

**FOR
SALE**

**100,762
GROSS SF**

**MOTT
HAVEN**

**M1-2
FLEX USE**

**DRIVE-IN BAY &
HIGH CEILINGS**



575' WRAP-AROUND FRONTAGE & 100,000+ SF MULTI-STORY INDUSTRIAL/FLEX BUILDING IN MOTT HAVEN, THE BRONX

321 Rider Avenue, The Bronx, NY 10451 – This exceptional industrial/flex building in the Bronx's Mott Haven offers over 100,000 square feet of leaseable space. The five-story property spans five interconnected buildings on a 28,125-square-foot parcel, with 575 feet of wrap-around frontage on three streets, ensuring prime visibility and accessibility in a rapidly developing area.

The building includes two 4,000-lb capacity freight elevators (measuring 5' 4" W x 6' D x 7' 6" H and 6' 5" W x 6' 2" D x 8' H), along with one passenger elevator. There are four stairwells providing access from the roof to the street. The roof, a durable rubber membrane with a silver-coated section for UV protection, houses elevator machinery rooms, solar panels, and cooling systems for the telecommunication tenant (Transit Wireless).

Ceiling heights range from 11 to over 30 feet, with column spacing between 16 and 22 feet, offering flexibility in use. The property also features a drive-in bay with a dock lift, multiple dock-high doors, curb cuts for enhanced logistics, and a drive-in garage door with future potential for indoor parking.

The location offers easy access to the Major Deegan Expressway (I-87), providing direct routes to New York City, Westchester, and beyond. Its proximity to public transportation improves access for both employees and clients. Mott Haven's growing residential development offers nearby housing and amenities, making it attractive for employees. The building's location near transportation hubs, including the Hunts Point Distribution Center, offers strategic advantages for businesses dependent on efficient supply chains.

Facilities include full sprinkler coverage, 3 phase power, and interruptible service for the dual fuel boiler, optimizing energy costs through ConEd's reduced rates. Additional utilities include a 5,000-gallon oil tank for the building and a separate 2,000-gallon tank for Transit Wireless. Gas, electric, and water systems are housed in the basement, with a single water meter for the building. Security features include cameras throughout, and the basement also houses a vacuum pump to maintain water pressure for the steam radiators.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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PROPERTY DETAILS & FINANCIAL PROJECTIONS

321-341 Rider Avenue, Bronx, NY 10451 (Parcel #: 02340-0186)



Asking
\$23,995,000

100,762
Total SF

\$238
/SF

CONTENT OVERVIEW

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Rent Roll
Page 13

BUILDING DETAILS

5 Buildings
5 Stories
Built 1896
Miscellaneous Warehouse (E9)

BUILDING SIZE/SF

61.26 ft x 76.5 ft
100,762 Est. Gross SF

PARCEL SIZE

28,125 Square Feet
225 ft x 125 ft

ZONING

M1-2, OZ Zone
Max FAR: 2.00

ANNUAL INCOME PROJECTIONS

	Pro Forma	Current
Gross Scheduled Income (GSI)	1,869,704	\$1,181,643
5.0% Vacancy & Collection Allowance	(93,485)	(\$59,082)
Gross Operating Income (GOI)	1,776,219	\$1,122,561
Estimated Expenses	(587,525)	(\$561,378)
Net Operating Income	1,188,694	\$561,182

ESTIMATED ANNUAL EXPENSES

	Pro Forma	Current
Est. RE Tax	\$3.12 /SF	(\$314,325)
Water & Sewer	\$0.02 /SF	(\$2,043)
Property & Flood Insurance	\$1.00 /SF	(\$100,762)
Heat	\$0.27 /SF	(\$27,288)
Utilities	\$0.05 /SF	(\$5,000)
Repairs & Maintenance	\$0.67 /SF	(\$67,058)
Legal, Reserves & Misc.	1.00% of GOI	(\$17,762)
Management	3.00% of GOI	(\$53,287)
Total Expenses	(\$587,525)	(\$561,378)
	31% of GSI	48% of GSI
	\$5.83/SF	\$5.57/SF

!!! All figures are first year estimates.

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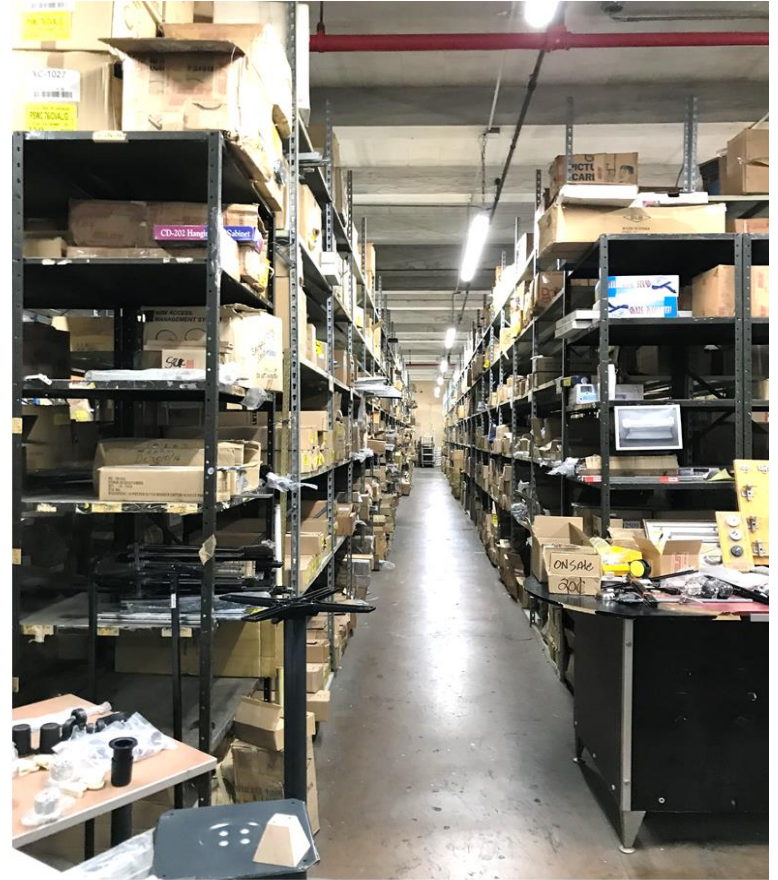
321-341 RIDER AVENUE



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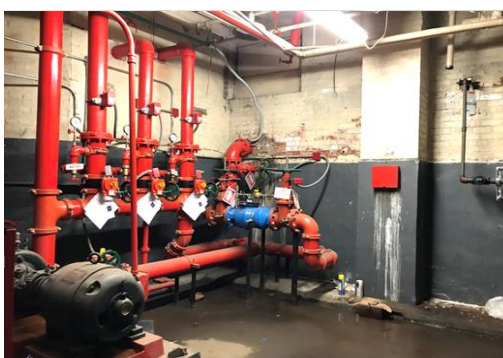
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321-341 RIDER AVENUE

Permitted Use Groups

	Residential		Community Facility		Retail and Commercial										General Service	Manufacturing		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Residence Districts																		
R1 R2	•		•	•														
R3 – R10	•	•	•	•														
Commercial Districts																		
C1	•	•	•	•	•	•												
C2	•	•	•	•	•	•	•	•	•					•				
C3	•	•	•	•										•				
C4	•	•	•	•	•	•		•	•	•		•						
C5	•	•	•	•	•	•			•	•	•							
C6	•	•	•	•	•	•	•	•	•	•	•	•						
C7												•	•	•	•			
C8				•	•	•	•	•	•	•	•	•	•	•		•		
Manufacturing Districts																		
M1			•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
M2					•	•	•	•	•	•	•	•	•	•	•	•	•	•
M3					•	•	•	•	•	•	•	•	•	•	•	•	•	•

-  **Use Group 1** – Single-family detached residences (ZR 22-11)
-  **Use Group 2** – All other types of residences (ZR 22-12)
-  **Use Group 3** – Community facilities that serve educational needs, such as schools, libraries, or museums, and other essential services with sleeping accommodations, such as nursing homes and residential facilities for special needs populations (ZR 22-13)
-  **Use Group 4** – Community facilities that provide recreational, religious, or health services, such as houses of worship, hospitals, or medical offices, and other essential services without sleeping accommodations (ZR 22-14)
-  **Use Group 5** – Hotels (ZR 32-14)
-  **Use Group 6** – Retail and service establishments that serve local shopping needs, such as food and small clothing stores, beauty parlors and dry cleaners, as well as offices (ZR 32-15)
-  **Use Group 7** – Home maintenance and repair services, such as plumbing and electrical shops which serve nearby residential areas (ZR 32-16)
-  **Use Group 8** – Amusement establishments such as movie theaters and small bowling alleys, service uses such as appliance repair shops, as well as car rental and public parking facilities (ZR 32-17)
-  **Use Group 9** – Business and other services, such as printers or caterers (ZR 32-18)
-  **Use Group 10** – Large retail establishments that serve a large area, such as department stores and appliance stores (ZR 32-19)
-  **Use Group 11** – Custom manufacturing activities such as for jewelry or clothing (ZR 32-20)
-  **Use Group 12** – Large entertainment facilities that draw large numbers of people such as arenas and indoor skating rinks (ZR 32-21)

-  **Use Group 13** – Low coverage or open amusement uses, such as golf driving ranges, and children’s small amusement parks, camps (ZR 32-22)
-  **Use Group 14** – Facilities for boating and related activities which are suitable in waterfront recreation areas (ZR 32-23)
-  **Use Group 15** – Large commercial amusement establishments, including typical amusement park attractions such as Ferris wheels and roller coasters (ZR 32-24)
-  **Use Group 16** – Automotive and semi-industrial uses, such as automotive repair, gas stations, custom woodworking and welding shops (ZR 32-25)
-  **Use Group 17** – Light industrial uses that can normally conform to high performance standards, such as appliance manufacturing or contractor yards (ZR 42-14)
-  **Use Group 18** – Heavy industrial uses, such as cement plants, meat or fish preparation, and junk yards (ZR 42-15)

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321-341 RIDER AVENUE

341 RIDER AVENUE, 10451
Block 2340 | Lot 186

Zoning District
M1-2

INTERSECTING MAP LAYERS
Transit Zone, FRESH Zone
Coastal Zone &
Flood Zone A (2007 & 2015 Maps)

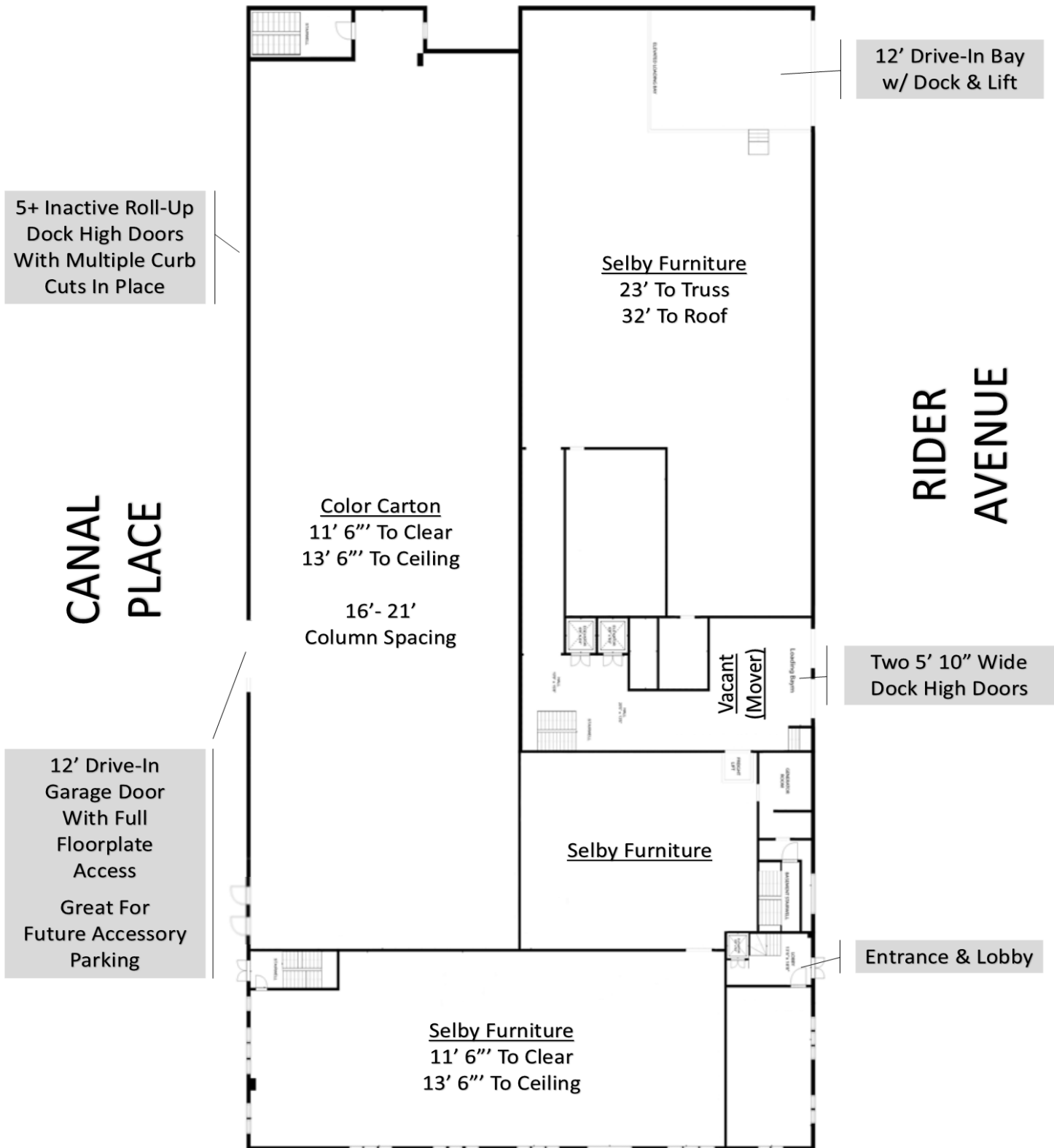
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1ST FLOOR



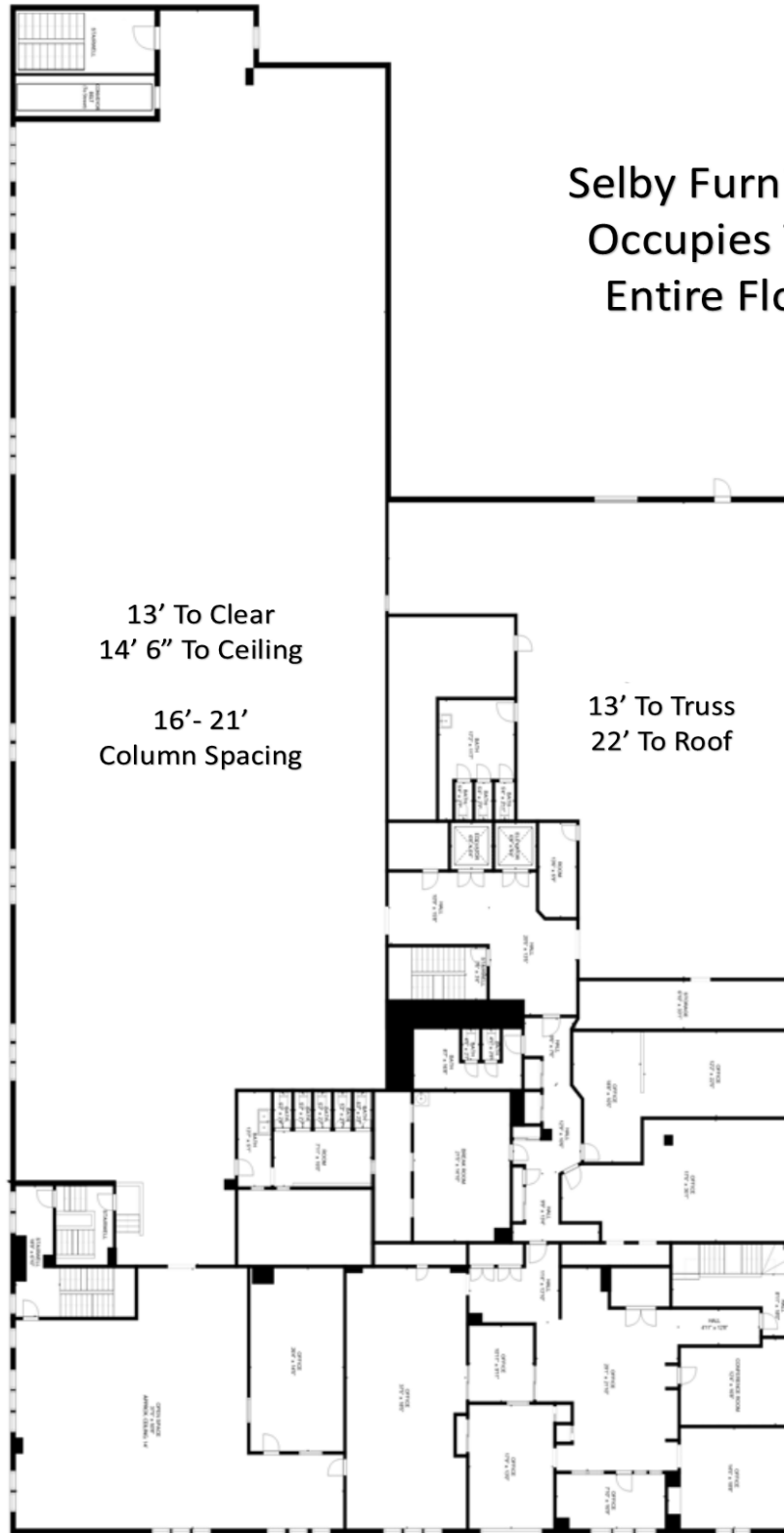
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2ND FLOOR

Selby Furniture
Occupies The
Entire Floor

CANAL PLACE

RIDER AVENUE



EAST 140TH STREET

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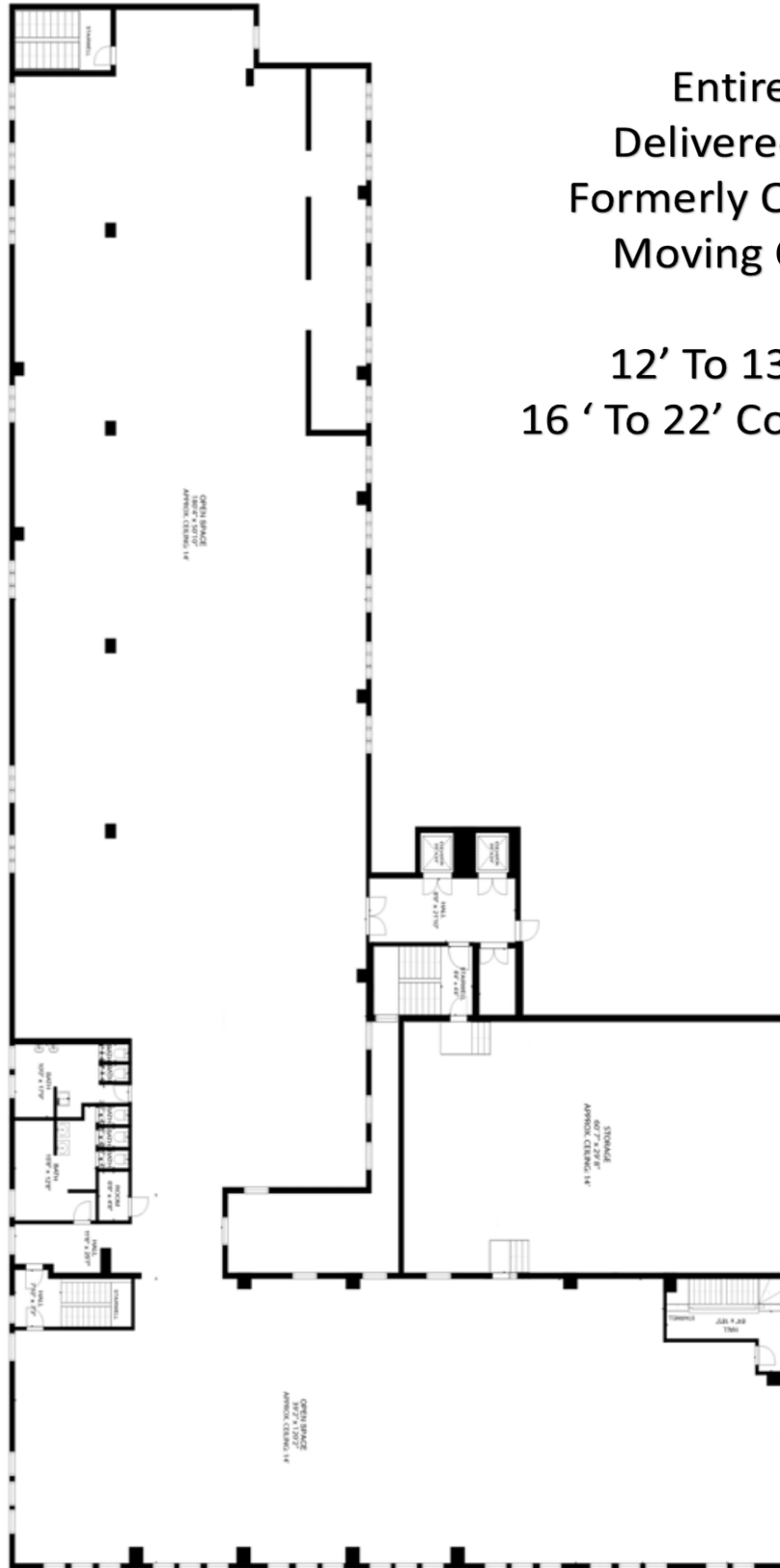
3RD FLOOR

Entire Floor
Delivered Vacant:
Formerly Occupied By
Moving Company

12' To 13' Ceilings
16 ' To 22' Column Spacing

CANAL PLACE

RIDER AVENUE



EAST 140TH STREET

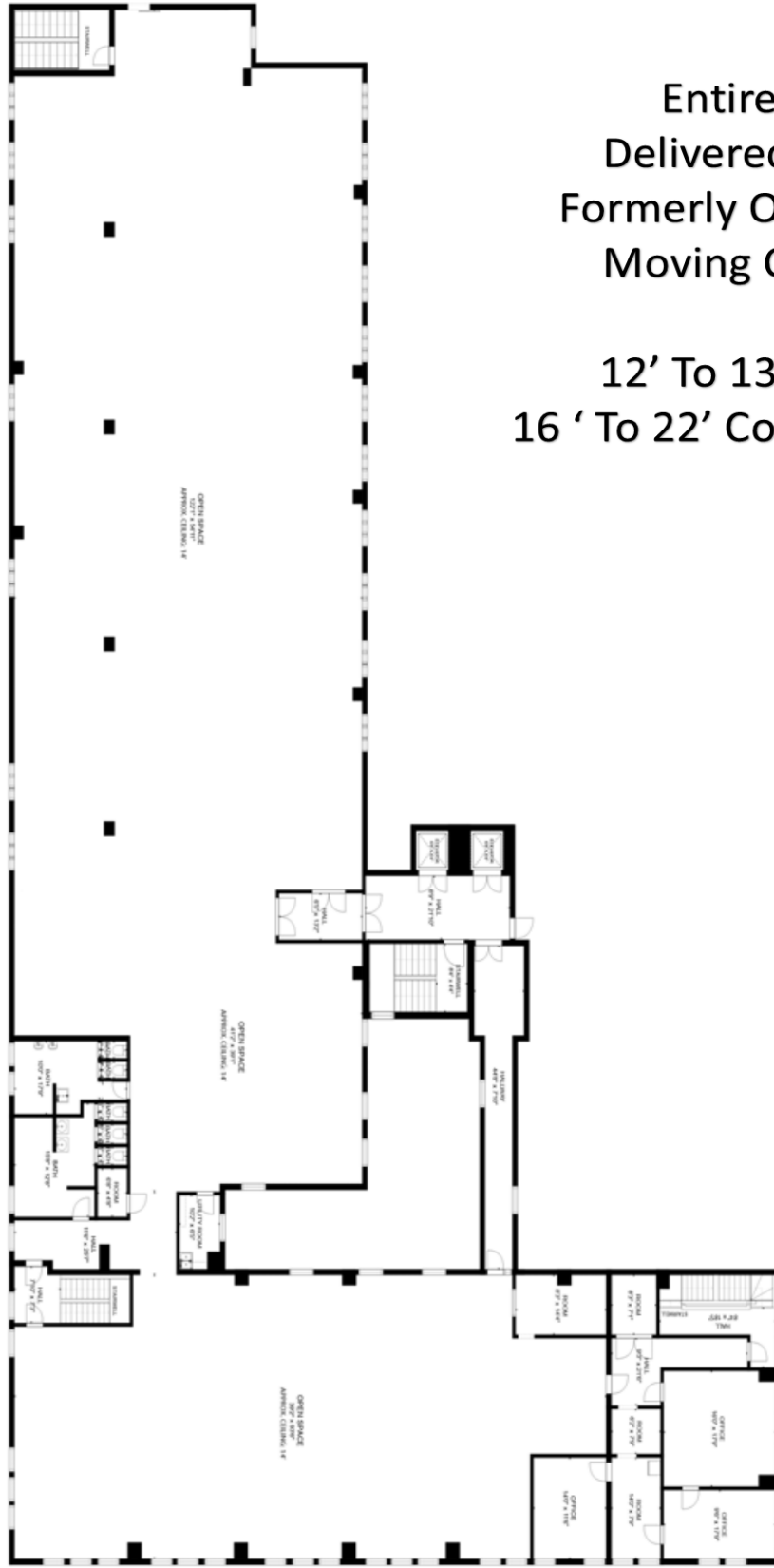
4TH FLOOR

Entire Floor
Delivered Vacant:
Formerly Occupied By
Moving Company

12' To 13' Ceilings
16 ' To 22' Column Spacing

CANAL PLACE

RIDER AVENUE



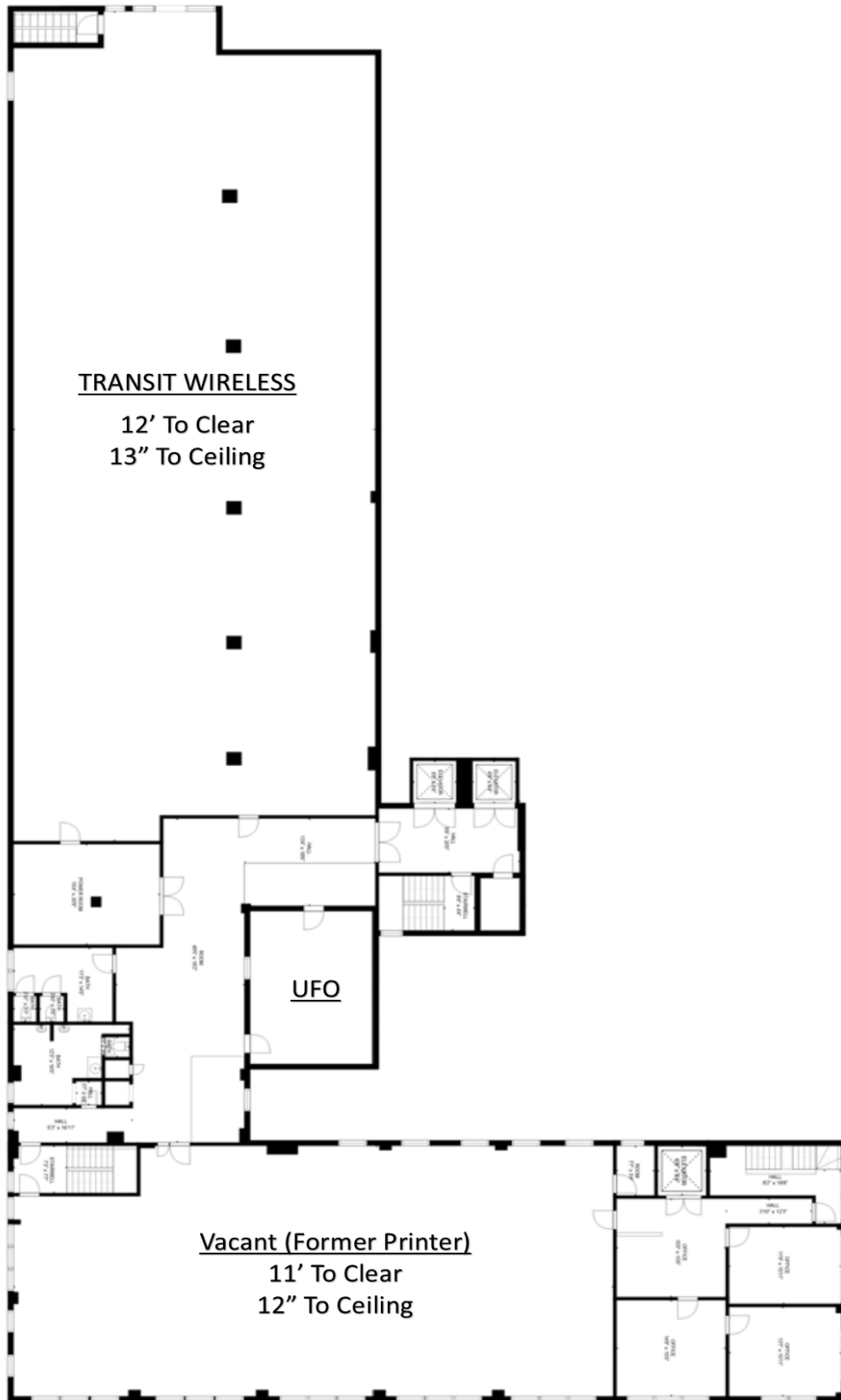
EAST 140TH STREET

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5TH FLOOR

CANAL PLACE

RIDER AVENUE



EAST 140TH STREET

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321 RIDER AVENUE - RENT ROLL

^P = projected or estimated

Tenant/Space	Category	Rent		Note
		Current	Pro Forma ^P	
Vacant (Former Moving/Storage)				
• 37,000 Leaseable SF	Monthly	\$53,958 ^P	\$53,958	Delivered Vacant
• Ground Floor Loading Dock	Annual	\$647,500 ^P	\$647,500	
• Entire 3rd & 4th Floors	/SF	\$17.50	\$17.50	
• Tenant Vacating				
Selby Furniture Hardware				
• 34,600 Leaseable SF	Monthly	\$14,850	\$50,458	Rent as of 1/1/2025
• Lease Expires: Dec-2029	Annual	\$178,200	\$605,500	
• Partial Ground Fl. & Entire 2nd Fl.	/SF	\$5.15	\$17.50	
Vacant (Former Printer)				
• 5,000 Leaseable SF	Monthly	\$7,292 ^P	\$7,292	Vacant
• Lease Status: Vacant	Annual	\$87,500 ^P	\$87,500	
• 5th Floor Space	/SF	\$17.50	\$17.50	
UFO Contemporary				
• 400 Leaseable SF	Monthly	\$500	\$583	
• Lease Status: MTM	Annual	\$6,000	\$7,000	
• 5th Floor Space	/SF	\$15.00	\$17.50	
Color Carton				
• 10,000 Leaseable SF	Monthly	\$5,300	\$18,750	
• Lease Expires: Aug-2025	Annual	\$63,600	\$225,000	
• Ground Floor Space	/SF	\$6.36	\$22.50	
• Drive-In Garage Door				
Transit Wireless				
• 10,000 Leaseable SF	Monthly	\$8,374	\$8,375	3% Annual Increases Two 5-YR Options After Jul-2028
• Lease Expires: Jul-2028	Annual	\$100,491	\$100,500	
• 5th Fl. Space & Ground Fl. Generator	/SF	\$10.05	\$10.05	
Tax Contributions				
	Monthly	\$8,196	\$16,392	
	Annual	\$98,352	\$196,704	
Common Area				
• Estimated: 3,762 SF				
4 Occupied Tenant Spaces	Monthly	\$98,470 ^P	\$155,809	
2 (Or More) Spaces Delivered Vacant	Annual	\$1,181,643 ^P	\$1,869,704	
100,762 Total SF	/SF	\$11.73	\$18.56	

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MARCO LALA



JACK LALA



DAVE RACITI



MICHELLE LALA

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