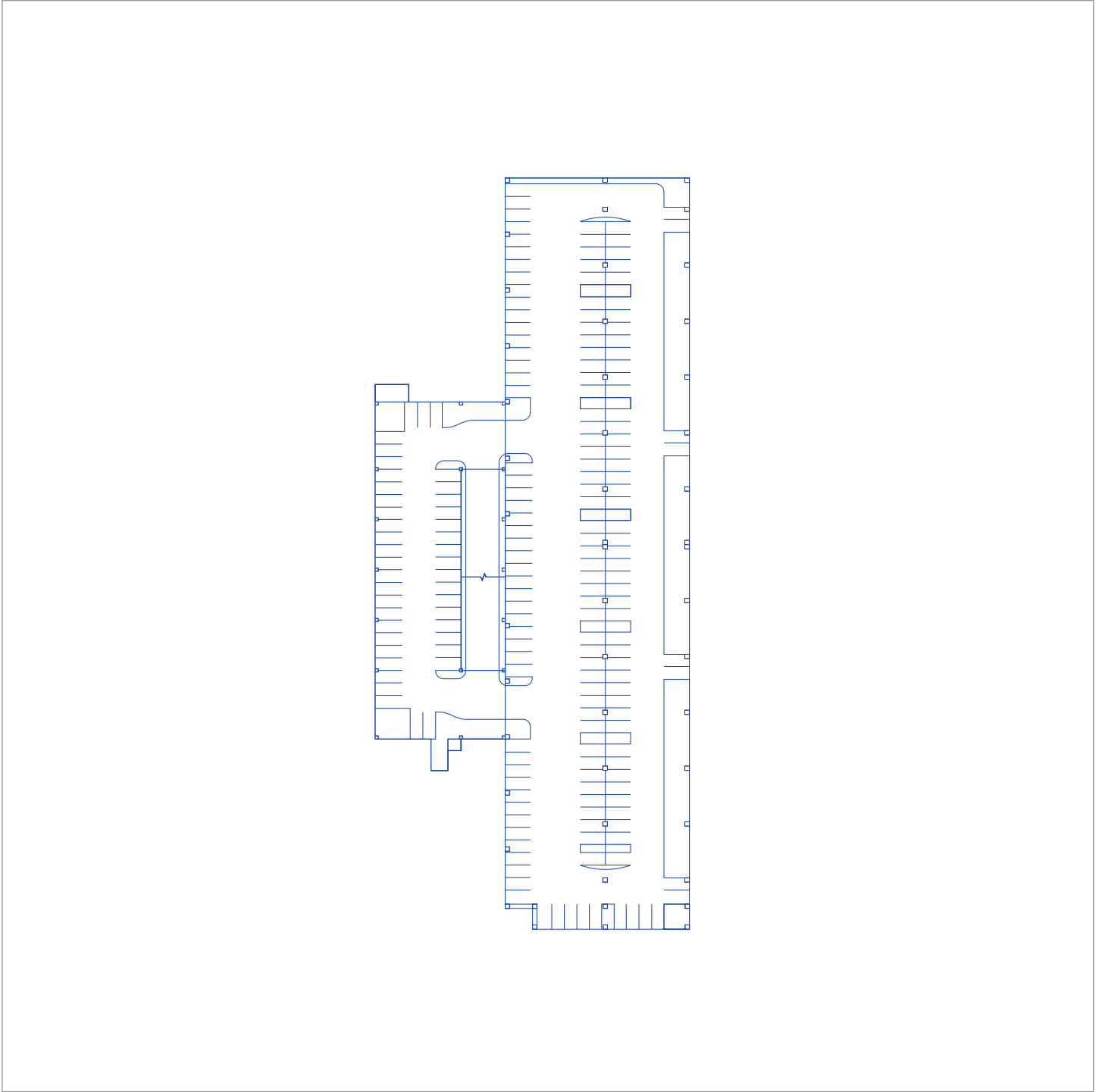


32,530 SF  
parking

26  
van-equivalent spots

86  
standard auto spots (shown)

## LEVEL 2.5 – MEZZANINE

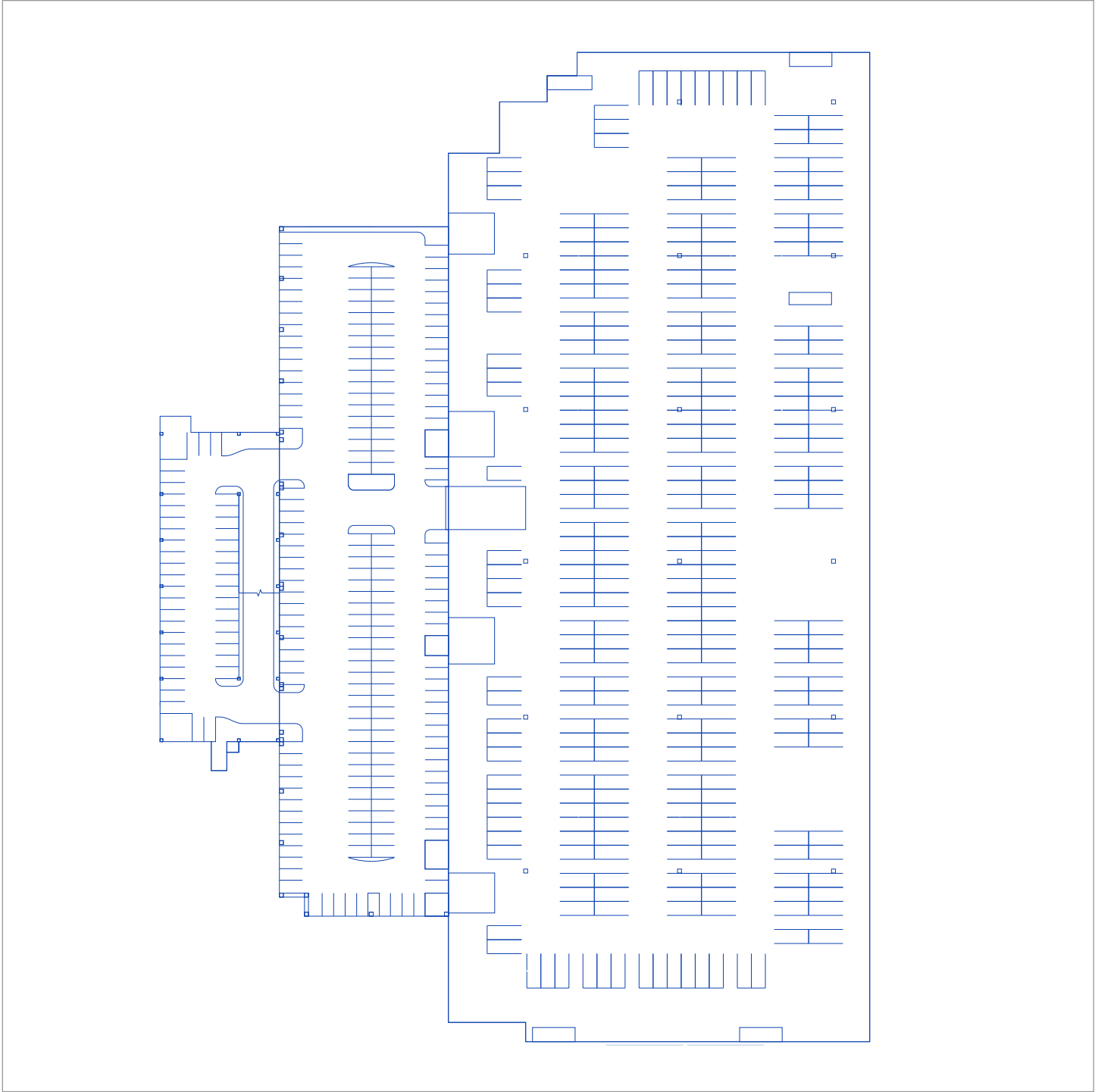


83,661 SF  
parking

91  
van-equivalent spots

196  
standard auto spots (shown)

## LEVEL 3 – ROOF



169,315 SF  
rooftop parking

603  
standard auto spots

84,900 SF  
garage parking

380  
van-equivalent spots



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