

# 450 Austin Place BRONX, NY 10455



**12'-15'**

CLEAR HEIGHT



**±3,000 SF**

OFFICE SQUARE FOOTAGE



**±20,000 SF**

ON GRADE SF



**400 AMPS**

THREE PHASE ELECTRIC POWER

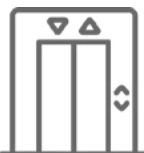


**±10,000 SF**

BELOW GRADE SF



**Four Interior  
Loading Docks**



**Freight Elevator &  
Conveyor Belt**



**Sprinkler System &  
Gas Heat**

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

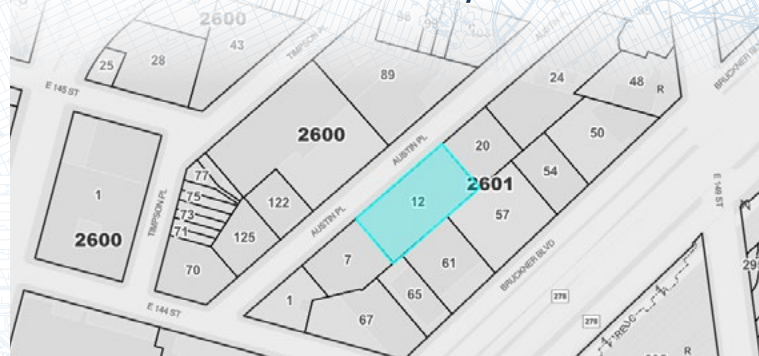
# Investment Highlights

- **Prime Location:** Situated in the rapidly growing Mott Haven neighborhood of the Bronx, offering excellent connectivity to major highways, bridges, and public transportation.
- **Expansive Space:** 30,000 SF of total space, including 10,000 SF of below-grade space, maximizing storage and operational efficiency.
- **Proximity to Transportation:** The E 143rd Street – St Marys Street and E 149th St 6 train stops are within a five minute walk.
- **Versatile Use:** Suitable for warehousing, distribution, e-commerce fulfillment, manufacturing, or last-mile logistics.
- **Dedicated Office Space:** 3,000 SF of office area, offering administrative and managerial workspace within the facility.
- **Loading Infrastructure:** Features four (4) interior loading docks, providing seamless truck access and efficient loading/unloading capabilities.

Scan Here  
Virtual Tour



Tax Map



## Neighborhood Description

**Mott Haven**, located in the South Bronx, is a neighborhood experiencing dynamic change while holding onto its deep-rooted history and cultural vibrancy. Once an industrial hub filled with warehouses and manufacturing plants, the area has undergone significant revitalization in recent years, attracting artists, professionals, and longtime Bronx residents alike. Its mix of pre-war rowhouses, historic landmarks, and new residential developments creates a unique urban fabric that blends old and new.

One of the most notable aspects of Mott Haven's transformation is the surge of new waterfront housing developments along the Harlem River. Luxury residential

buildings such as **The Arches, Bankside, and Third at Bankside** have introduced high-end living options, featuring modern amenities, sweeping city views, and direct access to newly redeveloped waterfront spaces. These developments have reshaped the neighborhood's skyline and brought an influx of new residents.

Transit accessibility remains one of Mott Haven's strongest assets. With the **4, 5, and 6 subway lines** at 138th Street, commuters can reach Midtown Manhattan in under 20 minutes. The expansion of Citi Bike stations and easy access to major highways like the Major Deegan Expressway further enhance the neighborhood's connectivity.

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