THE PENINSULA, BUILDING 1A
HUNTS POINT – BRONX, NY

TENANCY OFFERINGS FOR FOOD & BEVERAGE MANUFACTURERS

AVAILABLE STARTING JANUARY 2021

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THE PENINSULA: BUILDING 1A

THE PENINSULA SEEKS TO:

- Incubate, support, and sustain homegrown light industrial businesses that spring from growing sectors in the South Bronx economy and create high-quality, living wage, & career-oriented jobs
- Create new mixed-use development that pairs affordable housing with good-paying jobs
- Forge and expand connections to new and existing community services and amenities within the campus through an imaginative design that is carefully conceived with a community-driven site plan

A HISTORIC FOOD NEIGHBORHOOD:

The Peninsula’s Building 1A will be located minutes from Hunts Point Cooperative Market, whose 8500 employees distribute 4.5 billion pounds of food annually to around 23 million people in the NYC metro region.

This is an amazing opportunity to manufacture in this historic food neighborhood.
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NEIGHBORHOOD TRANSPORTATION FACTS

• 5 subway stops within 15 minutes walking distance (2, 5 & 6 trains)

• Neighborhood serviced by 11 bus routes (BxM7-11, Bx4, Bx17, Bx19, SBS6)

• Minutes away from the Bruckner Expressway

• 7 minutes to RFK Bridge, Whitestone Bridge, and Throgs Neck Bridge

• 25 minutes from midtown Manhattan business district

• 30 minutes to lower Manhattan business district

• 30 minutes to Brooklyn central business district

• 15 minutes to Astoria, Queens

• 25 minutes to Long Island City

• Estimated to be within 45 minutes driving of all NYC residents
**BUILDING 1A**

**PENINSULA SITE:**
- 5.5-acre mixed-use development opening in three phases
- Building 1A and entire Peninsula site managed by MHANY Management
- Landscaped public plaza on north and east sides of building

**FOOD & BEVERAGE MANUFACTURING SPACES:**
- 22,000 total square feet of food and beverage manufacturing space
- Commercial-grade production spaces ranging from 1600-3000 square feet
- Manufacturing spaces with and without retail frontage
LEASE TERMS

• Asking rent of $18-22 PSF
• Estimated CAM charge of $4.00 PSF
• Lease term negotiable
• Pro rata share of circulation areas
THE PENINSULA: BUILDING 1A

LANDLORD WILL SUPPLY:

• Spaces in “white box” condition (inc. overhead lighting and cement floors)
• Commercial-grade gas, electric, water and HVAC supply to each unit
• All utilities sub-metered to each space (water, gas, electric, and heat)
• Grease traps and floor drains in each unit
• Coordinated trash, recycling, and compost pickup
• Telecom and internet connections in each unit
• 3-bay loading dock, hydraulic dock lift
• 2 oversized freight elevators (7000 lb capacity)
• Key-fobbed, controlled building entry and intercom system
• Security cameras connected directly to local police precinct and MHANY

SPACES AVAILABLE STARTING JANUARY 2021
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7 GROUND FLOOR SPACES

Estimated space sizes, may change during construction process
- Tenant 1: 2210 SF
- Tenant 1A: 2157 SF
- Tenant 2: 2774 SF
- Tenant 3: 2182 SF
- Tenant 4: 2905 SF
- Tenant 4A: 1624 SF
- Tenant 5: 2288 SF

RETAIL FRONTAGE
THE PENINSULA: BUILDING 1A

4 SECOND FLOOR SPACES

Estimated space sizes, may change during construction process
- Tenant 6: 2019 SF
- Tenant 7: 1941 SF
- Tenant 7A: 2008 SF
- Tenant 8: 11,642 SF (reserved for media industry tenants)
THE PENINSULA: BUILDING 1A
VIEW FROM SPOFFORD AVENUE
THE PENINSULA: BUILDING 1A
VIEW FROM PUBLIC PLAZA

HOW TO PARTICIPATE:

If you’re in the business of making foods or beverages and are looking for 1600-3000 square feet of commercial production space in a spectacular new building in the South Bronx, we want to talk to you.

For more information contact: Christophe Hille

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