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REALTY

**1903 | BROADWAY**

RARE INDUSTRIAL WAREHOUSE OPPORTUNITY  
WITH PARKING AND OFFICES FOR LEASE



BROOKLYN | NEW YORK

# 1903 BROADWAY

RARE INDUSTRIAL WAREHOUSE OPPORTUNITY  
WITH PARKING AND OFFICES FOR LEASE

## CONTACT

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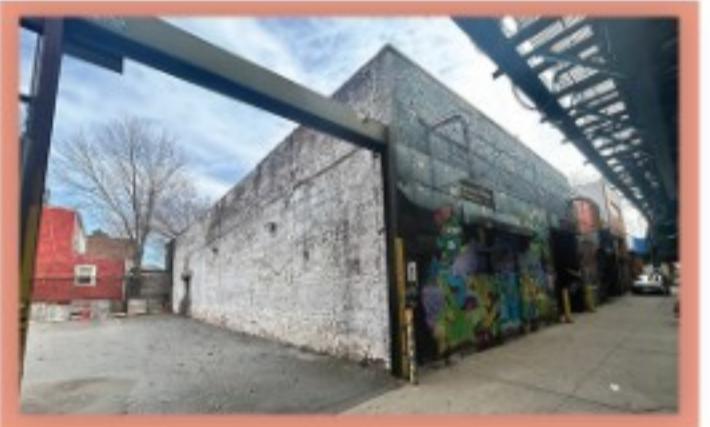


**INQUIRE FOR PRICE**

# 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.

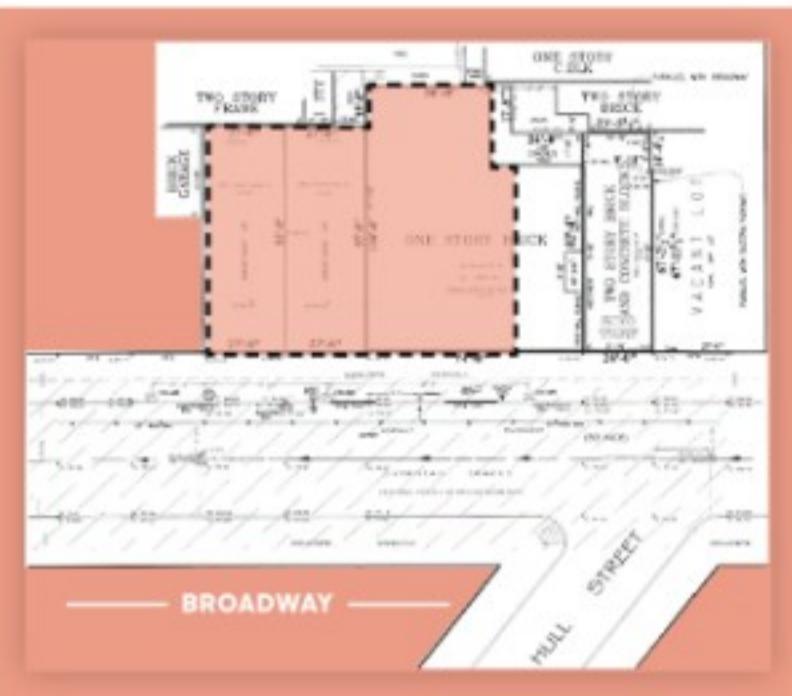


The property is served by the J, M, and Z subway lines, with nearby stations at Gates Avenue & Halsey Street, providing a direct link to Manhattan, Queens, and beyond. Multiple MTA bus routes operate in the area, ensuring easy commuter access. The location also benefits from direct connections to Broadway,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

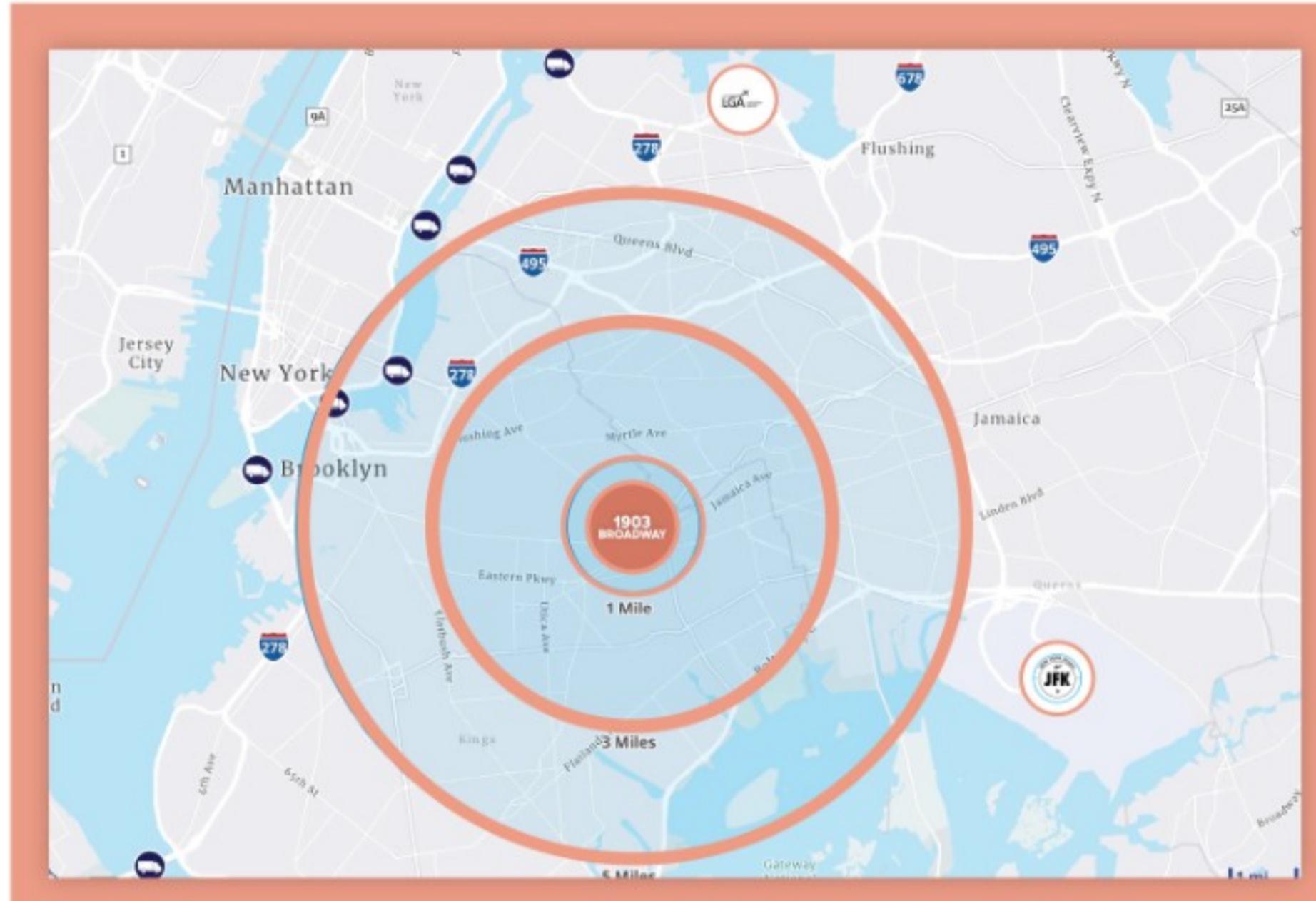
Additionally, the property offers proximity to LaGuardia and JFK Airports, along with major freight and distribution hubs, making it a prime destination for businesses requiring regional & national connectivity. With Bushwick's continued growth, strong market fundamentals, & prime transit connectivity, 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) |



# DRIVE TIMES/DISTANCES



| 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           |

# DEMOGRAPHICS

## 1 MILE

|  |   |  |  |  |  |  |                                  |
|--|---|--|--|--|--|--|----------------------------------|
|  | <b>125,538</b><br>ESTIMATED POPULATION 2024 |  | <b>44,816</b><br>ESTIMATED HOUSEHOLDS 2024 |  | <b>\$83,700</b><br>AVERAGE HOUSEHOLD INCOME 2024 |  | <b>28.0%</b><br>LABOR FORCE 2024 |
|--|---|--|--|--|--|--|----------------------------------|

## 3 MILES

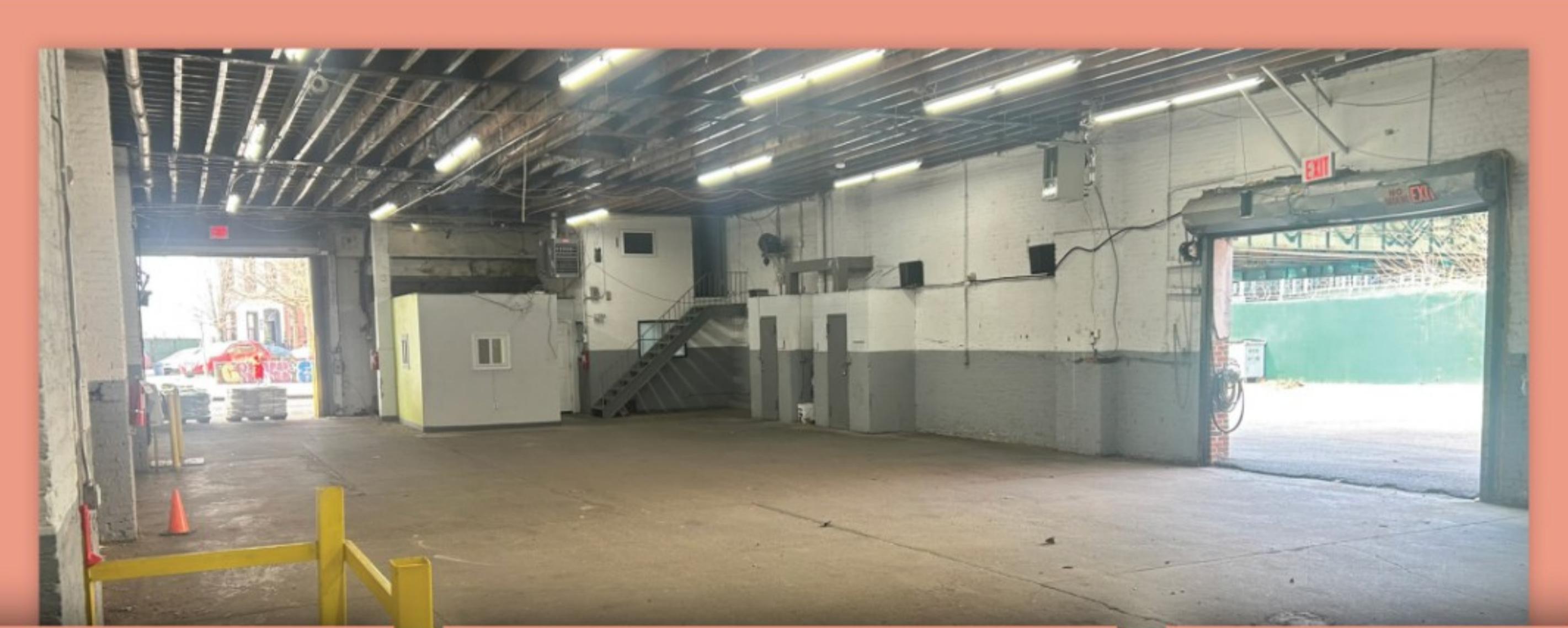
|  |   |  |   |  |  |  |                                  |
|--|---|--|---|--|--|--|----------------------------------|
|  | <b>1,135,760</b><br>ESTIMATED POPULATION 2024 |  | <b>416,273</b><br>ESTIMATED HOUSEHOLDS 2024 |  | <b>\$97,960</b><br>AVERAGE HOUSEHOLD INCOME 2024 |  | <b>34.1%</b><br>LABOR FORCE 2024 |
|--|---|--|---|--|--|--|----------------------------------|

## 5 MILES

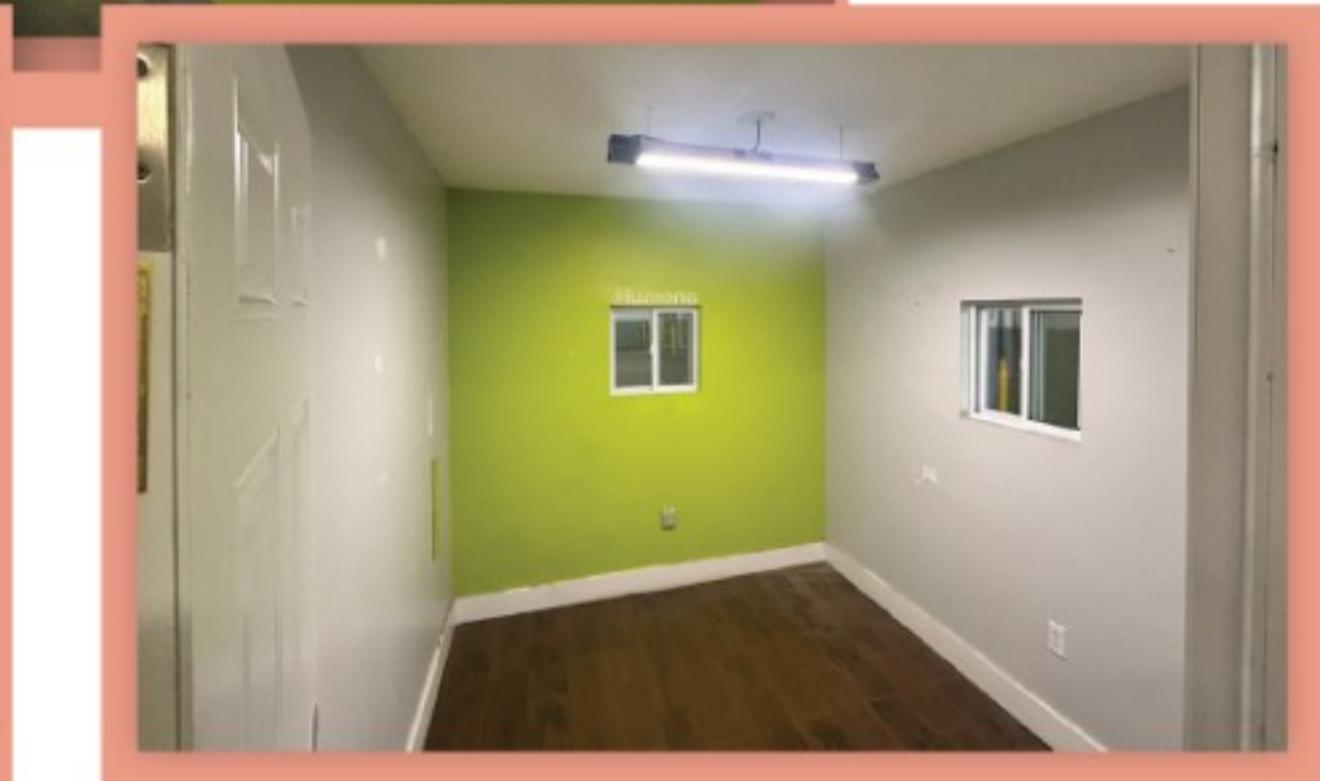
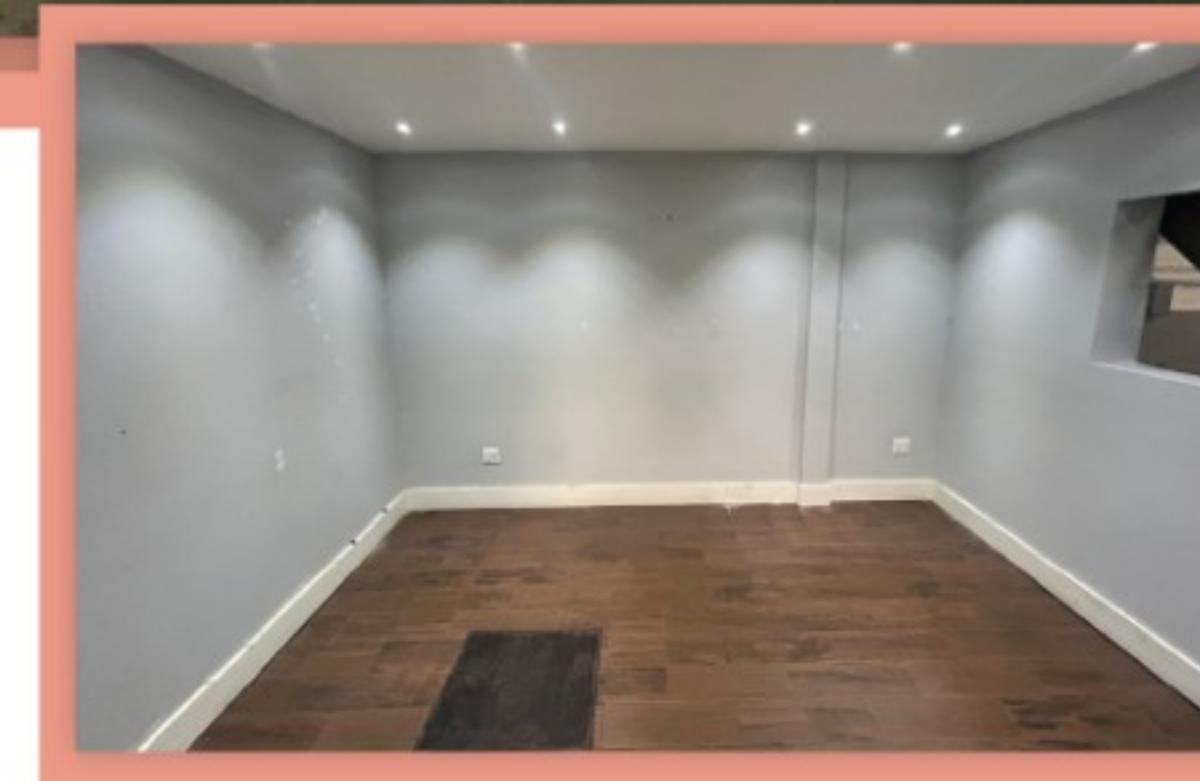
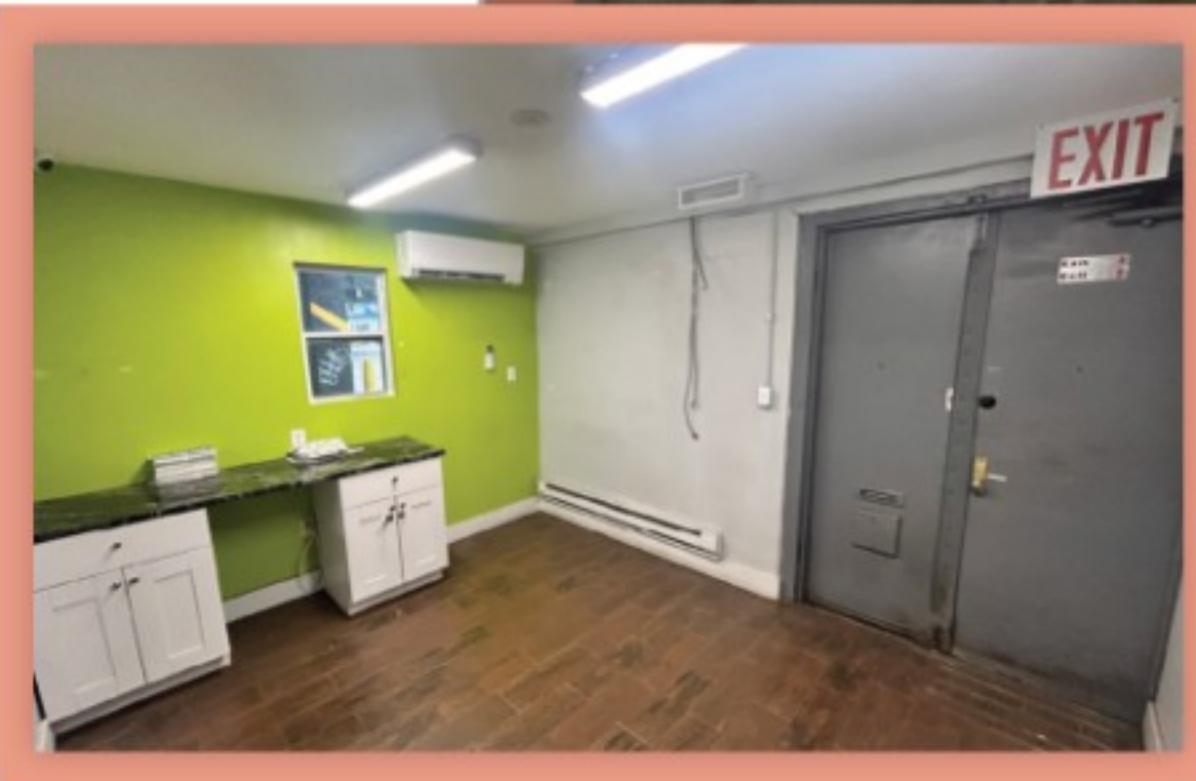
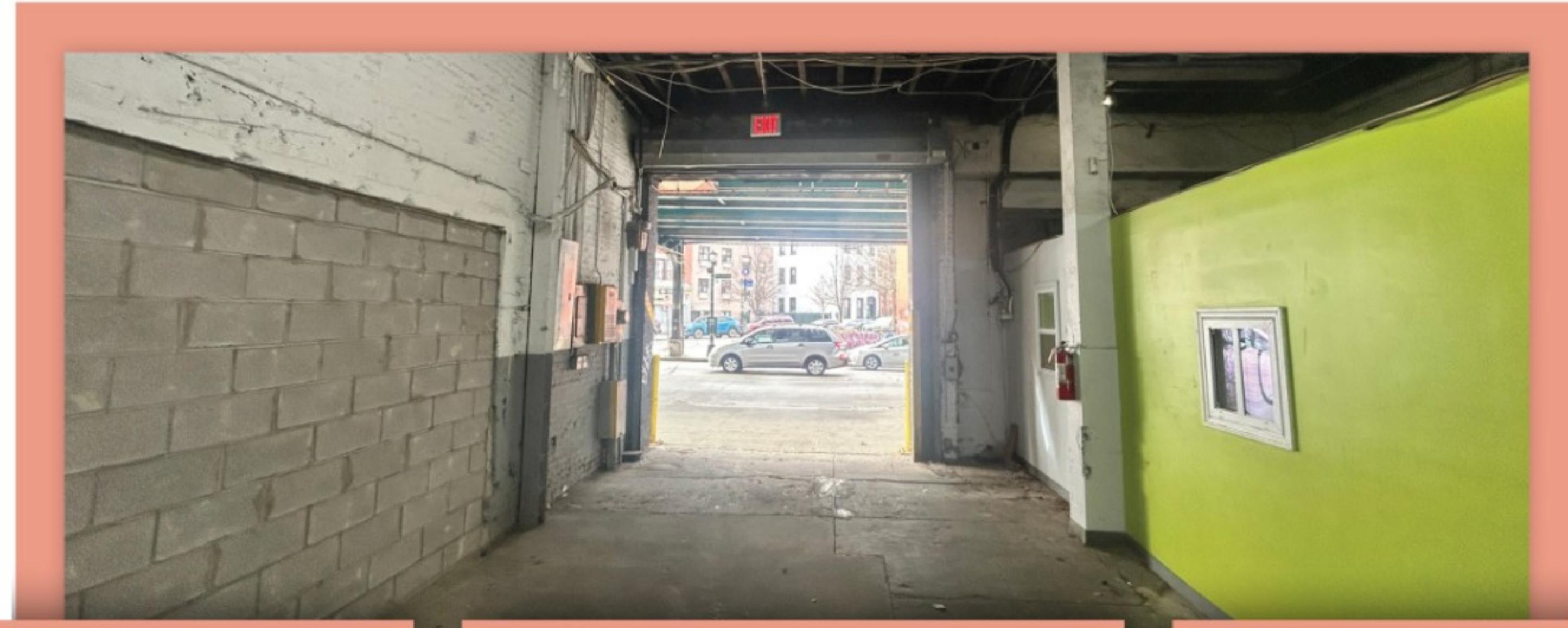
|  |   |  |   |  |   |  |                                  |
|--|---|--|---|--|---|--|----------------------------------|
|  | <b>2,658,412</b><br>ESTIMATED POPULATION 2024 |  | <b>1,011,118</b><br>ESTIMATED HOUSEHOLDS 2024 |  | <b>\$121,659</b><br>AVERAGE HOUSEHOLD INCOME 2024 |  | <b>41.4%</b><br>LABOR FORCE 2024 |
|--|---|--|---|--|---|--|----------------------------------|



## PROPERTY INTERIOR PHOTOS



## PROPERTY INTERIOR PHOTOS



# 1903 BROADWAY

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## CONTACT

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