



PINNACLE REALTY
OF NEW YORK, LLC

www.pinnaclereny.com

46-34 11th Street • Long Island City, NY 11101

718-784-8282

FOR SALE - PRIME SUNSET PARK LOCATION

7,620 SQ. FT. PRISTINE WAREHOUSE / OFFICE

IDEAL CONTRACTOR'S BUILDING

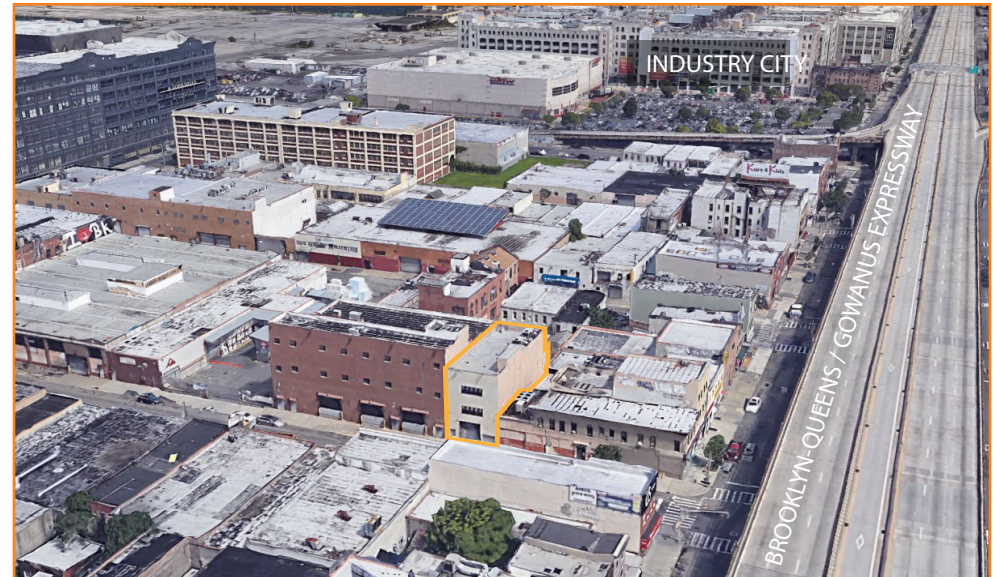
FEATURES:

- Building Size: 7,620 Sq. Ft.
- Building Dimensions: 30' x 100'
- Lot Dimensions: 30' x 100'
- Ground Floor: 3,000 SF Garage
 - 1 Overhead Door
 - 14' Ceiling Height
- 2,400 SF 2nd Floor & 2,200 SF 3rd Floor Finished Offices:
 - Multiple Private Offices
 - Conference Room, Kitchen
 - Immaculate Condition
- Sprinklered, Elevator, HVAC
- Roof Terrace
- Year Built: 2006

NEARBY:

- Brooklyn Queens Expressway
- Gowanus Expressway
- Belt Parkway
- Industry City - 5 Blocks

Transportation:



SALE PRICE:

\$3,800,000.00

REAL ESTATE TAXES:

\$53,908 / YEAR

271 42ND STREET, BROOKLYN, NY

BLOCK: 717

LOT: 48

ZONING: M1-2

For Information About This Property
Contact Exclusive Agents:

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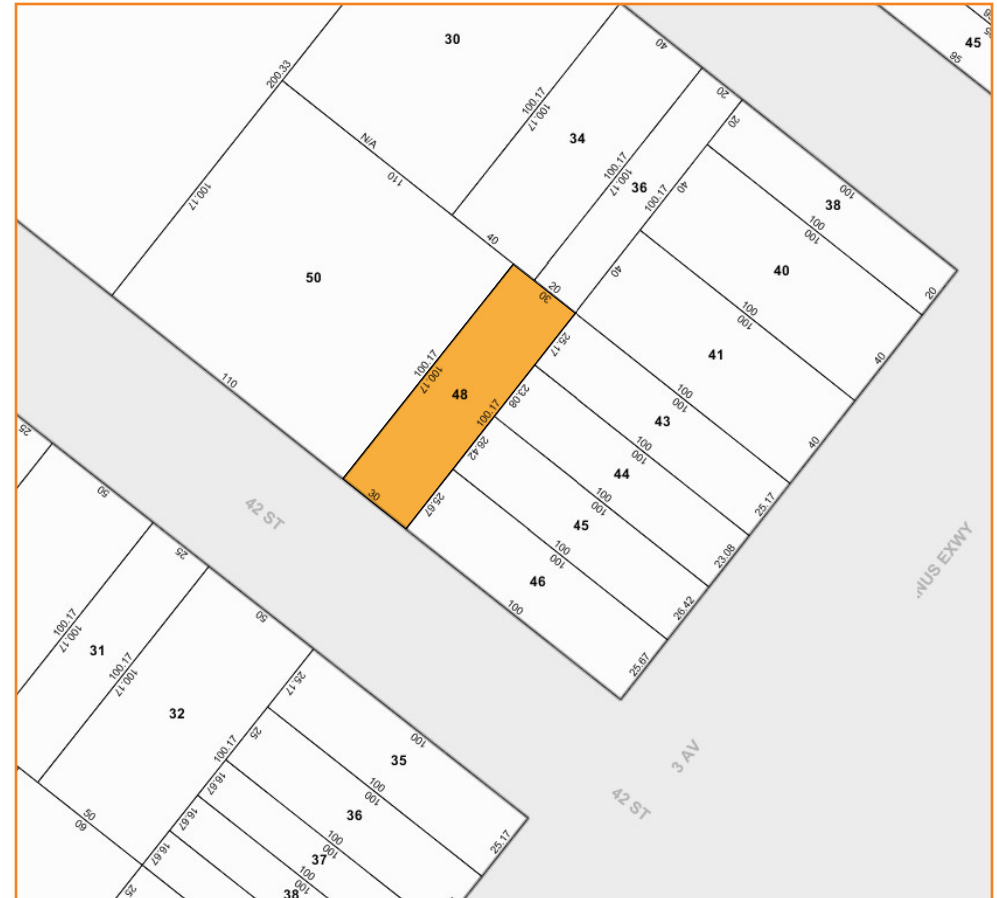
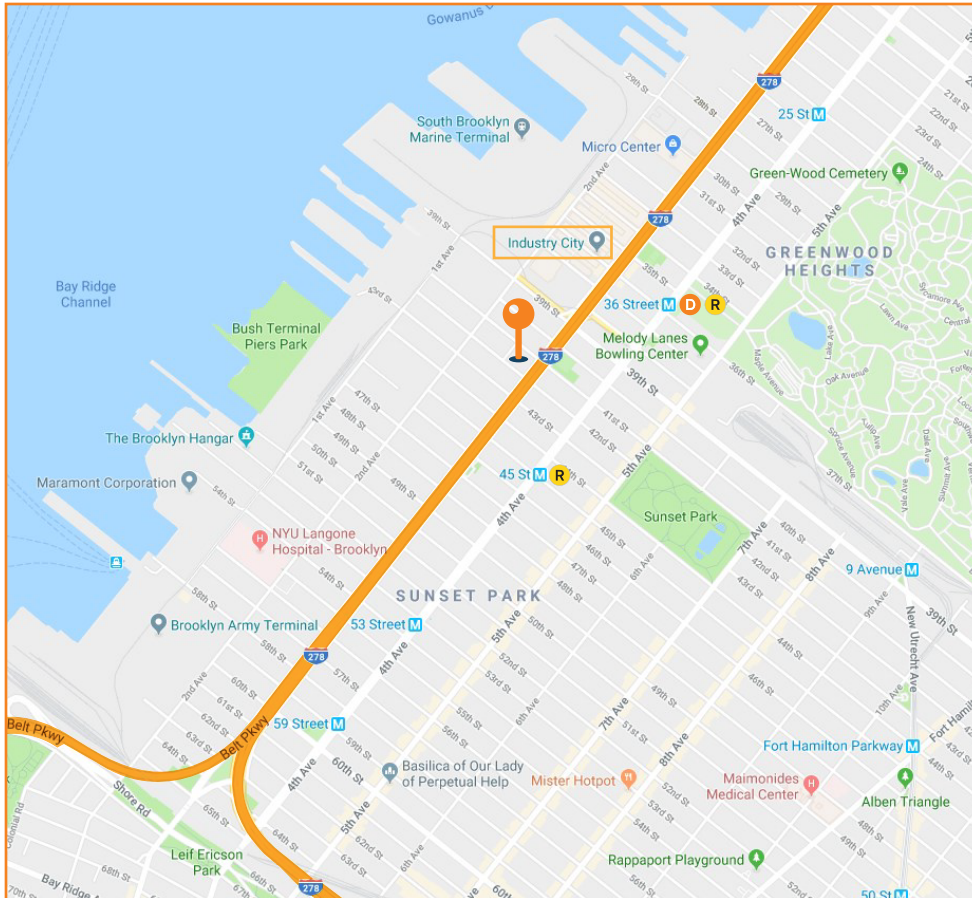
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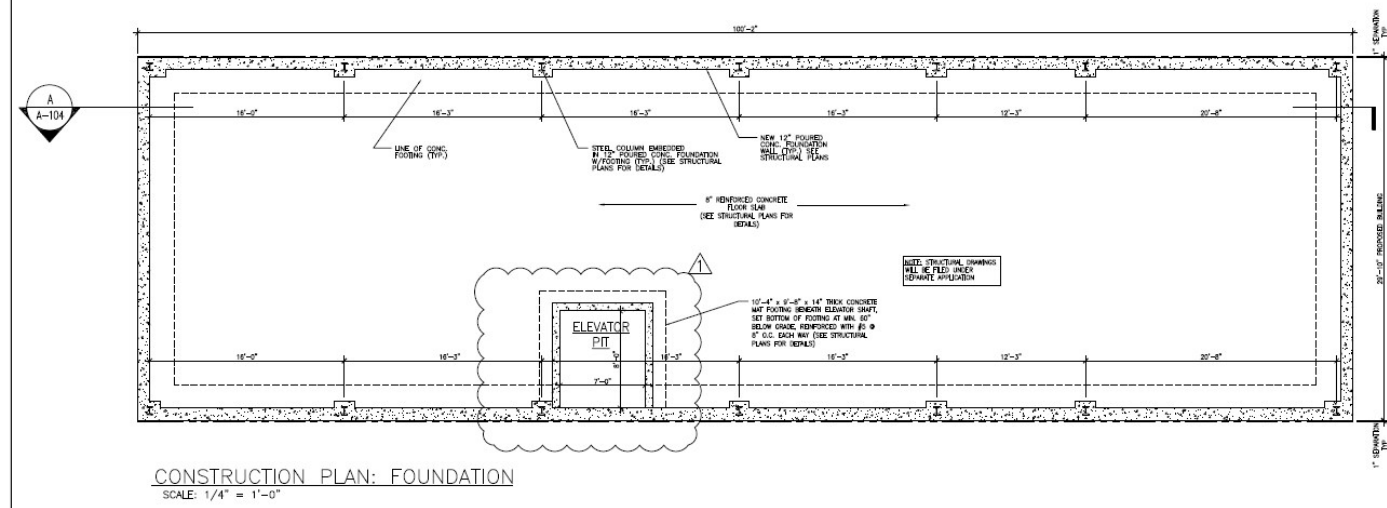
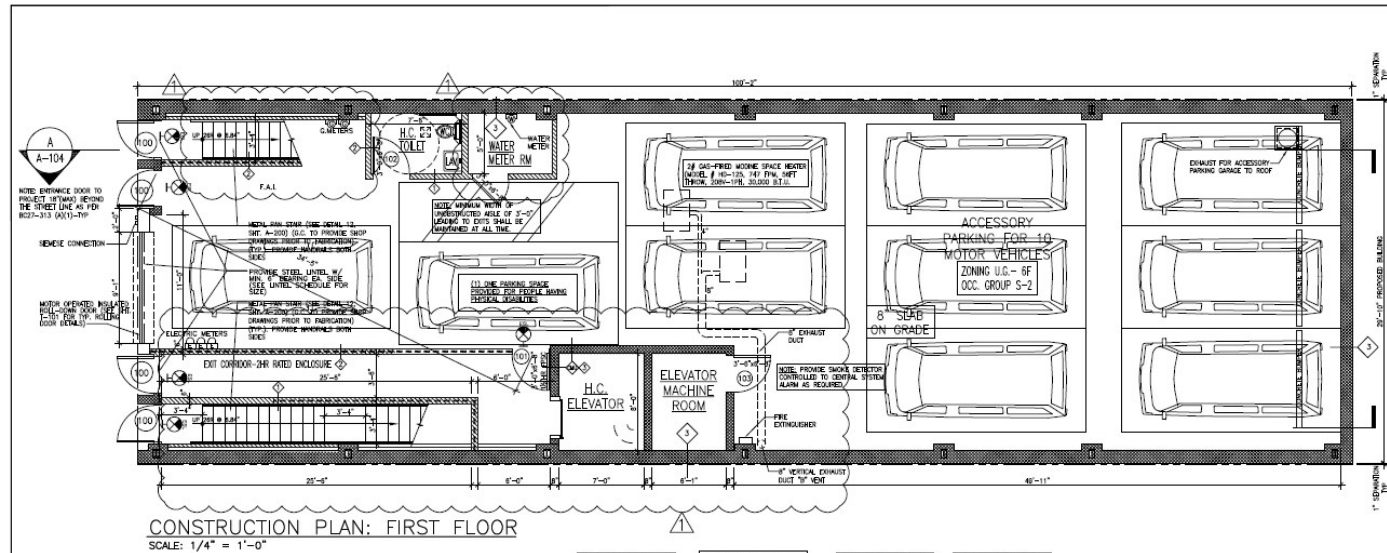
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GROUND FLOOR



WALLTHICK.	LINTEL SPAN(SCHEDULE OPENING)	LINTEL TYPE
4"	8'-0" MAX. E-C-F	100 E.P.S. 100/100/100
4"	8'-0" MAX. E-C-F	100 E.P.S. 100/100/100
4"	8'-0" MAX. E-C-F	100 E.P.S. 100/100/100
8"	8'-0" MAX. E-C-F	100 E.P.S. 100/100/100
8"	8'-0" MAX. E-C-F	100 E.P.S. 100/100/100
12"	8'-0" MAX. E-C-F	100 E.P.S. 100/100/100
12"	8'-0" MAX. E-C-F	100 E.P.S. 100/100/100

NOTE: IF THIS WALL SPANS ALL LINTELS TO BE SET AS PER THIS SCHEDULE. THE WALL SHALL BE REINFORCED WITH #4 BARS @ 12" O.C. TO BE CONTINUED THROUGH TO THE NEXT FLOOR. THE WALL SHALL BE SET AS PER THIS SCHEDULE. THE WALL SHALL BE SET AS PER THIS SCHEDULE.

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE AND IS SUBMITTED SUBJECT TO ERRORS, OMISSION, CHANGES OF PRICE OR OTHER CONDITIONS, PRIOR SALE, RENT AND WITHDRAWAL WITHOUT NOTICE.

Strange, Haskopoulos, Vella
Architects, P.C.

4000 New Utrecht Avenue Brooklyn, New York 11219
718 833-6663

PROJECT: JML_ARND_STREET_RENTAL_LLJL

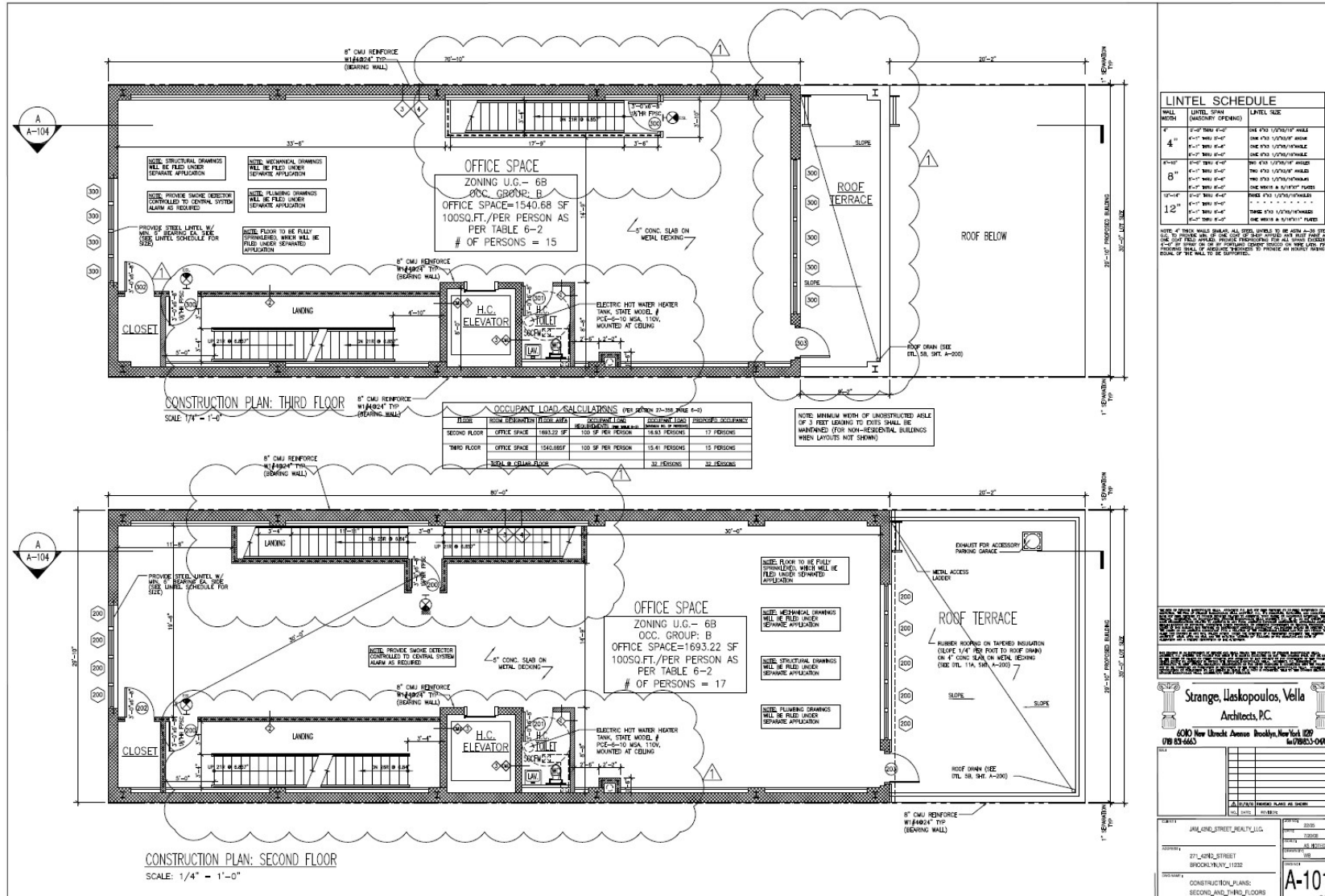
DATE: 02/08/2018

CONSTRUCTION PLANS: FOUNDATION_LLJL_FND_FLOOR

A-100



2ND & 3RD FLOORS



LINTEL SCHEDULE

WALL WIDTH	LINTEL SPAN (MASONRY OPENING)	LINTEL SIZE
4"	0'-0" TO 4'-0"	ONE 2X4 VERTICAL FINISH
	4'-0" TO 6'-0"	ONE 2X4 VERTICAL FINISH
	6'-0" TO 8'-0"	ONE 2X4 VERTICAL FINISH
8"	0'-0" TO 4'-0"	TWO 2X4 VERTICAL FINISH
	4'-0" TO 6'-0"	TWO 2X4 VERTICAL FINISH
	6'-0" TO 8'-0"	TWO 2X4 VERTICAL FINISH
12"	0'-0" TO 4'-0"	TWO 2X4 VERTICAL FINISH
	4'-0" TO 6'-0"	TWO 2X4 VERTICAL FINISH
	6'-0" TO 8'-0"	TWO 2X4 VERTICAL FINISH

NOTE: IF THERE ARE MORE THAN ALL TYPES LISTED TO BE USED IN ONE WALL, THE TOTAL HEIGHT OF THE WALL SHALL BE THE SUM OF THE HEIGHTS OF EACH TYPE. THE TOTAL HEIGHT OF THE WALL SHALL NOT EXCEED THE HEIGHT OF THE WALL. THE TOTAL HEIGHT OF THE WALL SHALL NOT EXCEED THE HEIGHT OF THE WALL.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC) AS APPLICABLE. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC) AS APPLICABLE.

Strange, Iaskopoulos, Vella Architects, P.C.
400 New Utrecht Avenue Brooklyn, New York 11220
(718) 633-6663

DATE:	PROJECT:
BY:	NO:
CHECKED:	DATE:
APPROVED:	SCALE:

PROJECT:	46-34 11th Street
LOCATION:	Brooklyn, NY 11101
CONSTRUCTION PLAN:	SECOND_2ND_3RD_FLOORS
PROJECT NO.:	A-101



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