



FOR INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENT:

David Junik, Partner djunik@pinnaclereny.com 718-371-6406

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

# **FEATURES:**

Block: 4345

• Lot: 1

Zoning: M1-1

Total Building Size: 136,000 Sq. Ft.

Building Dimensions: 200'x 550'

Heavy Floor Load

Wet Sprinkler System

**Heavy Power** 

500 Sq. Ft. Walk-In Freezer

New water tight roof recently added

#### **AVAILABLE SPACES:**

Building Size: 50,000-70,000 Sq. Ft.

Mezzanine Office: 2,000 Sq. Ft.

(can be built to needs/customized)

**Ground Floor:** Office Available

Ceiling Height: 22' (20,000 SF AT 15' CEILING)

Column Spacing: 77' x 20'

Loading: 4 Drive-In Doors Frontage: 3-Street Frontage

200 Frontage on Linden Blvd.

# **NEARBY:**

Pennsylvania Avenue Corridor

Starrett City

Belt Parkway / Shore Parkway

**Gateway Center Shops** 

Burger King, McDonald's, Popeye's,

White Castle, Taco Bell

**Christian Cultural Center Brooklyn Campus** 

**Planet Fitness** 

**Linden Park** 

Cube Smart Storage

Full Service Gas Station that permits Corporate accounts

**LEASE PRICE: \$16.50 PSF** 

## **SUITABLE USES:**

**INDUSTRIAL** 

LOGISTICS

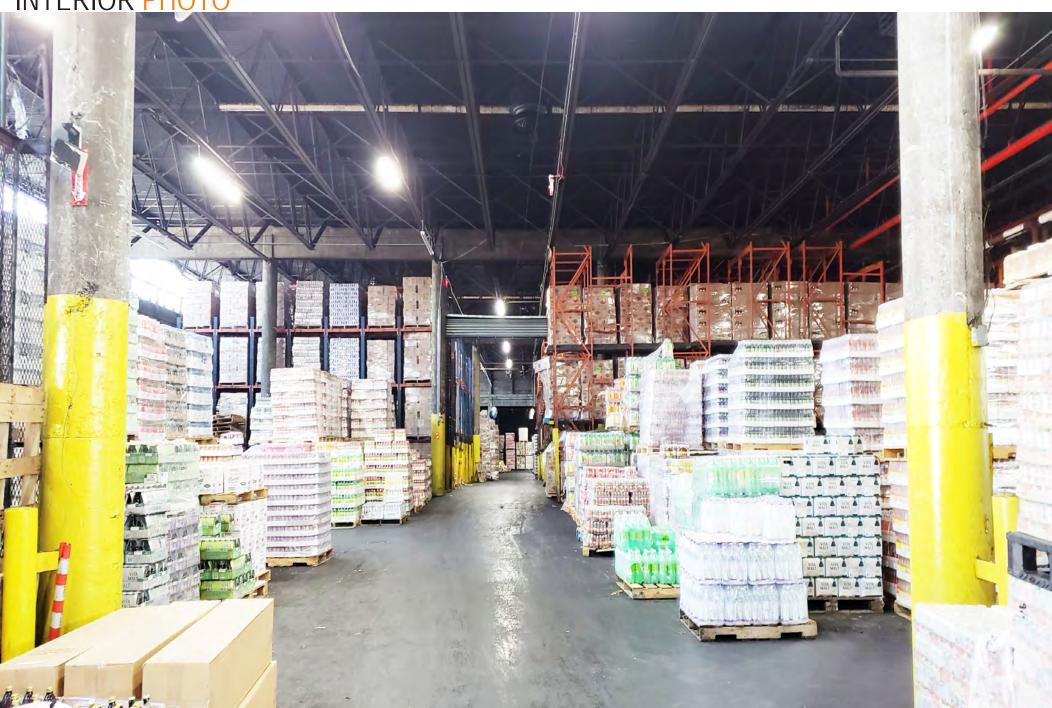
**LAST MILE** 

**DISTRIBUTION** 

STORAGE

SERVICE CENTER

INTERIOR PHOTO



All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

INTERIOR PHOTO

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

SPECS GOOGLE EARTH **MEZZANINE OFFICE** POTENTIAL EXPANSION TO 70,000 SF 2 DRIVE-IN DOORS 22' CEILING 15' CEILING 2 DRIVE-IN DOORS

### **LOCATION TRAVEL TIMES**



# PINNACLE REALTY OF NEW YORK, LLC

www.pinnaclereny.com 34-07 Steinway Street, Suite 202 Long Island City, NY 11101 718-784-8282

#### THE TEAM



NECHAMA LIBEROW
ASSOCIATE BROKER
nliberow@pinnaclereny.com
718 371 6420



DAVID JUNIK
PARTNER
djunik@pinnaclereny.com
718 371 6406