

EXCLUSIVE

10,000 SF Ground Floor - OR - 18,000 SF Duplex Warehouse For Lease in Sunset Park!

255 47th STREET - BROOKLYN, NY 11220



APPROXIMATE SIZE

10,000 SF GROUND FLOOR OR
18,000 SF W/ 2ND FLOOR

BUILDING DIMENSIONS

100' X 98'

CEILING HEIGHT

12' & 15'

LOADING

1 DRIVE-IN (11' H X 12' W)

ZONING

M1-2D

FEATURES

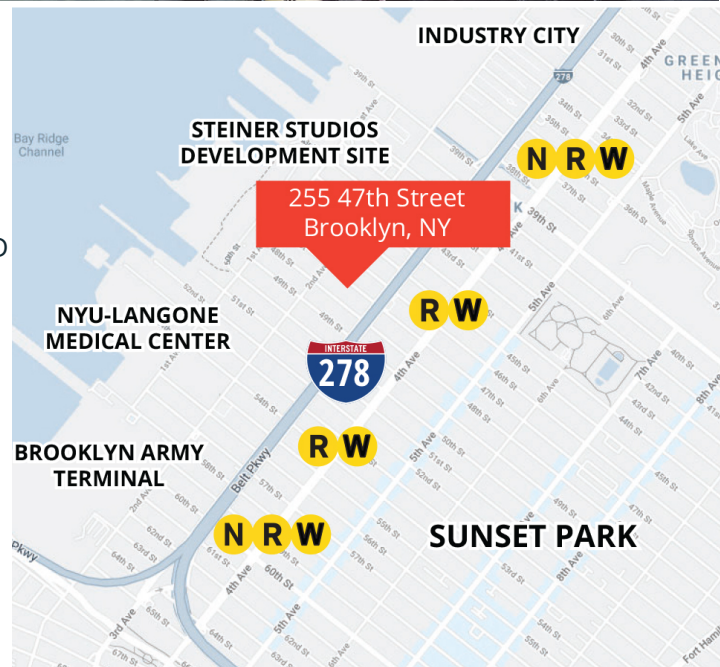
- MINIMAL LOSS FACTOR
- GAS HEATERS
- 4 TON ELEVATOR (10' X 8')
- LOTS OF NATURAL LIGHT ON 2ND FLOOR
- CLEAN EXISTING OFFICES
- HEAVY FLOOR LOADING ON 2ND FLOOR

POSSESSION

IMMEDIATE

ASKING RENT

PLEASE INQUIRE



Access

Just off of **NR** at 45th Street and **278**

Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation; condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.

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WWW.GREINER-MALTZ.COM

EXCLUSIVE AGENTS

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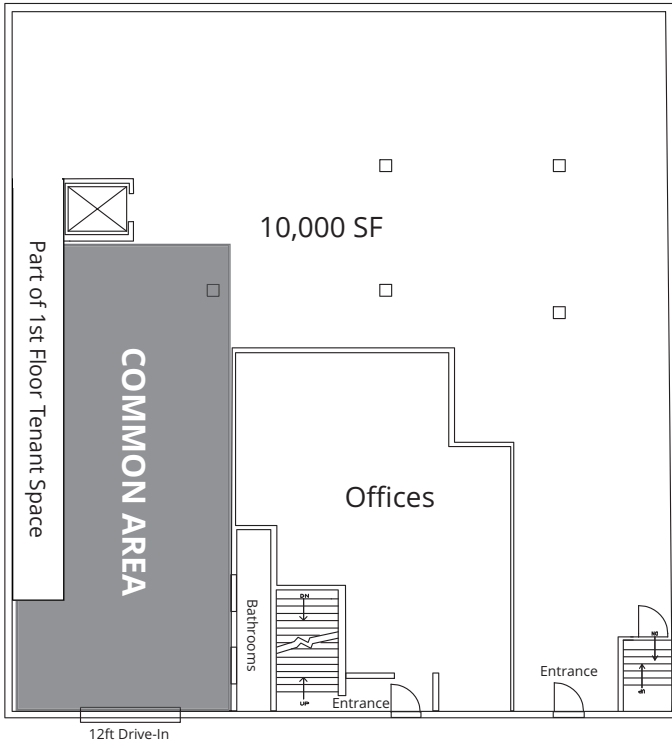
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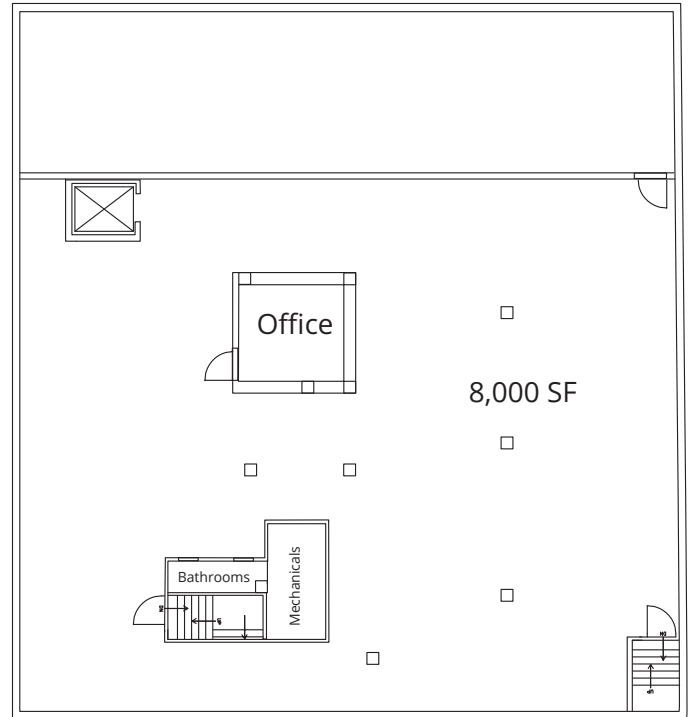
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10,000 SF GROUND FLOOR FOR LEASE



OR 18,000 SF WITH SECOND FLOOR



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