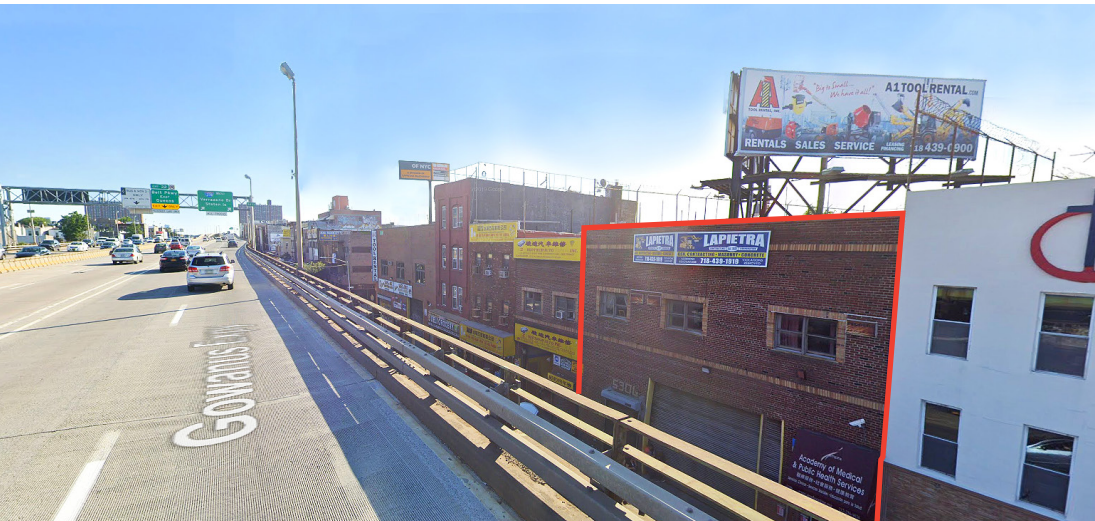


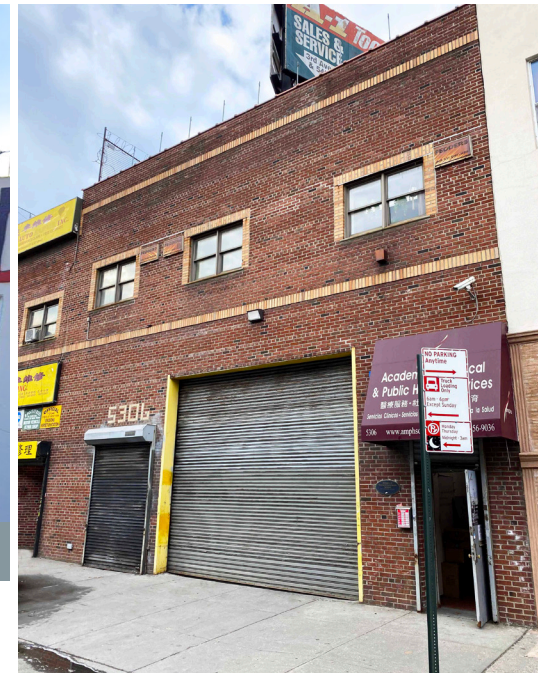
FOR LEASE

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

LOADING

ONE LARGE OVERHEAD DOOR

CEILING HEIGHT

18 FT WAREHOUSE

ZONING

M1-2D

TERM

5 YEAR - 15 YEAR LEASE

POSSESSION

IMMEDIATE

ASKING RENT

PLEASE INQUIRE

IDEAL USE

PERFECT FOR ANY CONTRACTOR,
WHOLESALER, OR SHOWROOM USE

FEATURES

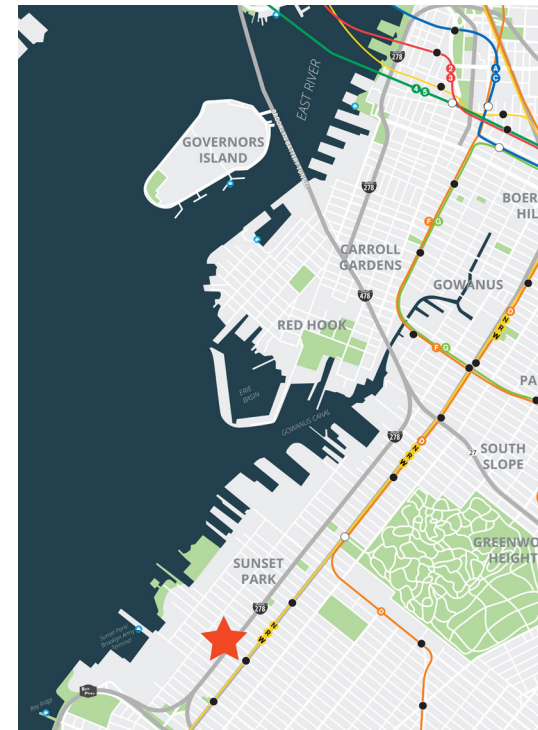
- CLEAR SPAN WAREHOUSE (40' X 100')
- OFFICE/STORAGE ON 2ND FLOOR
- GAS HEAT
- GREAT EXPOSURE
- OVER 75,000 DAILY IMPRESSIONS

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

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