



11,800 SF PRIME INDUSTRIAL ONE-STORY BUILDING FOR LEASE OR SALE IN EAST WILLIAMSBURG STEPS TO NEW NETFLIX BROOKLYN LOCATION

FEATURES:

- Total Lot Size: 14,875 Sq. Ft.
- Total Building Size: 11,800 Sq. Ft.
- First Floor Office: 1,403 Sq. Ft.
- Mezzanine Office: 1,475 Sq. Ft.
- 24' Ceiling Height
- Column Free
- 1 Drive-In Door
- 400 AMPS Power
- Waterfront Property Facing Newtown Creek / English Kills
- Commercial F.A.R.: 2
- Unused F.A.R.: 20,081 Sq. Ft.

NEARBY:

- Brooklyn-Queens Expressway
- Metropolitan Avenue
- Long Island Expressway
- Williamsburg Bridge

Transportation:

-  (Grand St, Montrose Ave, & Morgan Ave)
-  Q54 (Grand St/Morgan Ave)



LEASE PRICE:

UPON REQUEST

SALE PRICE:

UPON REQUEST

190 MORGAN AVENUE, BROOKLYN, NY

BLOCK: 2942

LOT: 221

ZONING: M3-1

For Information About This Property
Contact Exclusive Agents:

Abraham Lowy, Associate Broker
alowy@pinnaclereny.com
718-784-8488

Nechama Liberow, Associate Broker
nliberow@pinnaclereny.com
718-778-6006



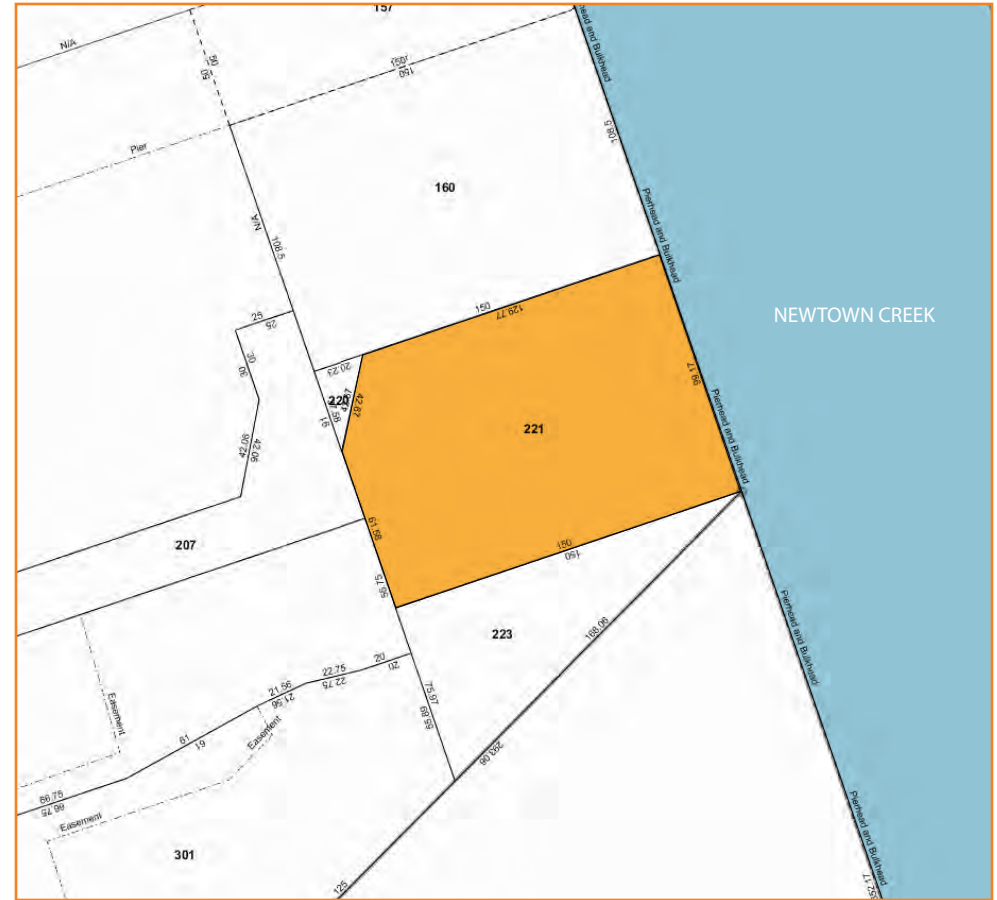
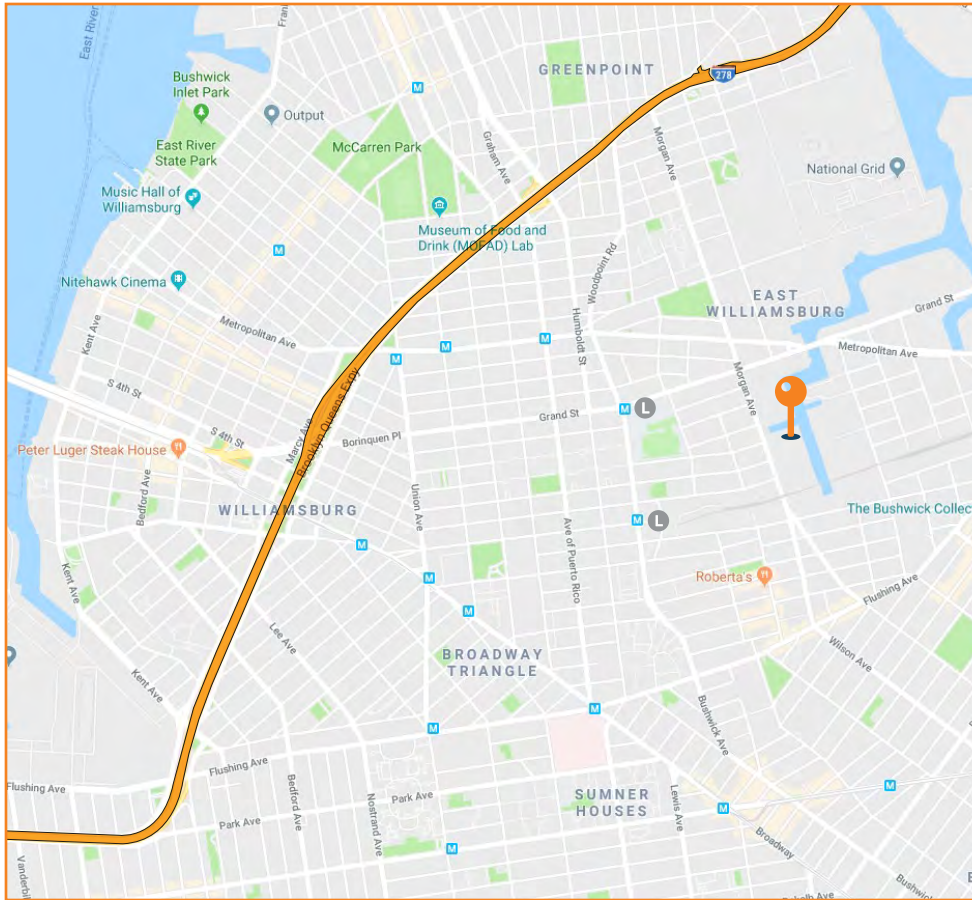
PINNACLE REALTY

OF NEW YORK, LLC

www.pinnaclereny.com

34-07 Steinway Street, Suite 202
Long Island City, NY 11101

718-784-8282





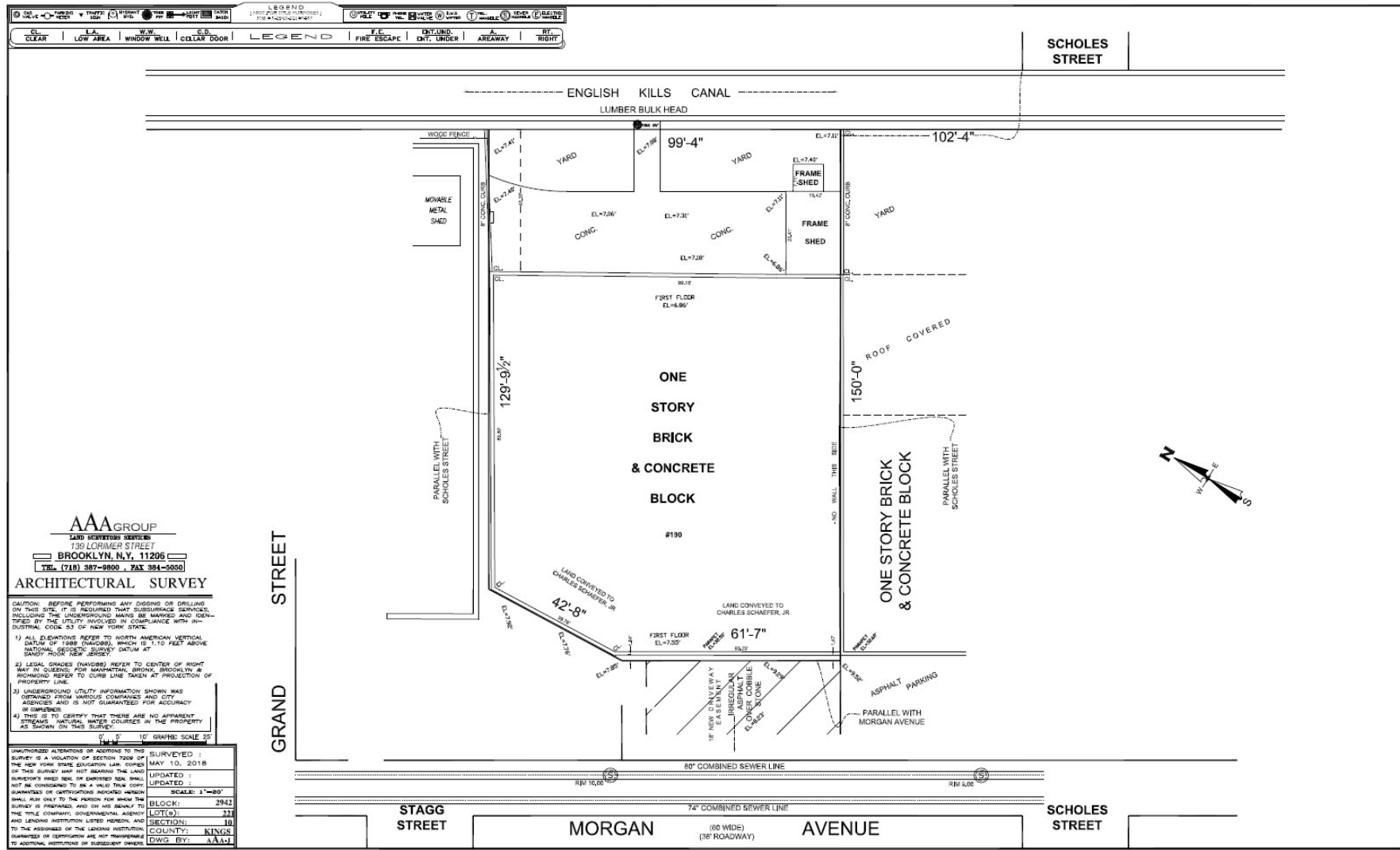
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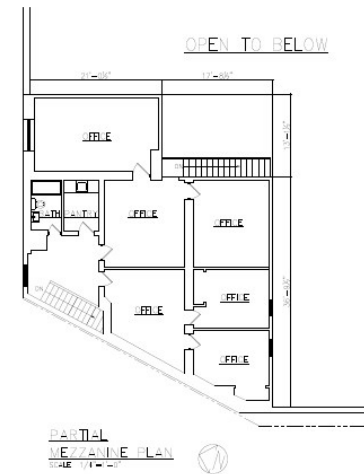
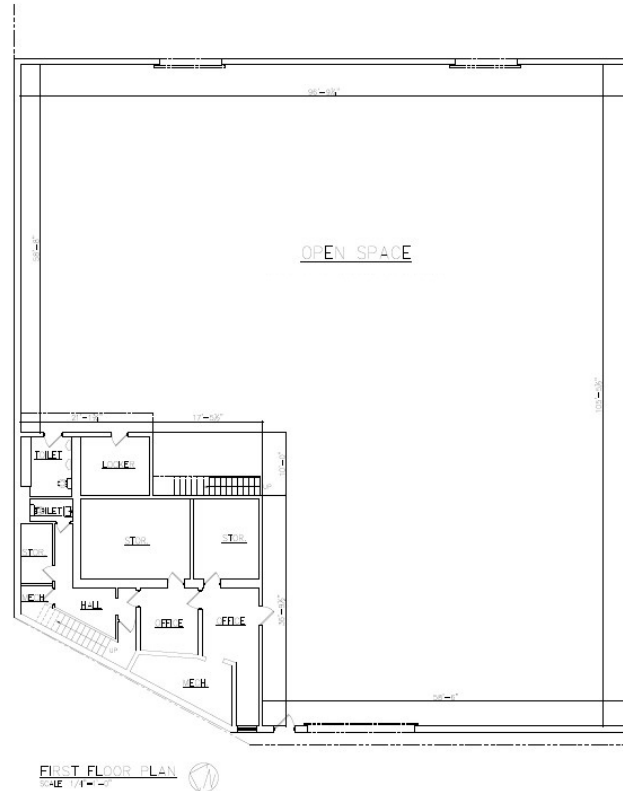
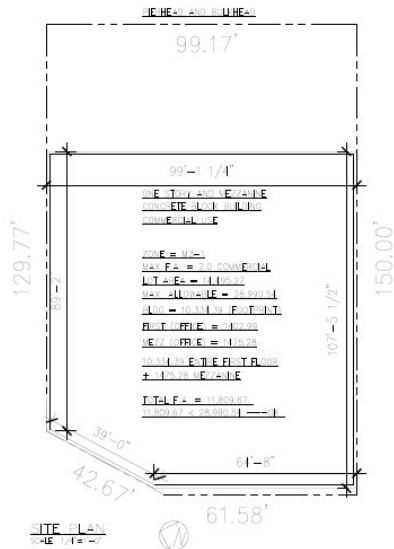
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EXISTING ONE STORY AND MEZZANINE COMMERCIAL BUILDING: 190 MORGAN AVENUE BROOKLYN, NY 11237



347-301-1453
KNIGHTVISION@GMAIL.COM

ARCHITECT
EDWARD C. HICKS
1100 17TH AVE
FLORHAM PARK, NJ 07931

PROJECT
CONVERT THE BUILDING
FIRST FLOOR AND MEZZANINE
300 SQUARE FEET
BROOKLYN, NY 11237

DATE OF THIS
SITE PLAN
FLOOR PLANS

NO.	DATE	DESCRIPTION
1	11/15/11	PRELIMINARY
2	11/15/11	REVISED
3	11/15/11	REVISED
4	11/15/11	REVISED

T-001.00

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