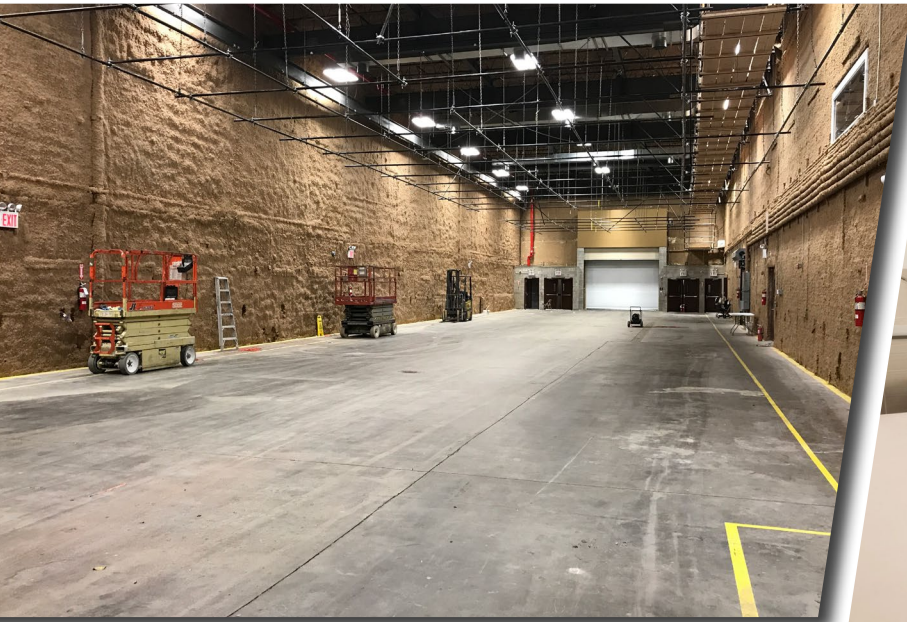


UNIQUE SPACE SALE OR FOR LEASE



302 Sheffield Ave
Brooklyn, NY 11207



FULLY OPERATIONAL STUDIO/ PRODUCTION FACILITY – 25,000 SQ. FT.

14,000 Sq.Ft. of Soundstages (9,000 Sq.Ft. and 5,000 Sq.Ft.), 5,000 Sq.Ft. of Support Area, 5,000 Sq.Ft. of Offices, Dressing Rooms, Makeup Area, Kitchen-Break Room, 1,000 Sq.Ft. Additional Space, plus 4,500 Sq.Ft. Parking Area. Heavy Power. Silent HVAC. Public assembly for up to 1,500 people for live audience productions. MI-4 ZONING ALLOWS FOR HIGH ADDITIONAL FAR.

LEASE

\$30/Sq.Ft.

for industrial/warehouse use
(No charge for parking area)

SALE

\$8,850,000



CONTACT US:

BRUCE GOULD

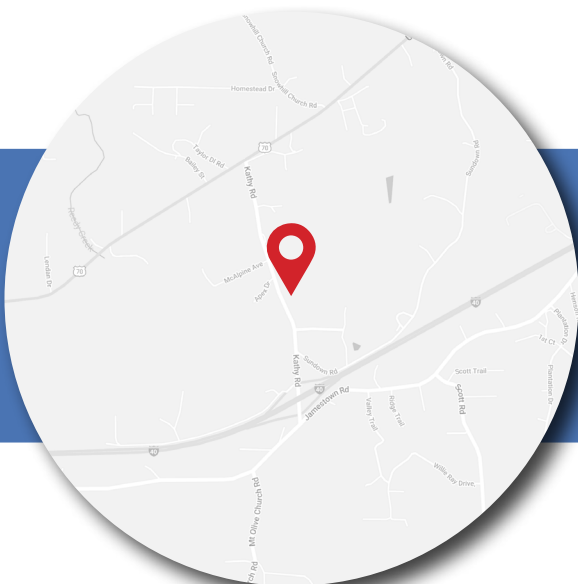
C: (917) 940-7290

O: (516) 827-1204

bruce@actionagency.com



Action Agency Inc.
400 Jericho Turnpike,
Suite 212
Jericho, NY 11753



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302 Sheffield Avenue, Brooklyn, NY 11207



**STUDIO SOUNDSTAGES, SUPPORT SPACE, DRESSING ROOMS,
OFFICES, MAKEUP AREA, KITCHEN-BREAK ROOM FULLY BUILT HIGH QUALITY,
HEAVY POWER, SILENT HVAC, READY TO MOVE-IN 20,000 SQ.FT.
GROUND FLOOR PLUS 5,000 SQ.FT. MEZZANINE SPACE,
PARKING AREA OF APPROX. 4,500 SQ.FT.
LEASE ONLY \$30 SQ.FT. (NO CHARGE FOR PARKING AREA), SALE \$8,850,000
M1-4 ZONING ALLOWS FOR HIGH ADDITIONAL FAR.**

SOUNDSTAGES

New York State Level 2 Qualified Production
Facilities

9,000 SQ.FT. SOUNDSTAGE NORTH

30' Foot Ceiling Height
3600 Amps Total Power Available
2-600 Amp 3-Phase Electrical Distro Box to Dual
Cam-Lock
Truck Drive-In Loading
Completely Silent Air Conditioning
Remote Controlled Rolling Lights and Bells

5,000 SQ.FT. SOUNDSTAGE SOUTH

28' Foot Ceiling Height
1800 Amps Total Available Power
1-600 Amp 3-Phase Electrical Distro Box to Dual
Cam-Lock
Drive-In Access
Completely Silent Air Conditioning
Remote Controlled Rolling Lights and Bells

SUPPORT SPACE - 5,000 SQ.FT.

600 Amps of Total Available Power
1-200 Amp 3-Phase Electrical Distro Box to
Cam-Lock
6 Tons of Very Quiet Air Conditioning

OFFICES, KITCHEN, DRESSING ROOMS, BREAK ROOM AREA - 5,000 SQ.FT. MEZZANINE

5 Dressing Rooms with Private Bathrooms
Offices
Makeup Room
High Speed Internet With Wifi
Break Room Area With Kitchen
Loading Ramp to Street
ADA Lift

4,500 SQUARE FOOT PRIVATE PARKING AREA

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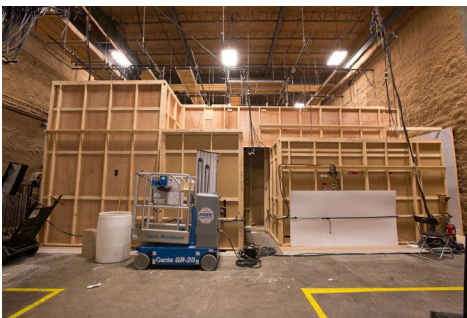
Break Room



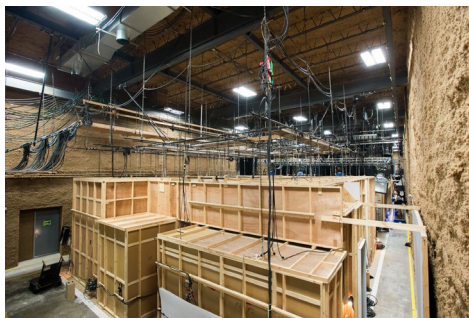
Makeup Room



Office



North Stage



North Stage



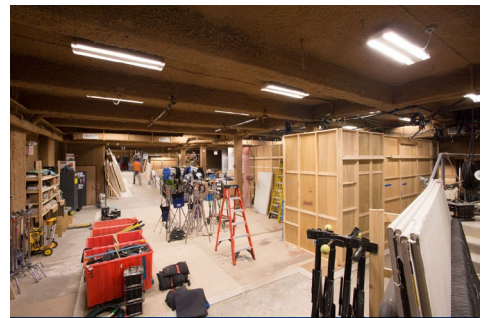
North Stage



South Stage



Support Space



Support Space



Exterior



Exterior



Exterior



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