

1A Kitchen

THE PENINSULA
BUILDING 1A

1215 SPOFFORD AVENUE
BRONX, NY 10474



The Peninsula

Light Industrial

Owned By:
MHANY Peninsula Local Development Corporation
Ismene Speliotis 718-246-8080 ext. 203
ispeliotis@mutualhousingny.org

For Leasing Information Contact:
thepeninsula1a@mutualhousingny.org

At The Peninsula 1A light industrial building there is an opportunity for cooks and food providers currently using their homes for all cooking and baking needs. If you have outgrown your home kitchen, Peninsula 1A Kitchen may be for you.

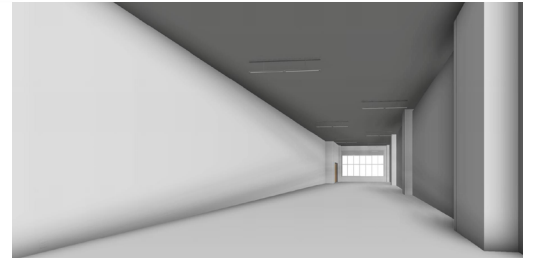
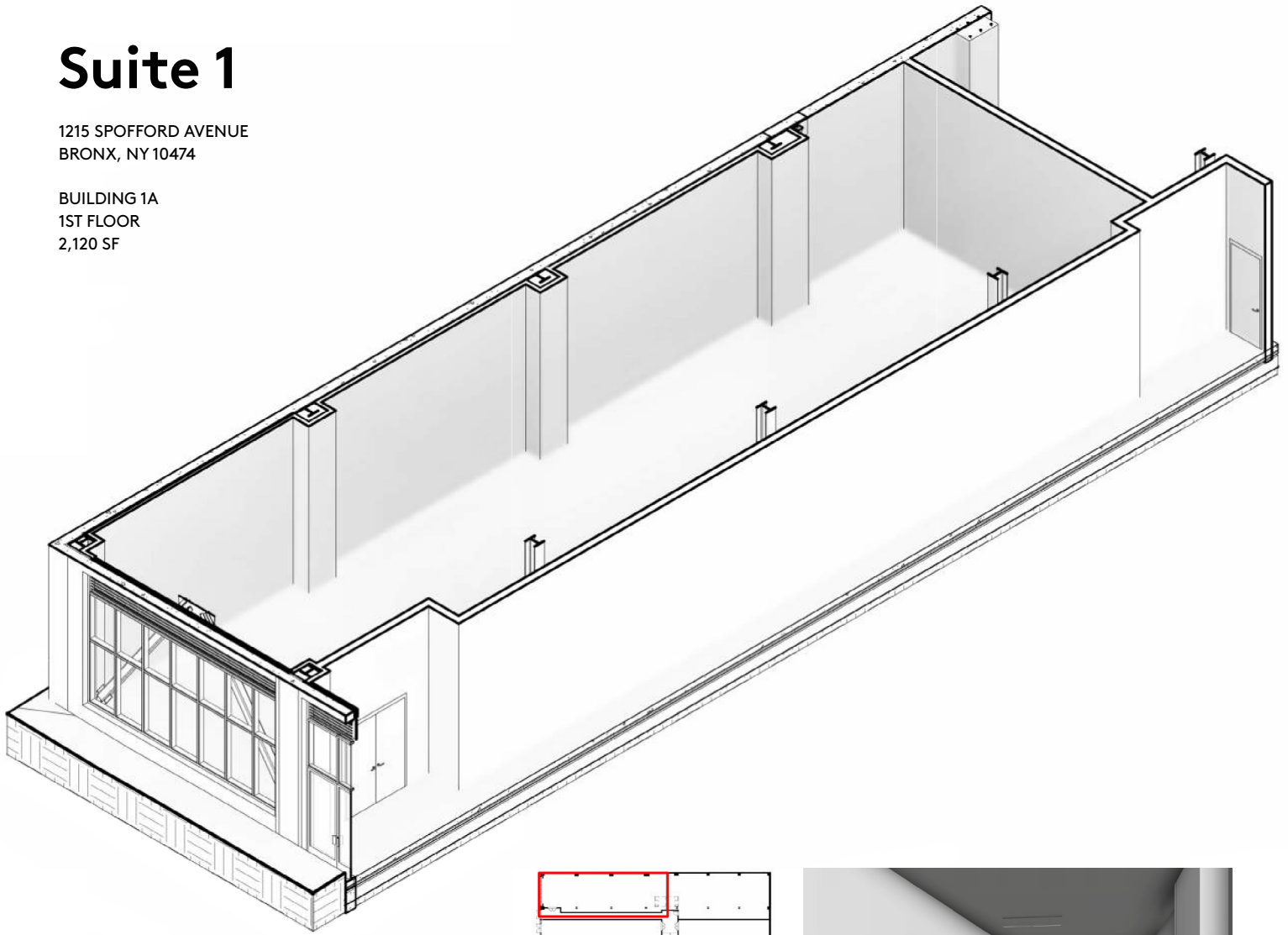
- 2000 SF of newly-built shared kitchen space
- Four individual work stations with shared hot line, cold storage, and ware-washing facilities
- Hot line includes three 6-burner ranges, four convection ovens, tilt skillet, tilting steam kettle, and combi oven
- 150 cubic feet of cold and freezer storage per tenant
- 120 cubic feet of dry storage per tenant
- 100 square feet of private workspace per tenant plus 50 square feet of prep counter space
- Building includes two 7000-lb oversized cargo elevators and three-bay loading dock

Intended Use: Light food production and food manufacturing

Suite 1

1215 SPOFFORD AVENUE
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BUILDING 1A
1ST FLOOR
2,120 SF



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Landlord will supply:

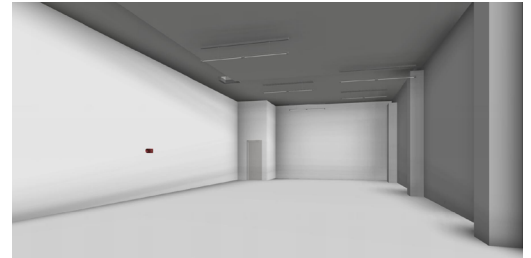
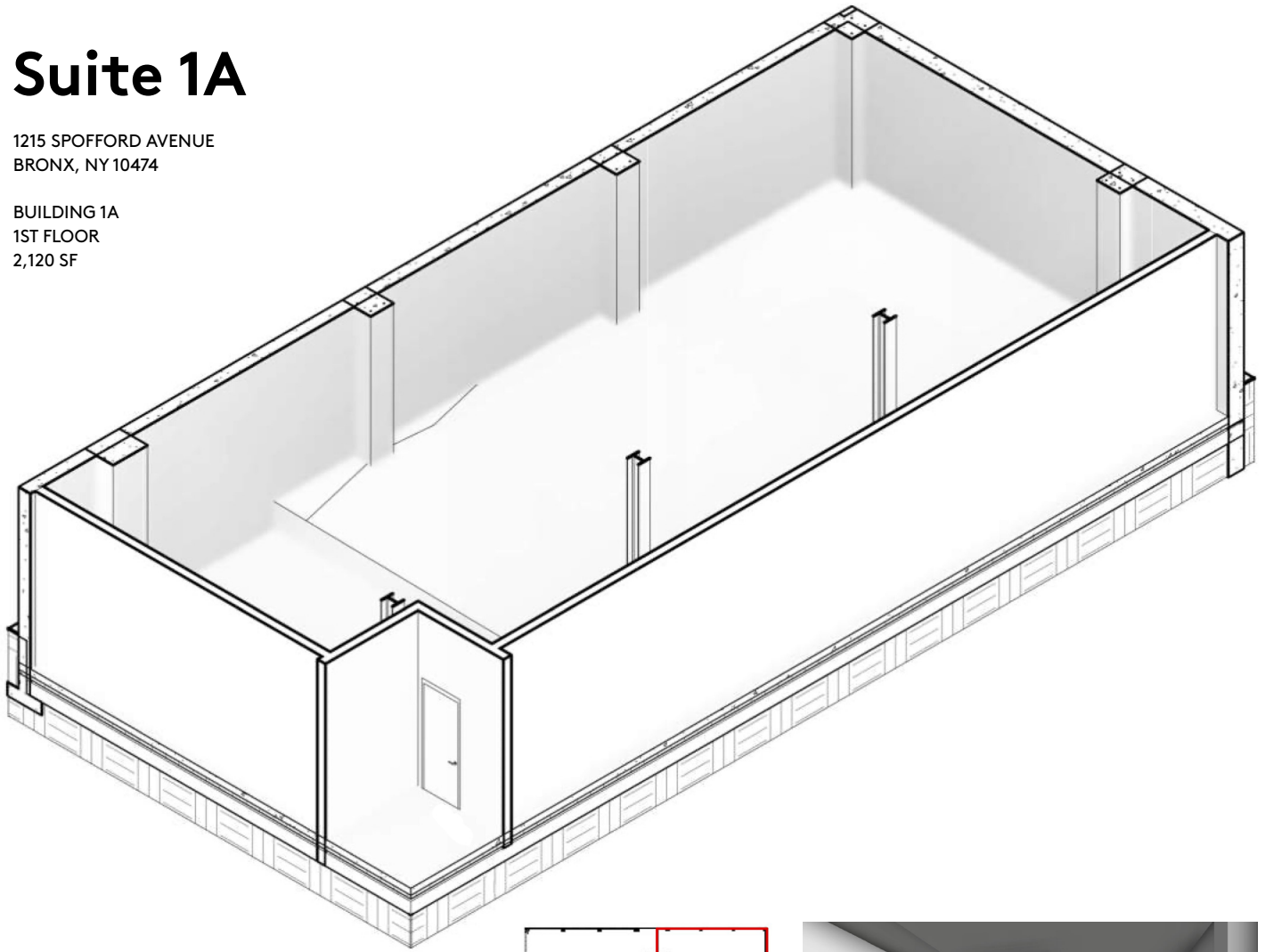
- This space has glass panel frontage onto Tiffany Street, and could include a small retail operation.
- Spaces in "white box" condition (including overhead lighting, cement floors and basic heating and ventilation)
- Commercial-grade electric and cold water supply to each unit
- Gas service available for connection
- All utilities sub-metered to each space (water, gas, electric, and heat)
- Grease waste stub out and floor drains in each unit
- Coordinated trash, recycling, and compost pickup
- Telecom and internet connection 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 Management
- Certain light manufacturing units come with potential retail frontage availability

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Suite 1A

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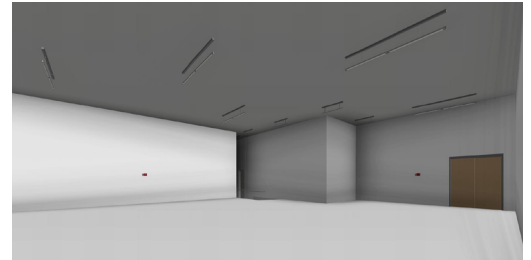
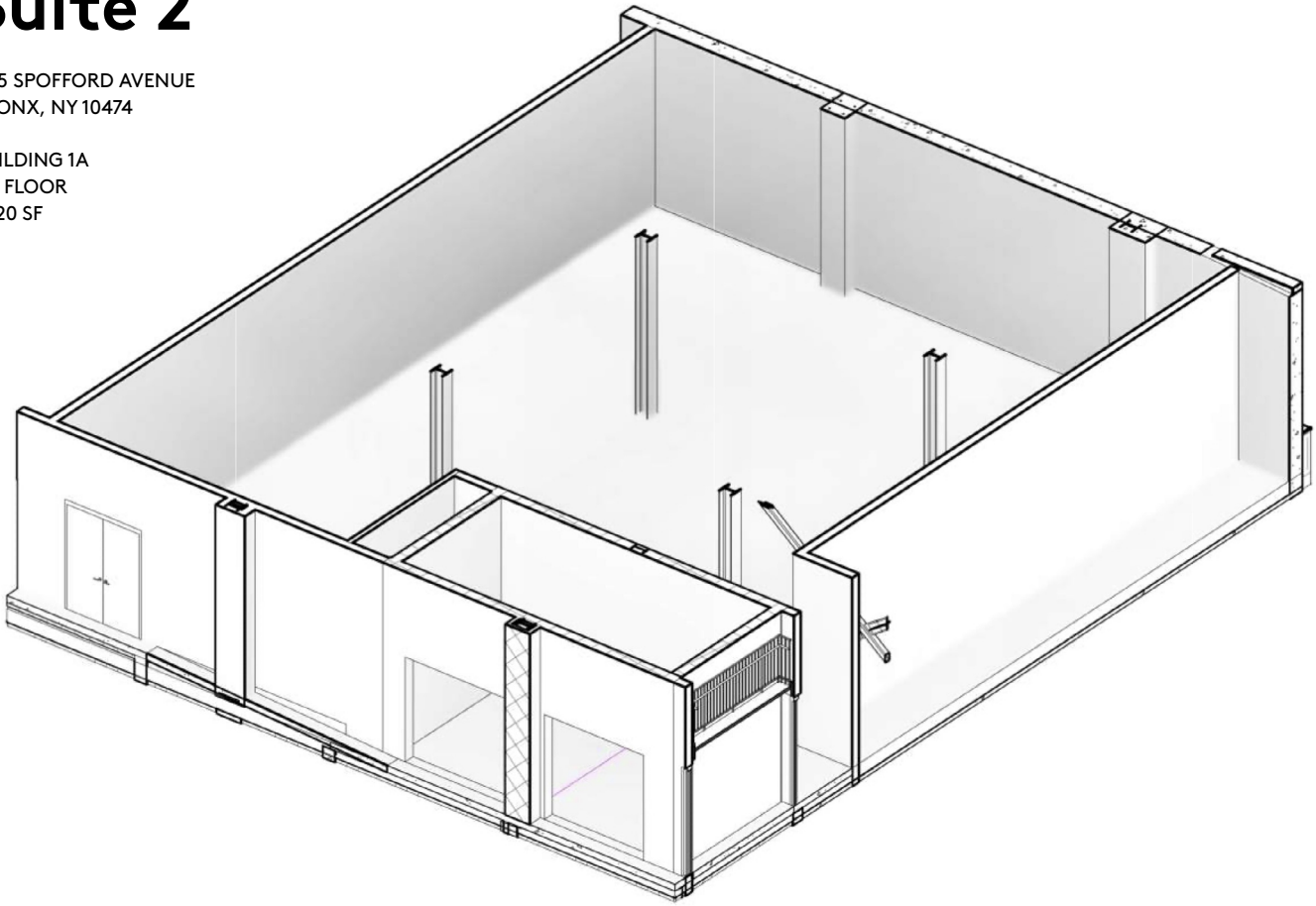
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Suite 2

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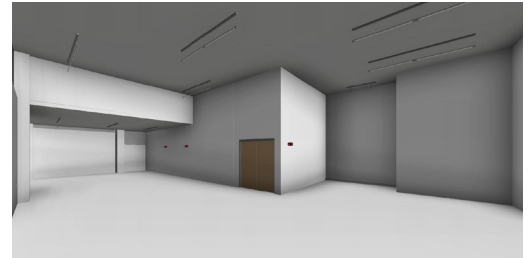
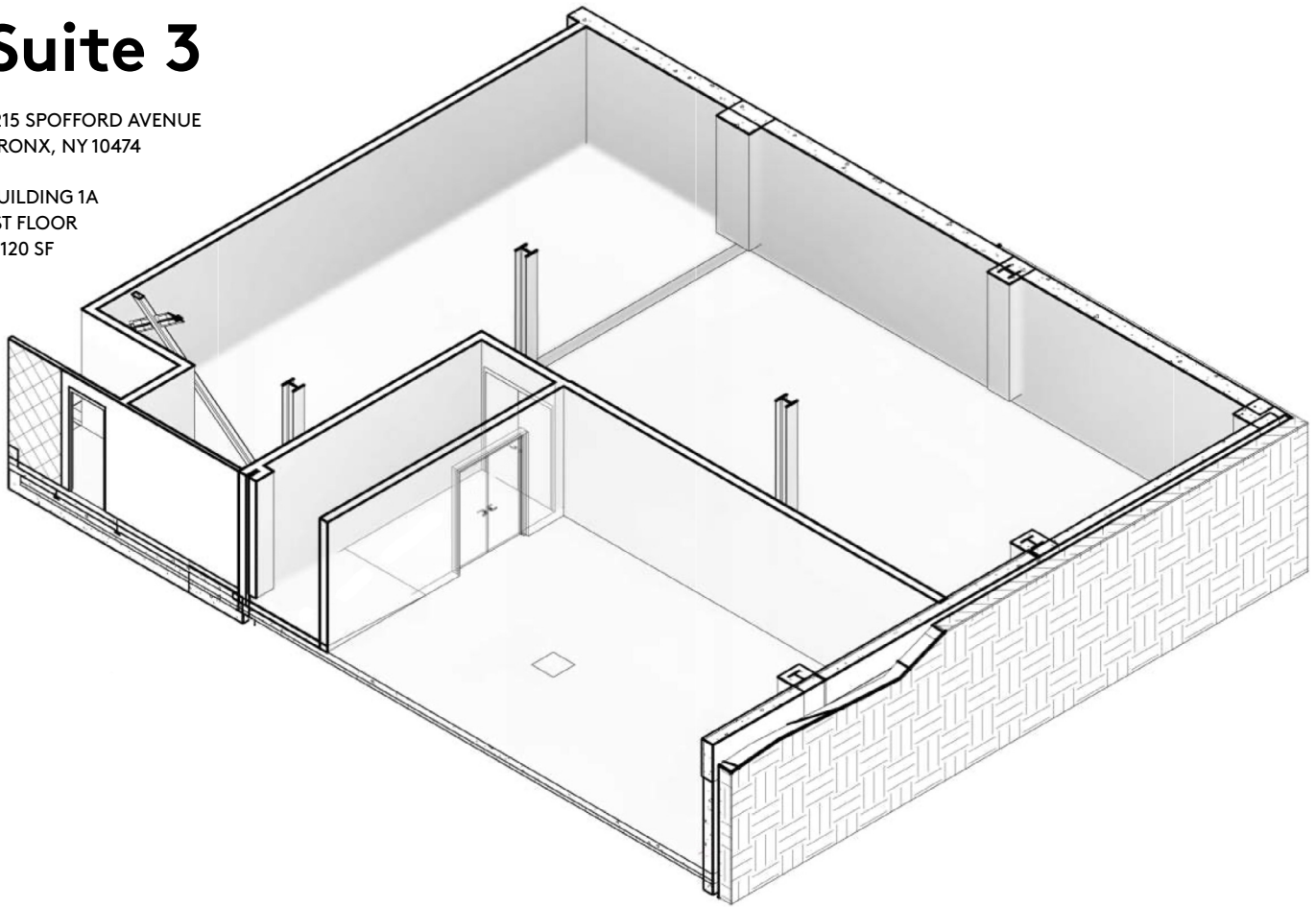
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Suite 3

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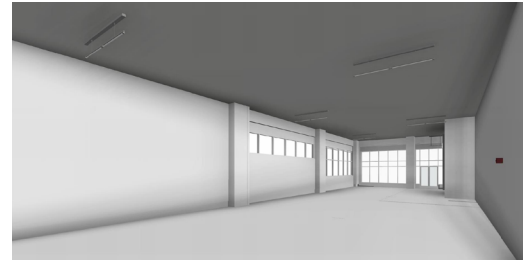
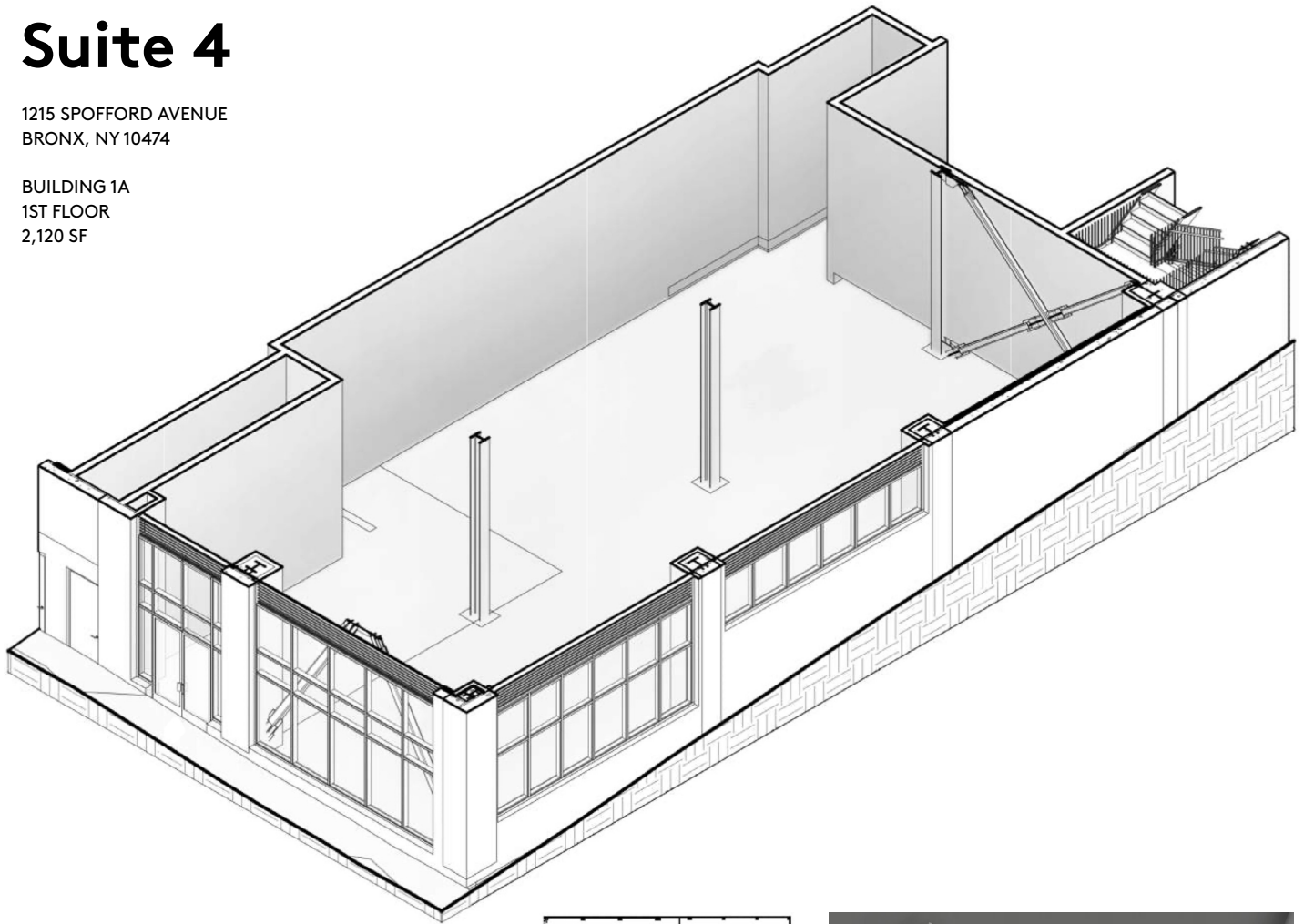
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Suite 4

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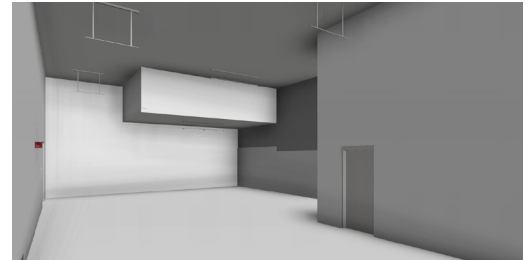
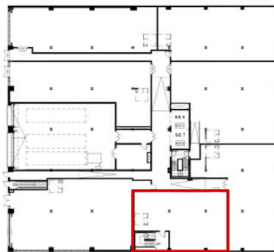
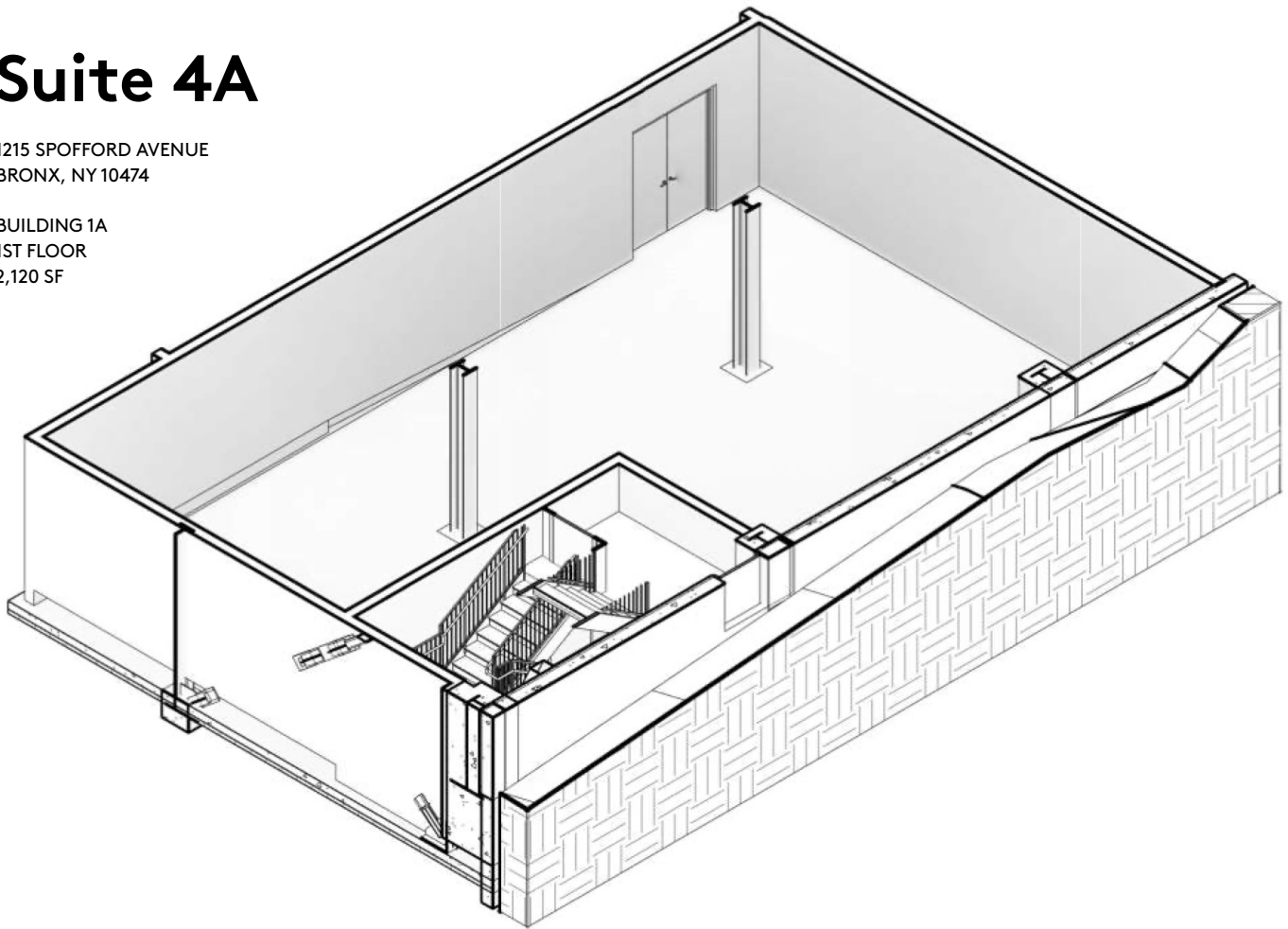
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Suite 4A

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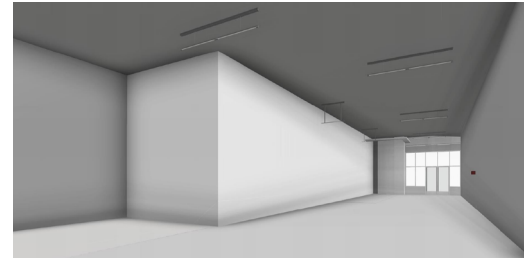
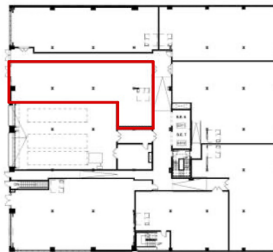
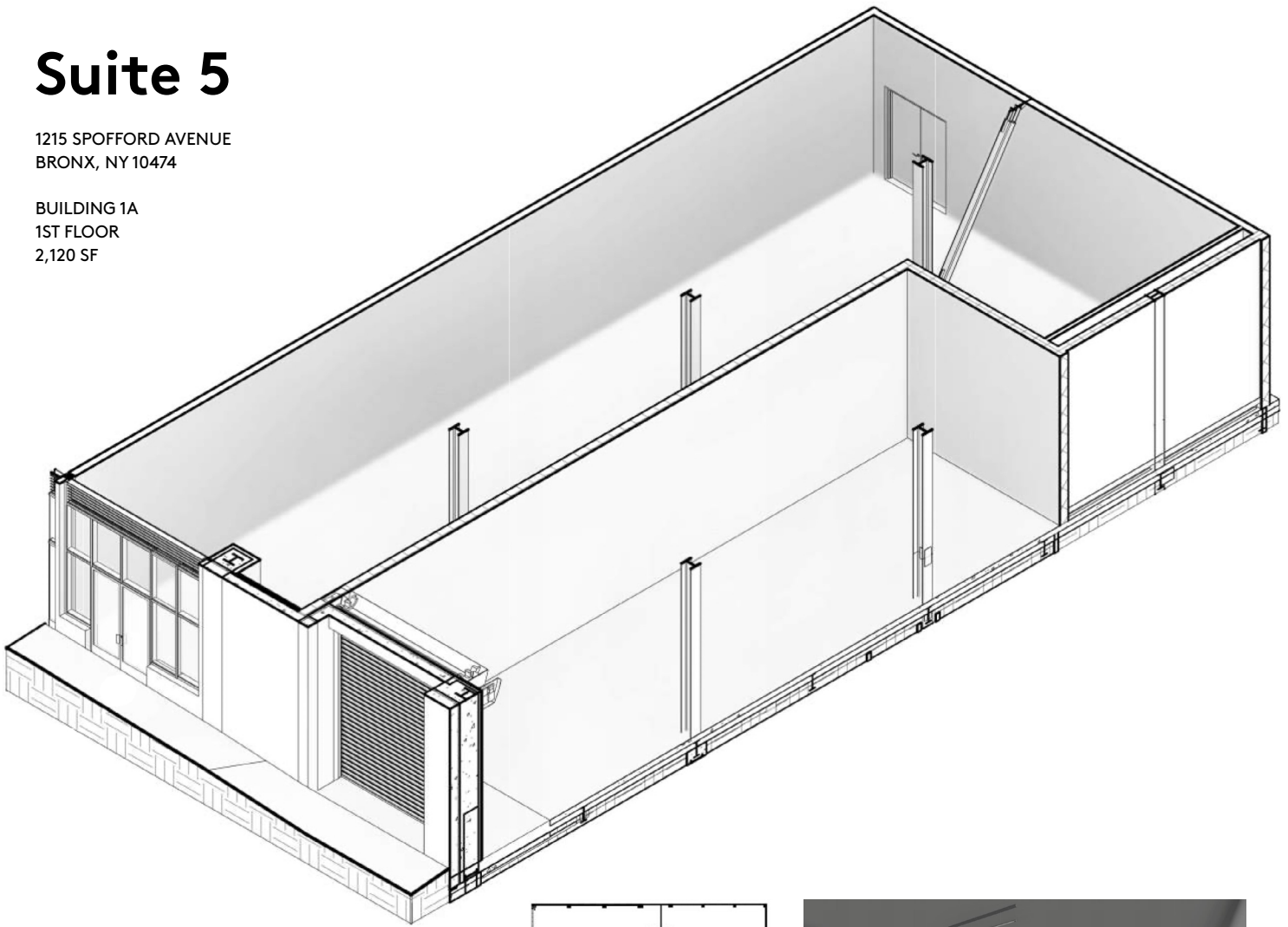
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Suite 5

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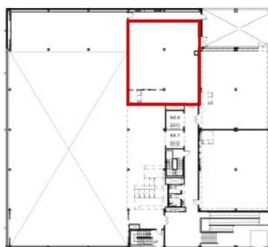
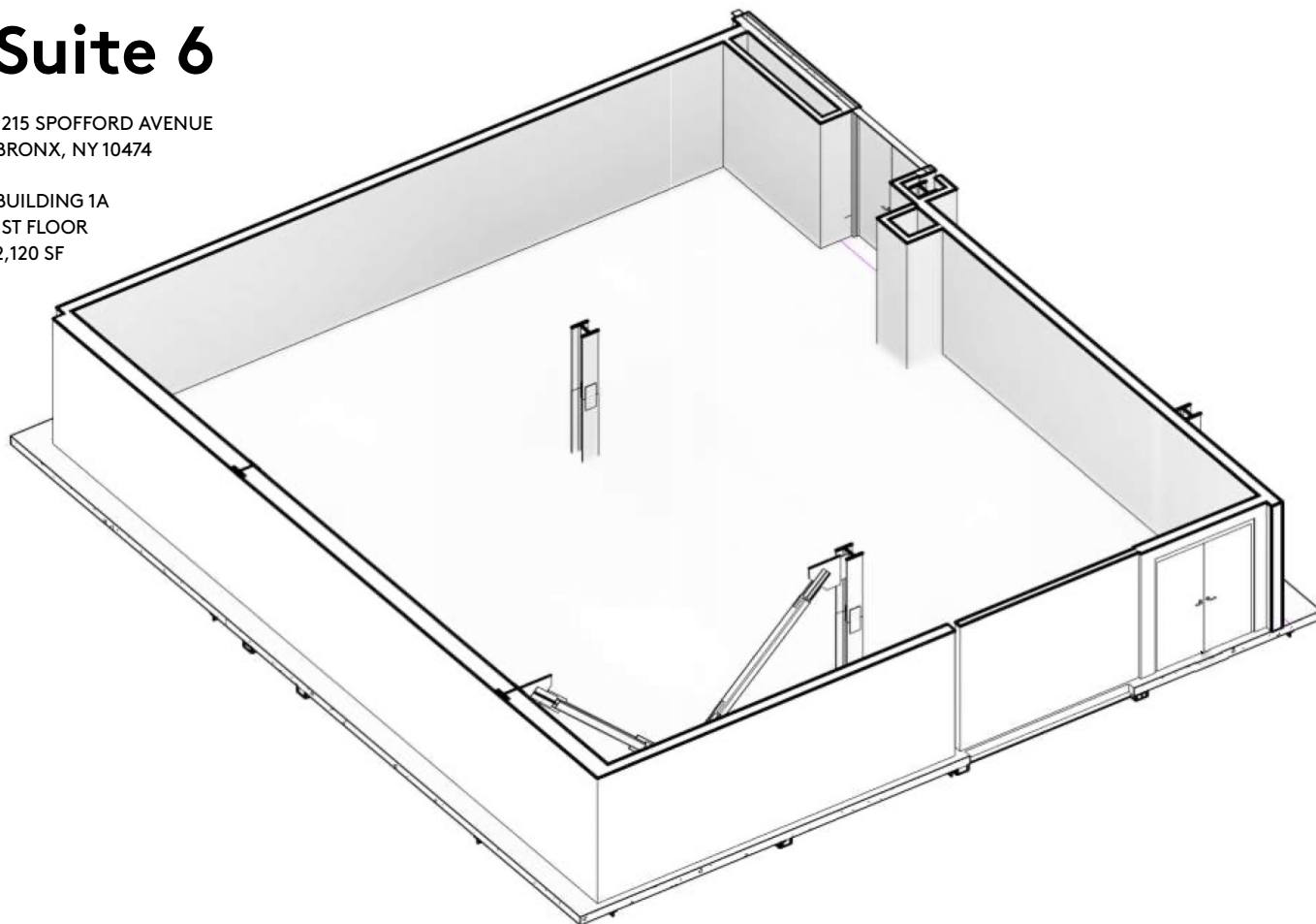
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This space will open onto the public plaza on the east side of Building 1A with a set of glass-panel double doors.

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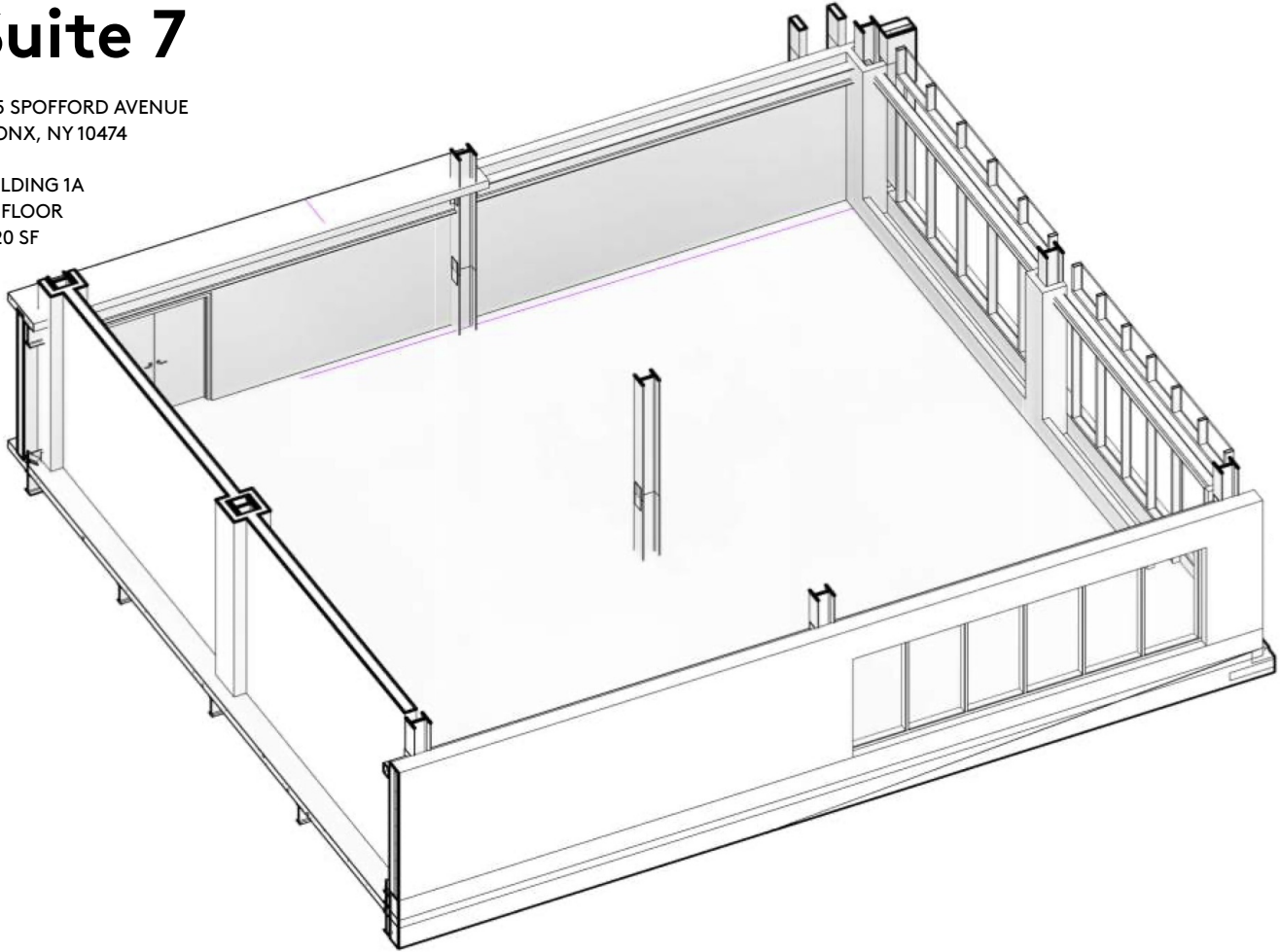
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This space has glass panel frontage facing the public plaza on the east side of Building 1A and could include a small retail operation. As a corner space, it also has east-facing windows and therefore features ample natural light.

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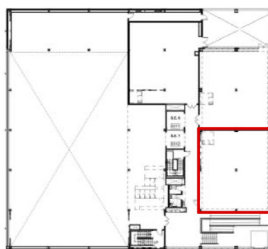
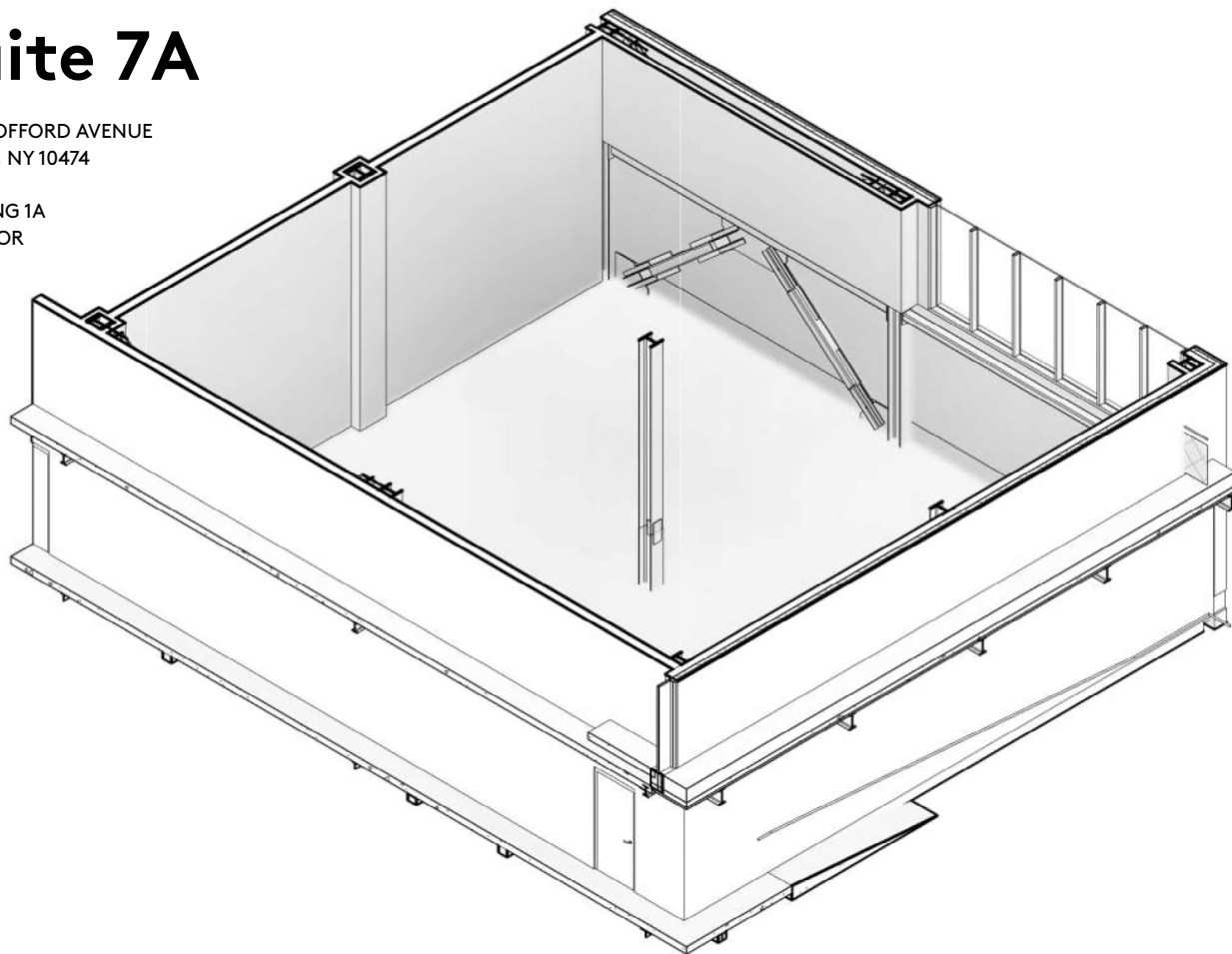
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Suite 7A

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