

83-97

APOLLO STREET

BETWEEN NASSAU & NORMAN AVENUES



INDUSTRIAL / DEVELOPMENT PROPERTY FOR SALE OR LEASE IN
GREENPOINT



BUILDING SIZE

23,750 SF

COMMERCIAL BUILDABLE

47,500 SF

COMMUNITY FACILITY

114,000 SF

ASKING PRICE: \$10,950,000

ASKING RENT: \$28 / PSF

83-97 APOLLO STREET

PROPERTY INFORMATION

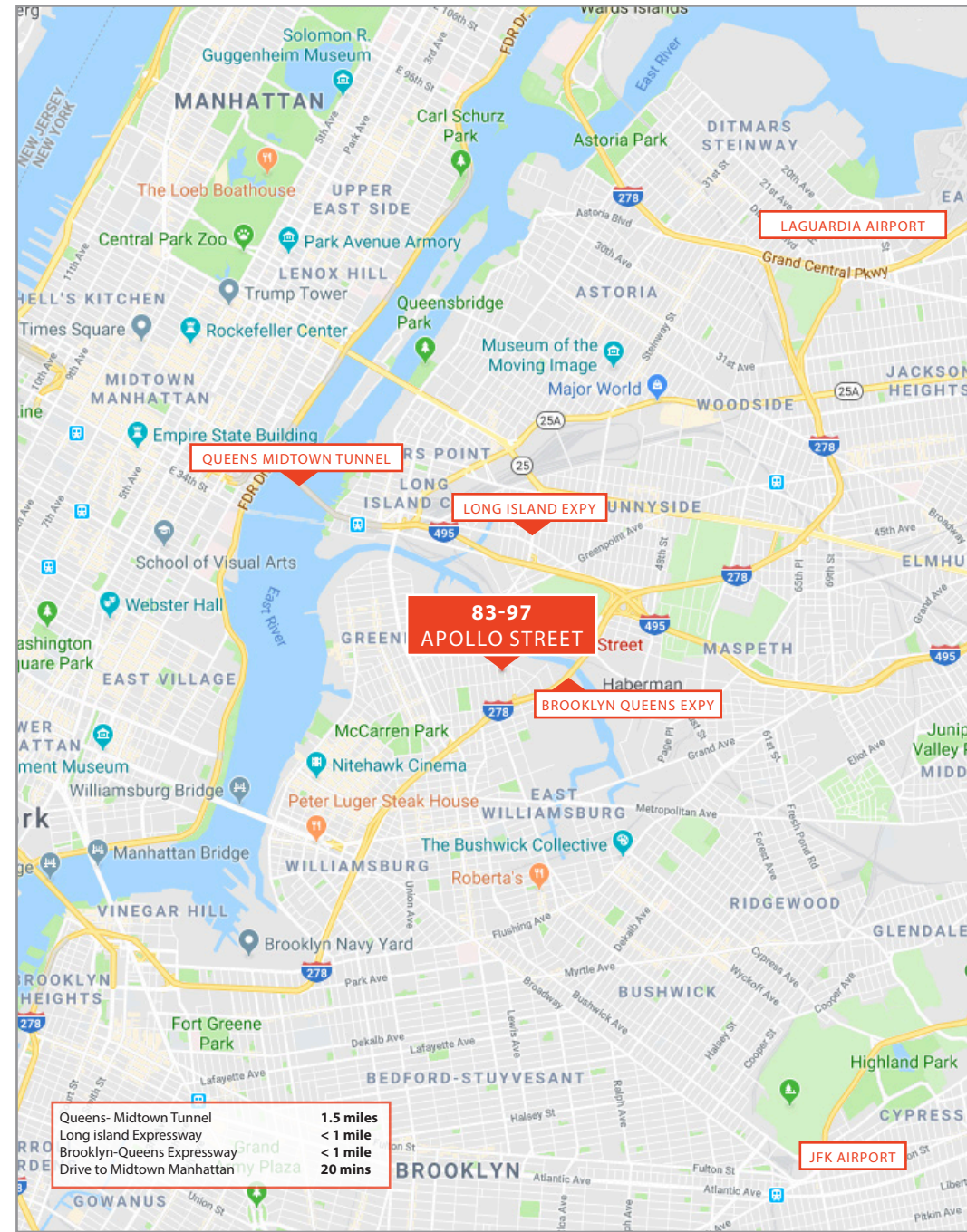
Kassin Sabbagh Realty has been retained on an exclusive basis to arrange the sale or lease of 83-97 Apollo Street, in the Greenpoint neighborhood of Brooklyn. The property is a +22,000 SF warehouse situated on a 23,750 SF block through lot in between Nassau and Norman Avenues. The property is zoned M1-2, allowing for 47,500 SF of commercial / manufacturing development potential or a 114,000 SF community facility.

The property is well located in a North Brooklyn Industrial Business Zone (IBZ) and offers both investors and users the opportunity to acquire or lease a site in a booming Brooklyn neighborhood, in the midst of rapid growth and development.

PROPERTY DETAILS

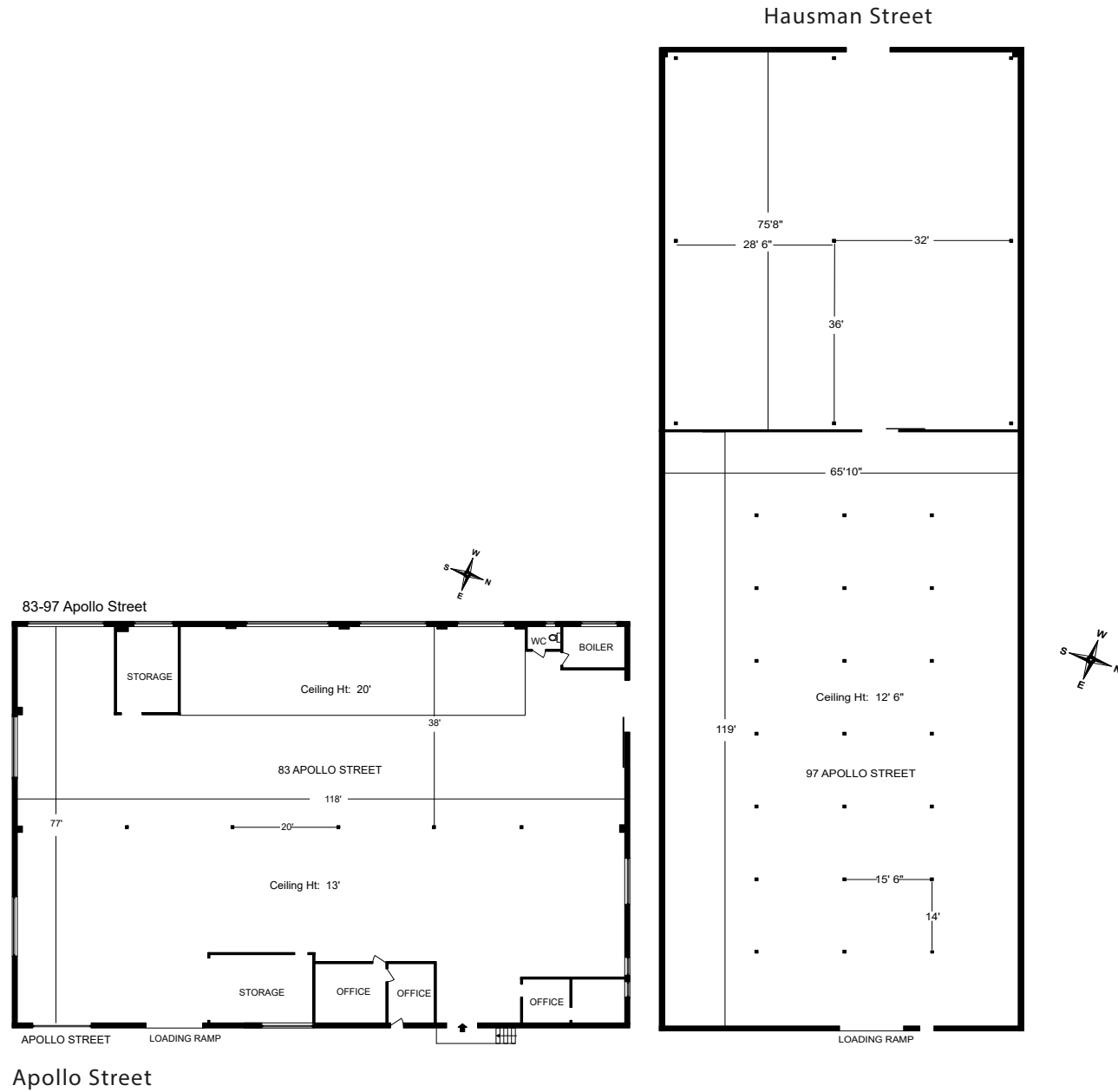
Lot Size	23,750 SF
Lot Dimensions	271.75' x 200' (Irregular)
Building Size	22,000 SF
Max Buildable	Commercial - 47,500 SF Facility - 114,000 SF
Max FAR	Commercial - 2.0 Facility - 4.8
Zoning	M1-2
Taxes	\$97,822
Sprinkler	6" sprinkler main shared between the 2 buildings
Electricity	2,000 amps
Gas	3" Gas main
Water	2" Water Main
Ceiling Heights	Range from 12'6" to 20'
Loading Ramps	2

AREA MAP



83-97 APOLLO STREET

PROPERTY FLOOR PLAN



83-97 APOLLO STREET



PROPERTY PHOTOS



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FOR MORE INFORMATION, PLEASE CONTACT:

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