

# 431

## SOUTHERN BOULEVARD

MOTT HAVEN, BRONX

Between East 144<sup>th</sup> and 145<sup>th</sup> Streets

COMMERCIAL/INDUSTRIAL FOR LEASE

### APPROXIMATE SIZE

20,100 SF

### ASKING RENT

~~\$37,500/Month~~ Reduced  
\$32,500/Month

### POSSESSION

Immediate

### TERM

Negotiable

### FRONTAGE

150+

### COMMENTS

- Prime Mott Haven full building industrial opportunity
- Strong frontage along Southern Boulevard
- Existing loading dock in place

### NEIGHBORS

Boca Chicken Cafe • El Don Pichon • Zoe Deli Grocery • Young Deli Gourmet • Pitusa Bakery • Venice • El Jalapeno • Hero City Deli • 149st Deli • Dunkin' • Betos • Margarita's • Seis Vecinos • Epic Pharmacy • Domy's Pizza Cafe • First Stop Deli & Grocery

### TRANSPORTATION

6



### NOAM AZIZ

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RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

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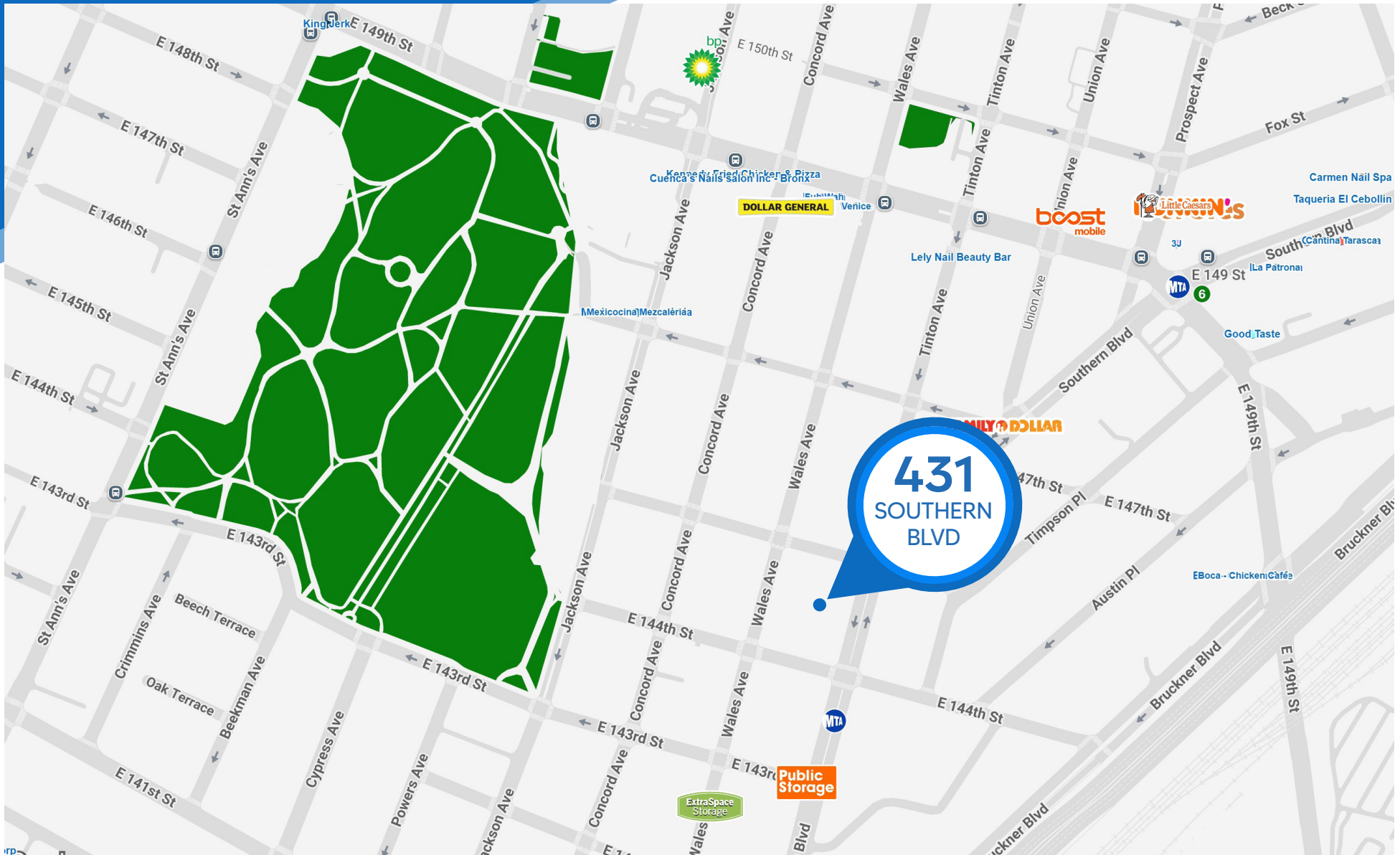
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