

FOR SALE

830 BARRY STREET, BRONX, NY 10474

TWO STORY WAREHOUSE

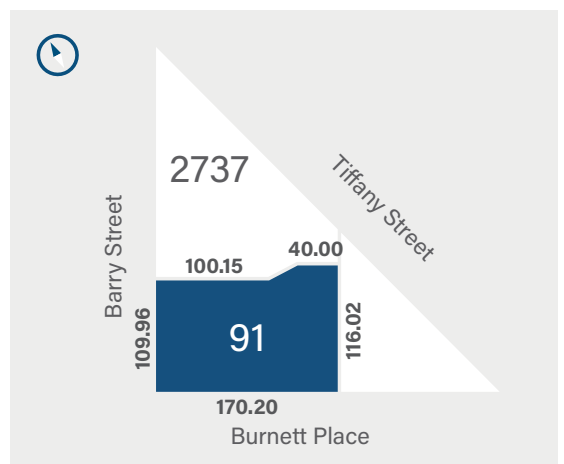


830 Barry Street offers an approximately 27,500 SF, two-story industrial/warehouse building situated on a corner lot in the Hunts Point section of the Bronx. The property is zoned M1-2, allowing for a wide range of manufacturing, warehouse, distribution, and industrial uses. The building features multiple loading options, including dock-high and drive-in doors, strong ceiling heights, and freight access, making it well suited for logistics or owner-user occupancy. Strategically located near major highways and transportation corridors, 830 Barry Street presents an attractive opportunity for investors, industrial users, or operators seeking a functional asset in one of the Bronx's most established industrial markets.

PROPERTY SUMMARY

Location	Corner of Barry Street and Burnett Place
Block/Lot	2737 / 91
Building Size	27,491 SF
Upper Level	12,945 SF
Lower Level	14,546 SF
Freight Elevator Dimensions	8' x 10'
Lower Level Ceiling	9' - 11'
Second Floor Ceiling	13'-15'
Second Floor Loading	Two Exterior Docks
Zoning	M1-2
Annual Property Tax	\$121,871

All measurements and square footage estimates are approximate



ASKING PRICE: \$5,500,000



DAVID SIMONE

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2024 Williamsbridge Rd #7

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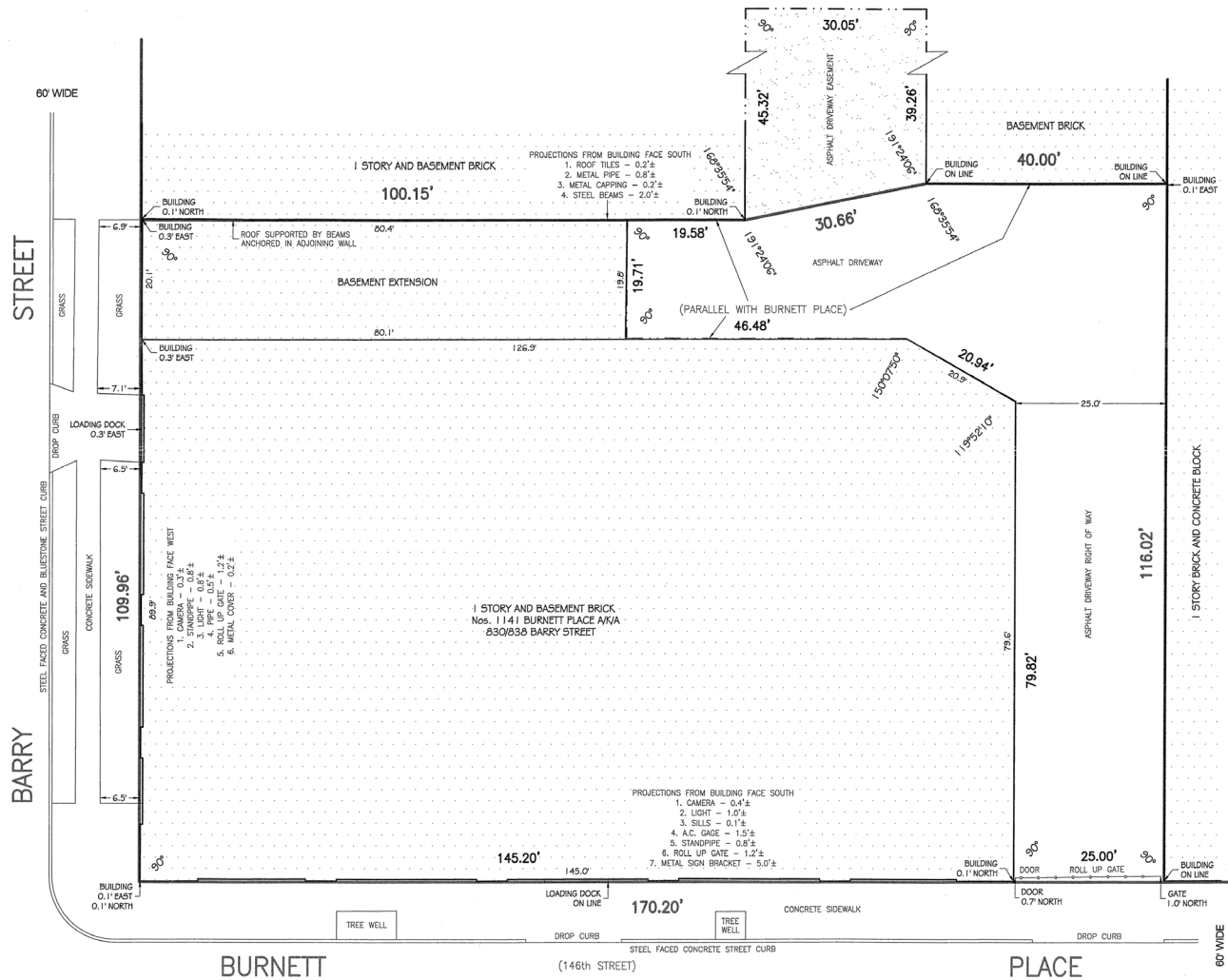
info@concourserealtypartners.com

The information contained herein has been obtained from sources that we deem reliable, but we do not guarantee the accuracy of any information provided. All zoning information, square footage, buildable footage estimates, and uses must be independently verified. Prospective buyers should carefully verify all square foot numbers, income, and all other information contained herein. Consult an architect or appropriate zoning professional before making financial or legal decisions.

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PROPERTY MAP



CONCOURSE
REALTY PARTNERS

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TWO STORY WAREHOUSE

RENT ROLL

Tenant Name	Unit	SF	Pro Rata Share	Lease Start	Lease End	Rent Charges	Annual Rent SF
Barry Street Holdings LLC							
Amanzel Organic LLC	1st Fl Front	6,600	23.83	4/1/22	3/31/32	\$9,015	\$16.39
R&E Interiors LLC	2nd Fl Back	6,500	23.47	12/1/23	11/22/33	\$7,210	\$13.31
Totals for 830 Barry		13,100				\$16,225	\$12.96
Report Totals		13,100				\$16,225	\$12.96

EXPENSES & INVESTMENT VALUE

Detail	Value
Total Possible Rent	\$29,915
Vacancy Rent	\$0
Occupied Unit Rent	\$16,225
# of Units	3
Vacant Units	1
Occupied Square Footage	13,100
Occupancy %	66%



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