

TAHARI
REALTY

**1903
BROADWAY**

**RARE INDUSTRIAL WAREHOUSE OPPORTUNITY
WITH PARKING AND OFFICES FOR LEASE**



BROOKLYN | NEW YORK

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CONTACT

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INQUIRE FOR PRICE

EXECUTIVE SUMMARY

1903 Broadway is a rare commercial opportunity in the heart of Bushwick, Brooklyn, offering a versatile mix of warehouse, office, and parking space with unlimited use potential. The property features a 5,218 SF warehouse and 4,675 SF of parking, making it an ideal choice for businesses needing a combination of storage, operations, and on-site vehicle accommodation. Located in one of New York City's fastest-growing neighborhoods, 1903 Broadway provides businesses with exceptional access to NYC, all five boroughs, and Long Island.

Bushwick has evolved from an industrial district into a thriving hub for creative industries, manufacturing, logistics, and technology companies. Its strategic location makes it an excellent choice for businesses seeking convenient access to both local and regional markets. 1903 Broadway is highly accessible via multiple transportation options.

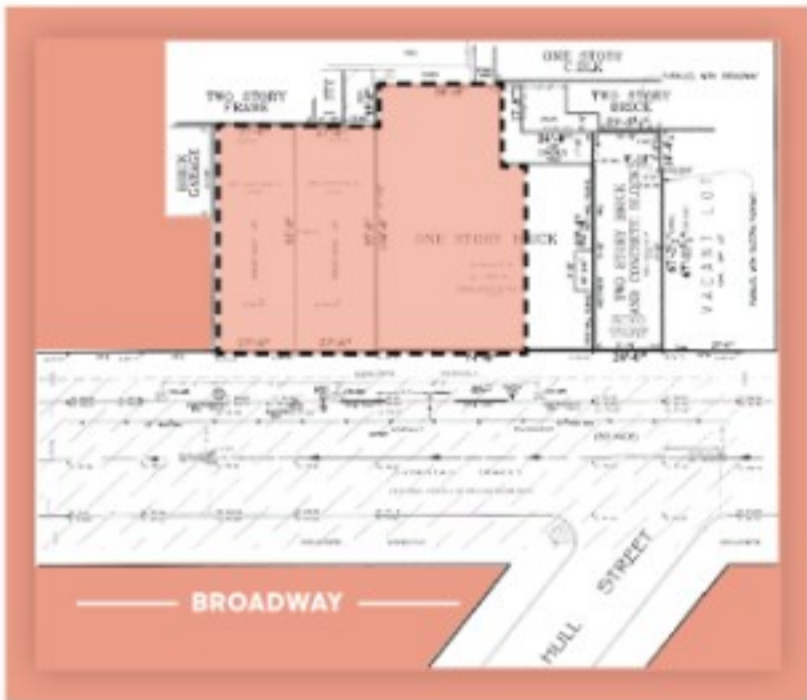


The property is served by the J, M, and Z subway lines, with nearby stations at Gates Avenue & Halsey Street, providing a direct link to Manhattan, Queens, and beyond. Multiple MTA bus routes operate in the area, ensuring easy commuter access. The location also benefits from direct connections to Broadway, Myrtle Avenue, and Bushwick Avenue, as well as major highways including the Brooklyn-Queens Expressway (I-278) and the Jackie Robinson Parkway.

Additionally, the property offers proximity to LaGuardia and JFK Airports, along with major freight and distribution hubs, making it a prime destination for businesses requiring regional & national connectivity. With Bushwick's continued growth, strong market fundamentals, & prime transit connectivity, 1903 Broadway is an ideal opportunity for businesses seeking a flexible space in one of Brooklyn's most sought-after commercial corridors.

HIGHLIGHTS

Building Size:	5,218 SF
Parking:	4,675 SF
Office Space:	1,000 SF (Fully Air Conditioned)
Block-Lot:	3470-0003
Zoning:	M1-1
Ceiling Heights:	14'2"
Loading:	2 Drive-in Doors
Power:	3 Phase Electric Service
Subway Line:	A, C, L, J, Z (at Doorstep of Building)



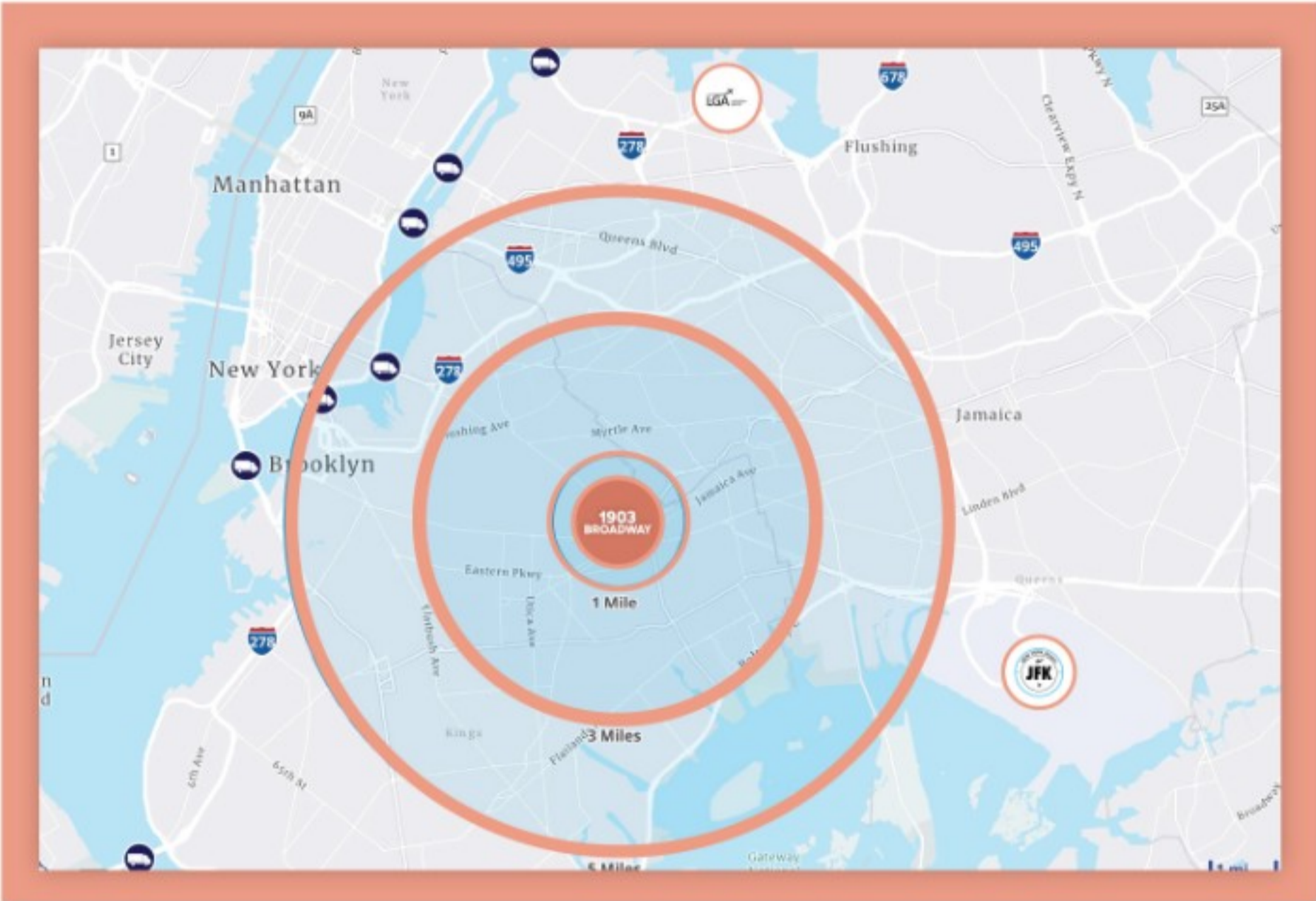
YARD



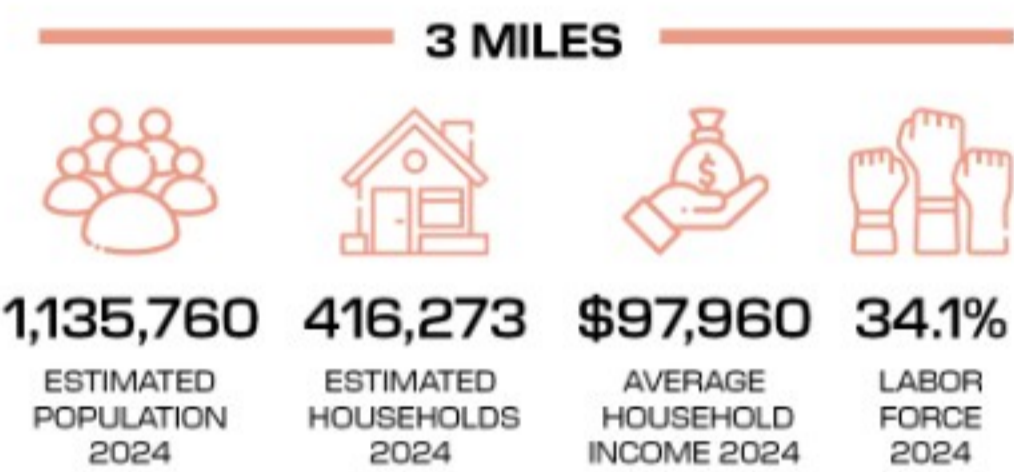
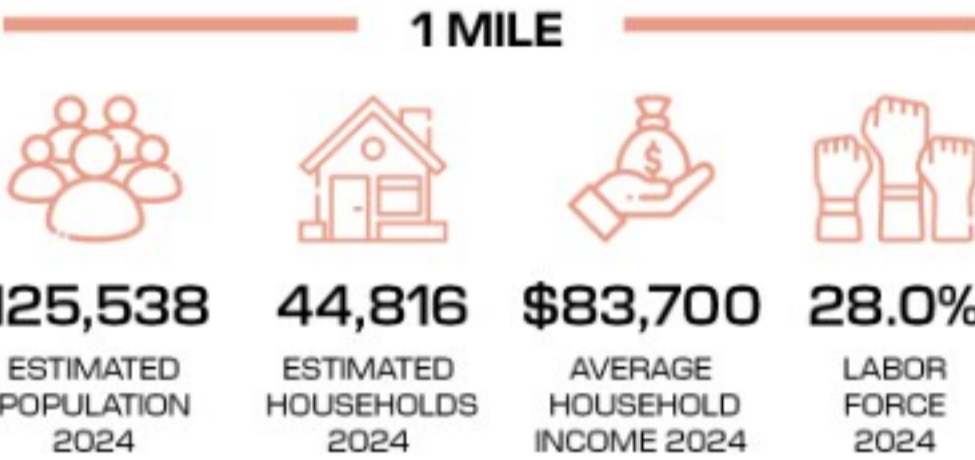
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DRIVE TIMES/DISTANCES

DEMOGRAPHICS



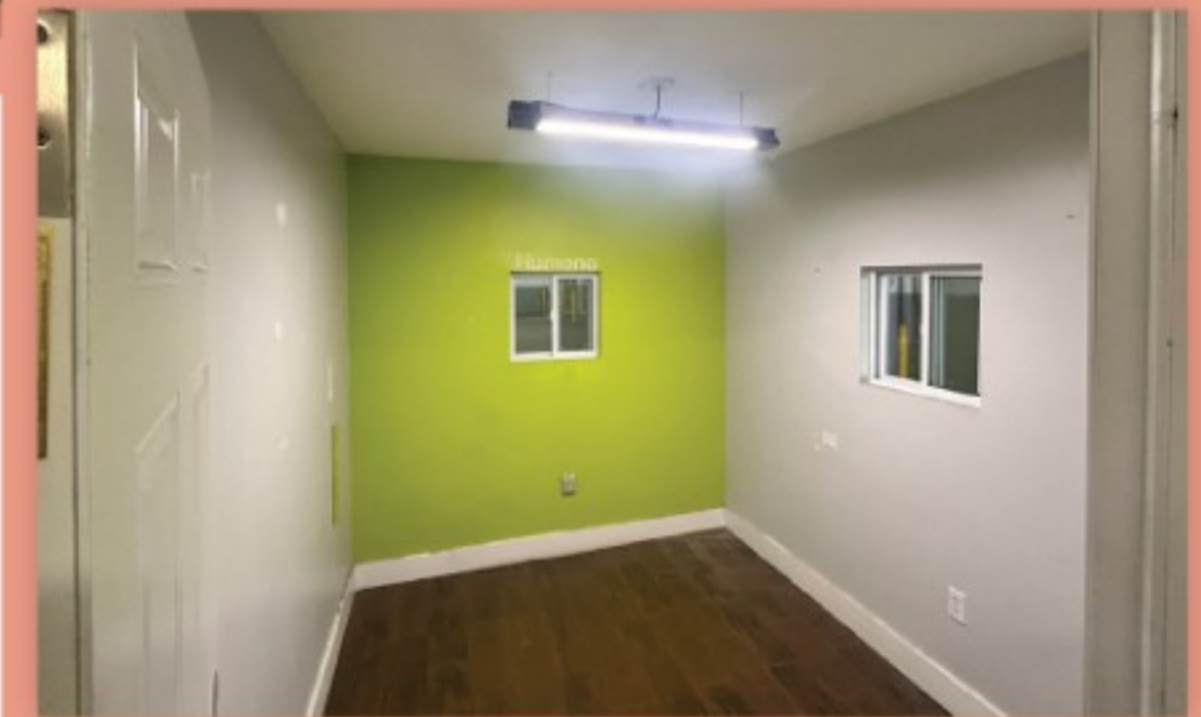
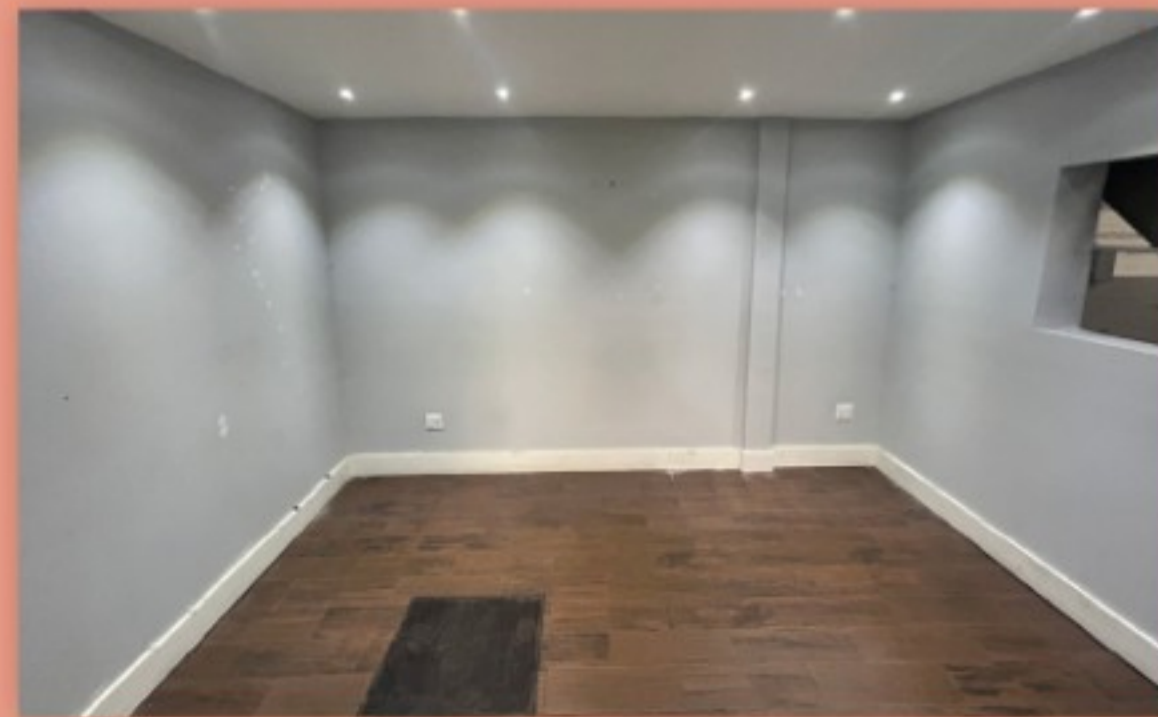
Locations	Distance	Time
Manhattan	10.7 miles	30 mins
I-495	5.7 miles	22 mins
JFK Airport	7.1 miles	14 mins
LaGuardia Airport	11.7 miles	16 mins
Newark Airport	18.7 miles	30 mins
Broadway/Eastern Pkwy Bus Stop (B20)	500 feet	01 min (Walking)
Broadway Junction MTA Train (J & Z) lines	0.3 miles	07 mins (Walking)
I-678	5.3 miles	12 mins
Throgs Neck Bridge	14.9 miles	18 mins
Whitestone Bridge	12.0 miles	15 mins



PROPERTY INTERIOR PHOTOS



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