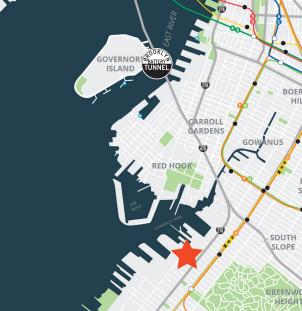
PRIME SUNSET PARK INDUSTRIAL/COMMERCIAL AVAILABLE 837 3RD AVENUE, BROOKLYN, NY 11232





BUILDING SIZE

25,000 SF GROUND FLOOR WAREHOUSE 2,500 SF SECOND FLOOR OFFICES

DIVISIONS AVAILABLE

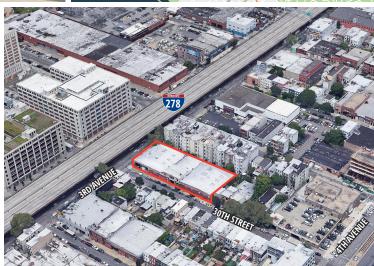
7,500 SF / 10,000 SF / 17,500 SF / 27,500 SF

ZONING

M1-2D BUILDABLE TO 50,000 SF COMMUNITY FACILITY: 120,000 SF

FEATURES

- LOCATED ACROSS FROM LIBERTY VIEW PLAZA AND INDUSTRY CITY
- TREMENDOUS EXPOSURE ON 3RD AVE WITH 350' OF WRAP AROUND FRONTAGE
- SPRINKLER (DRY)
- 16' TO 24' CEILING HEIGHTS
- 4 INTERIOR DOCKS
- 1 DRIVE-IN
- GAS HEAT



ACCESS

- 5 BLOCKS FROM R AT 25TH STREET 6
 BLOCKS FROM THE N R AT 36TH STREET
- NEAR B37 BUS SERVICE
- CLOSE PROXIMITY TO BROOKLYN BATTERY TUNNEL, BROOKLYN BRIDGE, MANHATTAN BRIDGE, AND BQE

EXCLUSIVE AGENT

BEN FEIG Licensed Real Estate Broker (718) 786-5050 bfeig@greiner-maltz.com

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