

319-323 MOFFAT STREET, BROOKLYN, NY 11237

Warehouse | FOR SALE



PROPERTY INFORMATION

Block / Lot	3443 / 59, 54
Lot Dimensions	180.5' x 100'
Lot Size	18,050 Sq. Ft. (Approx.)
Building Dimensions	180.5' x 100'
Stories	1
Building Size	18,050 Sq. Ft. (Approx.)
Zoning	M1-1
FAR	1.00
Buildable Area	18,050 Sq. Ft. (Approx.)
Air Rights	0 Sq. Ft. (Approx.)
Tax Class	4
Assessment (20/21)	\$564,660
Real Estate Taxes (20/21)	\$59,498

BUSHWICK

Location

18,050

Gross SF

\$332

\$/SF

M1-1

Zoning

PROPERTY DESCRIPTION

Ariel Property Advisors has been retained to sell the warehouse located at 319-323 Moffat Street between Irving and Knickerbocker in the Bushwick neighborhood of Brooklyn. The building is a single story warehouse shared by two tenants who are both in the laundry business. The building will be delivered vacant.

The building measures 180.5' x 100' and is built on the entire M1-1 zoned lot. The ceiling heights vary and range from 15' – 18'. There are three loading bays with up to 11' gates and 5 doors all facing the front of the building. The distance between columns is 21' north to south, and 13' east to west. This allows for easy forklift accessibility. The floor is concrete and there is no basement other than a small utility room below grade.

The machinery and the heating is all gas operated. The outside of the building is protected by surveillance cameras. The roof is in good working order. In the center of the building there are four offices two on the ground floor and two above.

Transportation is in abundance. The property is located less than 2 blocks from the Wilson Avenue stop on the L train and 2 blocks from the B20 bus line. The three major metropolitan airports are in short distance, John F. Kennedy (7.1 mi), LaGuardia (8.9mi), and Newark (17.6mi). By car, there is easy access to Manhattan via the many Bridges and Tunnels. The property is also ideally situated within four miles of the Brooklyn-Queens Expressway (Interstate 278) connecting to most major thoroughfares in Brooklyn and Queens.

For more information please contact our office.

ASKING PRICE: \$6,000,000

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

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For Financing Info

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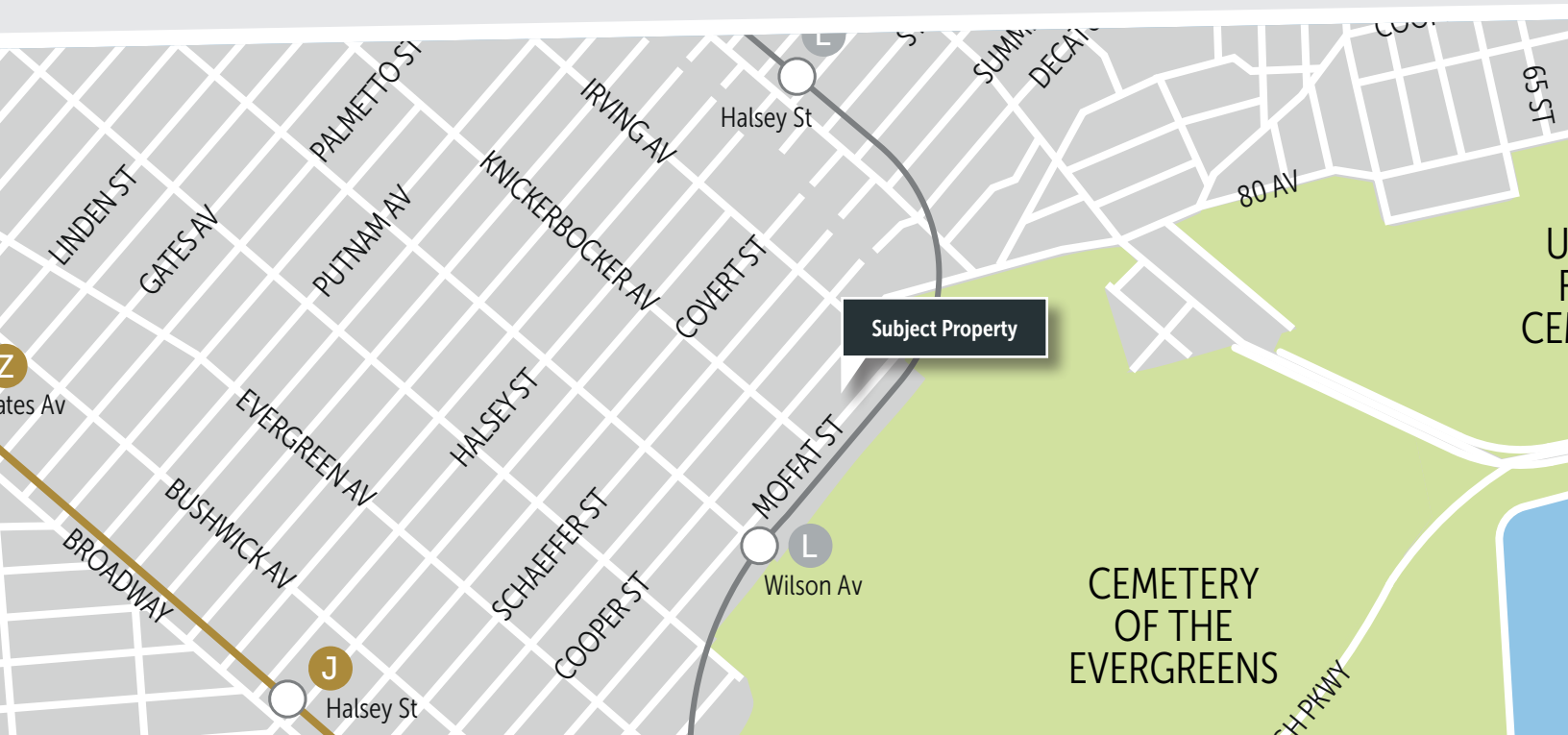
Warehouse | FOR SALE



East side of Moffat Street between
Irving Avenue and Knickerbocker Avenue



3443 | **59, 54** | **180.5' X 100'** | **18,050**
Block | Lot | Lot Dimensions | Lot Area SF



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