# FOR LEASE

# 8,000 SF 2-Story Warehouse in Sunset Park @ I-278 5306 Third Avenue

**BROOKLYN, NY 11220** 

## CITY-WIDE EXPOSURE • VISIBLE FROM GOWANUS EXPY

### APPROXIMATE SIZE

4,000 SF 1ST FLOOR 4,000 SF 2ND FLOOR

#### **ASKING RENT**

PLEASE INQUIRE

#### **IDEAL USE**

## LOADING

ONE LARGE OVERHEAD DOOR

#### **CEILING HEIGHT**

**18 FT WAREHOUSE** 

#### ZONING

M1-2D

**TERM** 5 YEAR - 15 YEAR LEASE

#### POSSESSION

IMMEDIATE

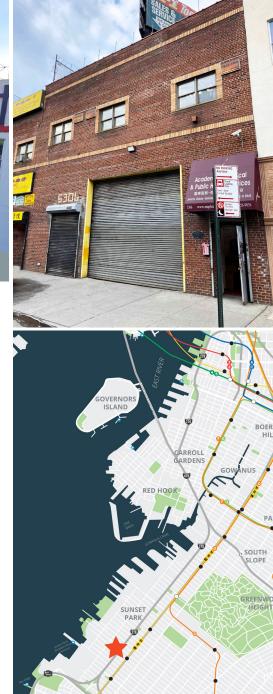
PERFECT FOR ANY CONTRACTOR, WHOLESALER, OR SHOWROOM USE

#### **FEATURES**

- CLEAR SPAN WAREHOUSE (40' X 100')
- OFFICE/STORAGE ON 2ND FLOOR
- GAS HEAT
- GREAT EXPOSURE
- OVER 75,000 DAILY IMPRESSIONS

#### ACCESS

1 BLOCK TO **R** TRAIN AT 53RD ST **B37 B11** BUS SERVICE QUICK ACCESS TO **278** / GOWANUS EXPY, BELT PKWY, SHORE PKWY, & PROSPECT EXPY



#### **EXCLUSIVE AGENT**

RYAN MALTZ (718) 786-5050 ryanmaltz@greiner-maltz.com **GREINER-MALTZ** REAL ESTATE Creating Opportunities Together WWW.GREINER-MALTZ.COM

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