



## WHOLESALE / RETAIL / OFFICE OPPORTUNITY

EAST NEW YORK - STEPS FROM GATEWAY CENTER - OFF THE BELT PARKWAY

DIVISIONS AVAILABLE

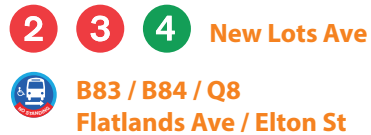
### FEATURES:

- **Section 1:**  
6,000 Sq. Ft. Ground Floor (Corner)  
12' Ceiling Height
- **Section 2:**  
3,300 Sq. Ft. Ground Floor  
30' Frontage of Flatlands Ave  
22' Ceiling Height
- **Section 3:**  
7,000 Sq. Ft. 2<sup>nd</sup> Floor (Corner)  
- 11 Private Offices  
- Bullpen Area  
- Fully HVAC
- Adjacent to Newly Built Family Dollar

### NEARBY:

- Belt Parkway
- Shore Parkway
- Linden Boulevard
- Gateway Shopping Center

### Transportation:



LEASE PRICE:

**\$30.00 PSF**

**12457 FLATLANDS AVE, BROOKLYN, NY**

BLOCK: **4427**

LOT: **1**

ZONING: **M1-1**

For Information About This Property  
Contact Exclusive Agents:

**Nechama Liberow**, Associate Broker  
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718-778-6006

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718-371-6406



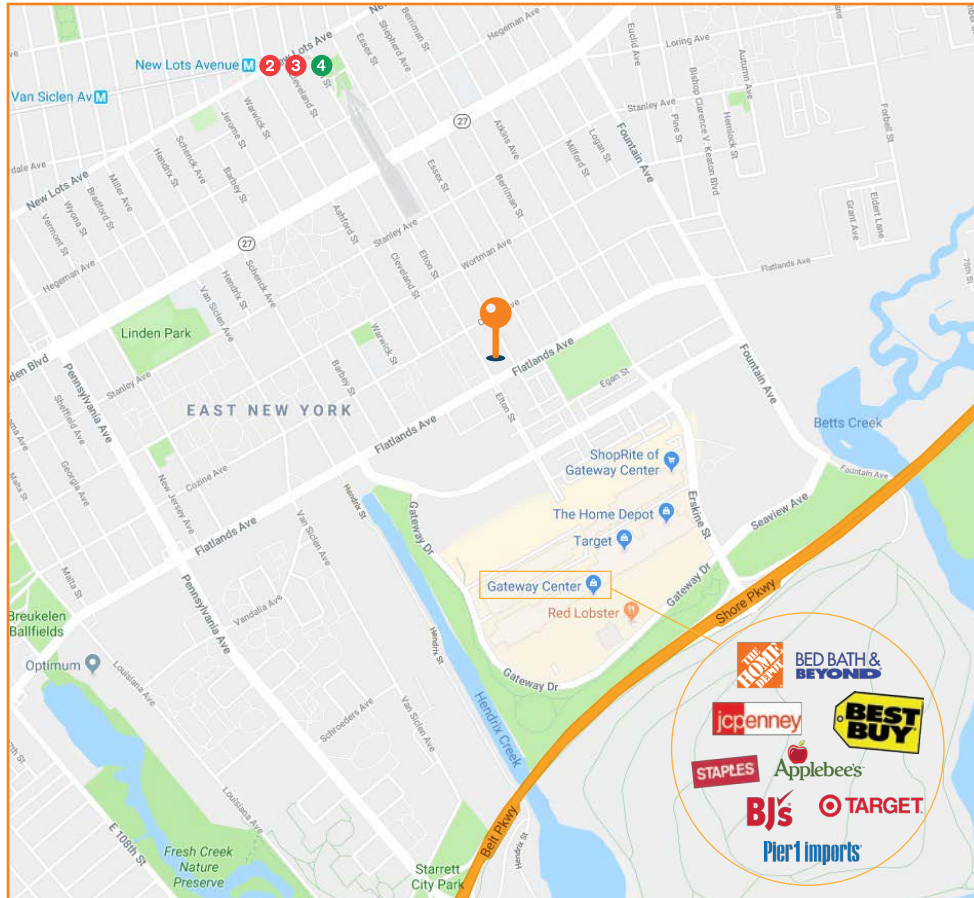
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