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PRESS RELEASE

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Choyce Peterson Brokers the Sale of a 45,876 SF Industrial Building: 4341 Bullard Avenue in Bronx, NY

Rye Brook, NY – Choyce Peterson, Inc. (www.choycepeterson.com), a commercial real estate brokerage firm, announced the successful sale of one of the five largest industrial properties to be sold in the North Bronx in the last ten years, a 45,876 square foot (SF) industrial building located at 4341 Bullard Avenue in Bronx, NY. Choyce Peterson brokered the sale for $10,350,000 on behalf of the owners, Mark Silberman and Susan Dahlstrom.

After roughly a year and a half of providing occasional advice on matters such as valuation and leasing, Choyce Peterson's Capital Markets team, led by Vice President Scott Peterson and Principal Alan Peterson, was appointed by Silberman and Dahlstrom as the exclusive sale listing agent. The property had been fully leased to Montefiore Einstein since 1986. Located less than 300 feet from direct access to the Bronx River Parkway and in close proximity to major transportation routes including I-87, I-95, and Route 1, the property offers exceptional logistical advantages for distribution, warehouse, and last mile users. The property has six loading docks, one drive-in door, approximately 4,000 SF of office space, and approximately 27,000 SF of warehouse space with 22-foot ceilings.

According to CoStar™, at the time of the sale, the property had more than twice the square footage of any other industrial building for sale in the North Bronx, and had more than three times as much land. With many investors anticipating additional regulation in the New York City area thereby

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constraining future development of similar properties, demand for an existing structure of this size was high.

Choyce Peterson actively marketed the property through its extensive network of prospective buyers, promoted the opportunity across multiple commercial listing platforms, and leveraged a variety of social media channels to maximize market exposure. “We had a great deal of interest from all manner of buyers: developers, investors and owner occupants from a wide variety of industries,” said Scott Peterson. “This was a highly competitive sale.”

“This property has been in our family since it was built in 1961,” explained Silberman and Dahlstrom. “This was an excellent time for us to place the property in the hands of a new owner and we’re very pleased with the favorable outcome that Scott and Alan helped us achieve.”

The buyer, Bullard Properties LLC, was represented by Michael Rao of New York Commercial Realty Group, LLC.

Click here to learn more: https://choycepeterson.com/4341-bullard-avenue-industrial-sale-bronx-ny/

About Choyce Peterson, Inc.
Choyce Peterson, Inc., a full service commercial real estate brokerage with offices in Norwalk, CT and Rye Brook, NY, was founded in 1997 and has negotiated millions of square feet of lease and sale transactions in 42 states and Canada. The Choyce Peterson process delivers comprehensive and creative real estate solutions to ensure clients derive maximum value from their real estate decisions.

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