



**HARVEST**  
— INTERNATIONAL —  
Commercial Real Estate Services Since 1992  
Global Vision Local Expertise

**Industrial Building FOR LEASE in Greenpoint Brooklyn**  
**50,307 SF Warehouse, 5,008 SF Office Space & 8,513 SF Parking Garage**  
**33 Ash Street, Brooklyn, NY 11222**



**For further information, kindly contact exclusive agents:**

**CHARLES CHAN CEO**

[charlesc@harvestinternational.net](mailto:charlesc@harvestinternational.net)

516.326.8223

**DAPHNE ZHOU-CHAN President**

[daphnec@harvestinternational.net](mailto:daphnec@harvestinternational.net)

516.326.8200

**ANNY WANLING WU Director**

[annyw@harvestinternational.net](mailto:annyw@harvestinternational.net)

516.326.8221

**SCOTT XIAO XUE Associate**

[scottx@harvestinternational.net](mailto:scottx@harvestinternational.net)

516.619.7289

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

**HARVEST INTERNATIONAL** | Licensed Real Estate Broker | 1129 Northern Blvd, Suite 404, Manhasset, NY 11030 | [www.harvestinternational.net](http://www.harvestinternational.net)



**Industrial Building FOR LEASE in Greenpoint Brooklyn**  
**50,307 SF Warehouse, 5,008 SF Office Space & 8,513 SF Parking Garage**  
**33 Ash Street, Brooklyn, NY 11222**

**PROPERTY INFORMATION**

<b>Property Address:</b>	33-49 Ash Street, Brooklyn, NY 11222
<b>Block, Lot:</b>	02477 / 0052
<b>Zoning:</b>	M1-2
<b>FAR:</b>	2.0 FAR for commercial 4.80 FAR for community facility
<b>Property Class</b>	Fireproof Warehouse (E1)
<b>Ground Floor Warehouse:</b>	Approx. 50,307 sf
<b>2nd Floor&amp;Mezzanine Offices:</b>	Approx. 5,008 sf
<b>Parking Garage:</b>	Approx. 8,513 sf
<b>Warehouse Ceiling Height:</b>	Approx. 18 ft
<b>Office Ceiling Height:</b>	Approx. 11 ft
<b>Year Built/Last Altered:</b>	1969/1999
<b>Loading Docks</b>	3
<b>Drive-In Bays</b>	1
<b>Roll-Up Doors:</b>	6
<b>Below Grade Parking Spaces</b>	19
<b>Frontage</b>	Approx. 139 ft
<b>Existing Skylight:</b>	19
<b>Sprinkler:</b>	Fully sprinklered

**HIGHLIGHT:**

- **Free-Standing Industrial Asset:** The building offers a flexible and efficient layout, ideal for wholesale&distribution, logistics, in-door sports, food and entertainment venue, film studio, light manufacturing, or potential conversion to mixed-use operations. The structure features clear spans, high ceilings, and solid construction, making it suitable for both immediate occupancy or adaptive reuse.
- **Flexible Zoning with Air Right:** M1-2, FAR for Commercial is 2 which can be expanded to approx. 105,410 buildable square feet; FAR for Community Facility is 4.8 which can be expanded to approx. 247,521 buildable square feet.
- **Loading & Shipping Infrastructure:** Equipped with 3 loading docks and 1 drive-in bay, the site is logistics-ready. It's ideal for distribution centers, e-commerce warehousing, or production use.
- **Private Below-Grade Parking:** A rare amenity in the area, the building includes a below-grade level with capacity for up to 19 vehicles. This feature adds significant value for tenants in a dense urban market with limited parking availability.
- **Outstanding Transit Access:** Highly accessible via public and private transportation. Near the G train, 7 train, NYC Ferry, LIRR (Hunters Point), BQE, and Pulaski Bridge. Excellent for workforce accessibility, deliveries, and city-wide reach.
- **Prime Greenpoint Location:** Located in the heart of Greenpoint, Brooklyn — one of the borough's fastest-transforming neighborhoods. Surrounded by a mix of industrial, tech, media, and creative businesses, the area is transitioning into a key commercial and innovation zone in Brooklyn. The property benefits from long-term appreciation potential and neighborhood investment.

**Price: Upon Request**

**For further information, kindly contact exclusive agents:**

**CHARLES CHAN CEO**

charlesc@harvestinternational.net

516.326.8223

**DAPHNE ZHOU-CHAN President**

daphnec@harvestinternational.net

516.326.8200

**ANNY WANLING WU Director**

annyw@harvestinternational.net

516.326.8221

**SCOTT XIAO XUE Associate**

scottx@harvestinternational.net

516.619.7289

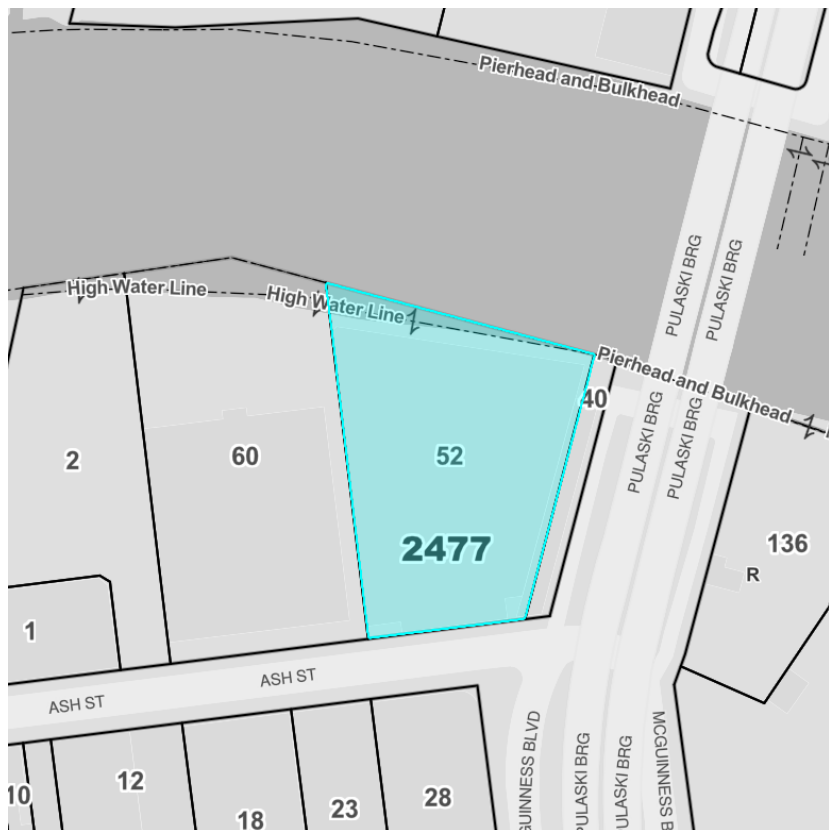
All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.





**Industrial Building FOR LEASE in Greenpoint Brooklyn**  
**50,307 SF Warehouse, 5,008 SF Office Space & 8,513 SF Parking Garage**  
**33 Ash Street, Brooklyn, NY 11222**

**TAX MAP**



**DEMOGRAPHIC:**

**Demographic by Zip Code**

(Reference from United State Zip Code.Org)

Total Population	40,137
Median Age	35
Median Household Income	\$110,385
Family Households	16,156

**For further information, kindly contact exclusive agents:**

**CHARLES CHAN CEO**

charlesc@harvestinternational.net

516.326.8223

**DAPHNE ZHOU-CHAN President**

daphnec@harvestinternational.net

516.326.8200

**ANNY WANLING WU Director**

annyw@harvestinternational.net

516.326.8221

**SCOTT XIAO XUE Associate**

scottx@harvestinternational.net

516.619.7289

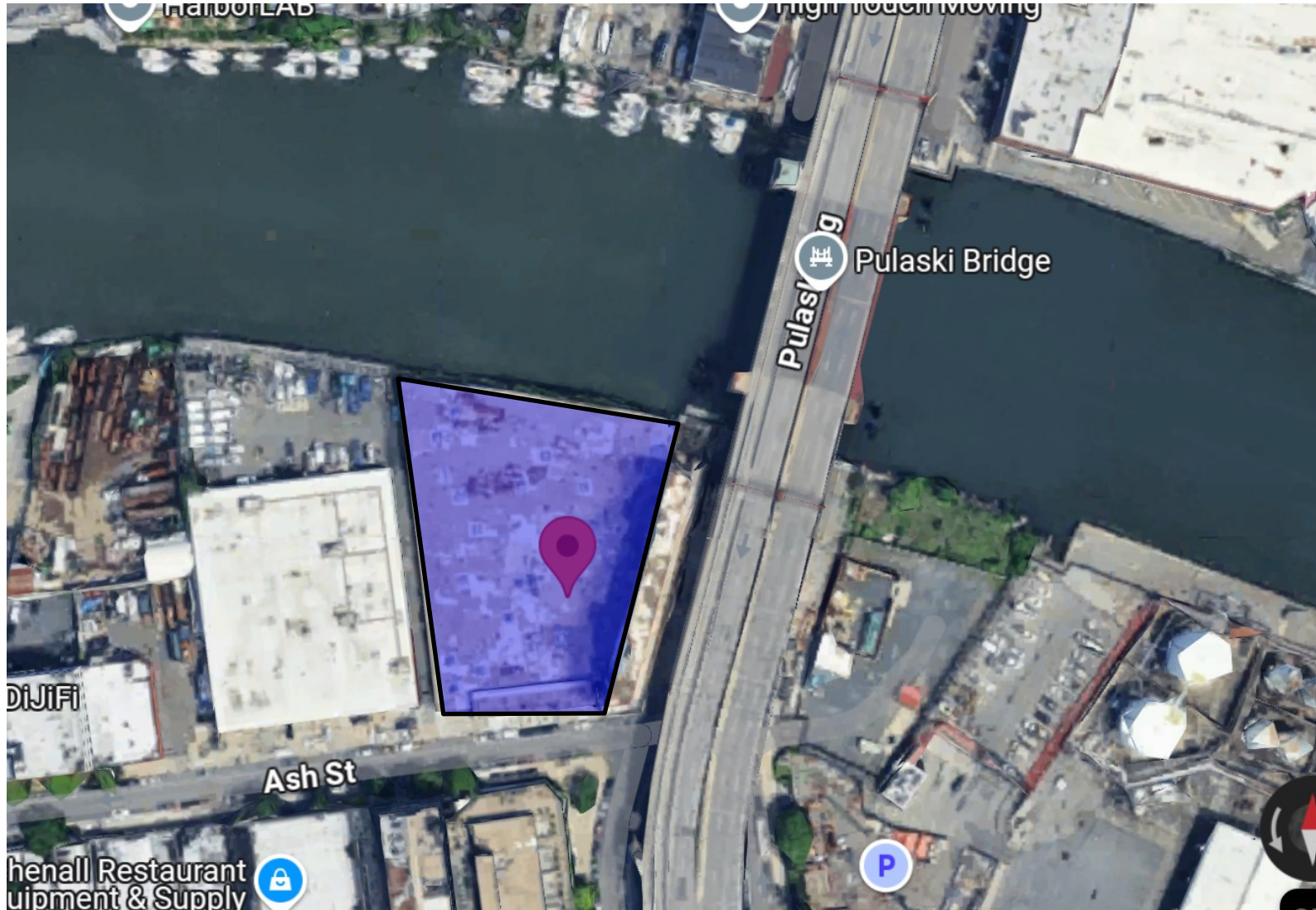
All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.



**HARVEST**  
— INTERNATIONAL —  
Commercial Real Estate Services Since 1992  
Global Vision Local Expertise

**Industrial Building FOR LEASE in Greenpoint Brooklyn**  
**50,307 SF Warehouse, 5,008 SF Office Space & 8,513 SF Parking Garage**  
**33 Ash Street, Brooklyn, NY 11222**

**AERIAL PLAN**



All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.



**33 Ash Street, Brooklyn, NY 11222**

PROPOSED 1st FLOOR PLAN  
SCALE: 3/32"=1'-0"

EXISTING 1st FLOOR  
(WORKSHOPS, STORAGE, WAREHOUSE  
& ACCESSORY OFFICES)  
UG: 16'-6"  
OG: 8'-2" E  
MAX. PERSONS: 115  
CD: #310084342F

EXISTING SPRINKLER SYSTEM  
NO CHANGE

ASH STREET

516.619.7289

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

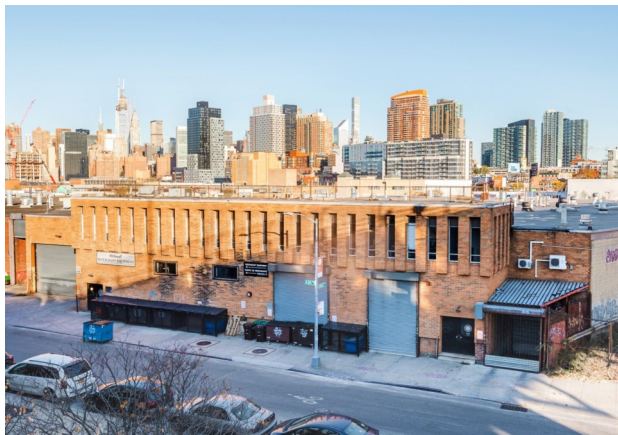




**HARVEST**  
— INTERNATIONAL —  
Commercial Real Estate Services Since 1992  
Global Vision Local Expertise

**Industrial Building FOR LEASE in Greenpoint Brooklyn**  
**50,307 SF Warehouse, 5,008 SF Office Space & 8,513 SF Parking Garage**  
**33 Ash Street, Brooklyn, NY 11222**

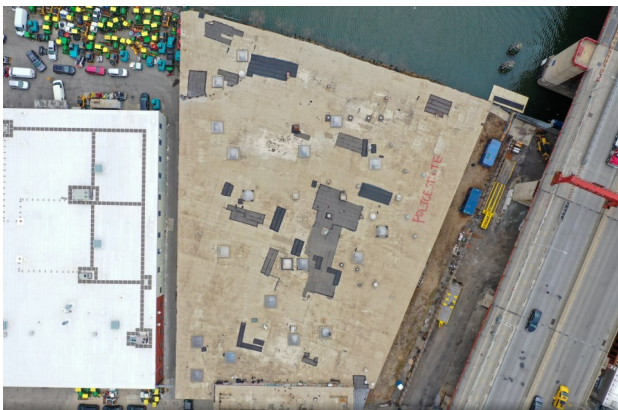
**EXTERIOR PHOTOS**



**ASH STREET SOUTH ELEVATION**



**NORTH ELEVATION & WEST ELEVATION**



**AERIAL VIEW**



**NORTH ELEVATION**

**For further information, kindly contact exclusive agents:**

**CHARLES CHAN CEO**

[charlesc@harvestinternational.net](mailto:charlesc@harvestinternational.net)

516.326.8223

**DAPHNE ZHOU-CHAN President**

[daphnec@harvestinternational.net](mailto:daphnec@harvestinternational.net)

516.326.8200

**ANNY WANLING WU Director**

[annyw@harvestinternational.net](mailto:annyw@harvestinternational.net)

516.326.8221

**SCOTT XIAO XUE Associate**

[scottx@harvestinternational.net](mailto:scottx@harvestinternational.net)

516.619.7289

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

**HARVEST INTERNATIONAL** | Licensed Real Estate Broker | 1129 Northern Blvd, Suite 404, Manhasset, NY 11030 | [www.harvestinternational.net](http://www.harvestinternational.net)



**HARVEST**  
— INTERNATIONAL —  
Commercial Real Estate Services Since 1992  
Global Vision Local Expertise

**Industrial Building FOR LEASE in Greenpoint Brooklyn**  
**50,307 SF Warehouse, 5,008 SF Office Space & 8,513 SF Parking Garage**  
**33 Ash Street, Brooklyn, NY 11222**

**INTERIOR PHOTOS**



**LOADING DOCK DOOR**



**WAREHOUSE**



**OFFICE**



**METER ROOM**

**For further information, kindly contact exclusive agents:**

**CHARLES CHAN CEO**

[charlesc@harvestinternational.net](mailto:charlesc@harvestinternational.net)

516.326.8223

**DAPHNE ZHOU-CHAN President**

[daphnec@harvestinternational.net](mailto:daphnec@harvestinternational.net)

516.326.8200

**ANNY WANLING WU Director**

[annyw@harvestinternational.net](mailto:annyw@harvestinternational.net)

516.326.8221

**SCOTT XIAO XUE Associate**

[scottx@harvestinternational.net](mailto:scottx@harvestinternational.net)

516.619.7289

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

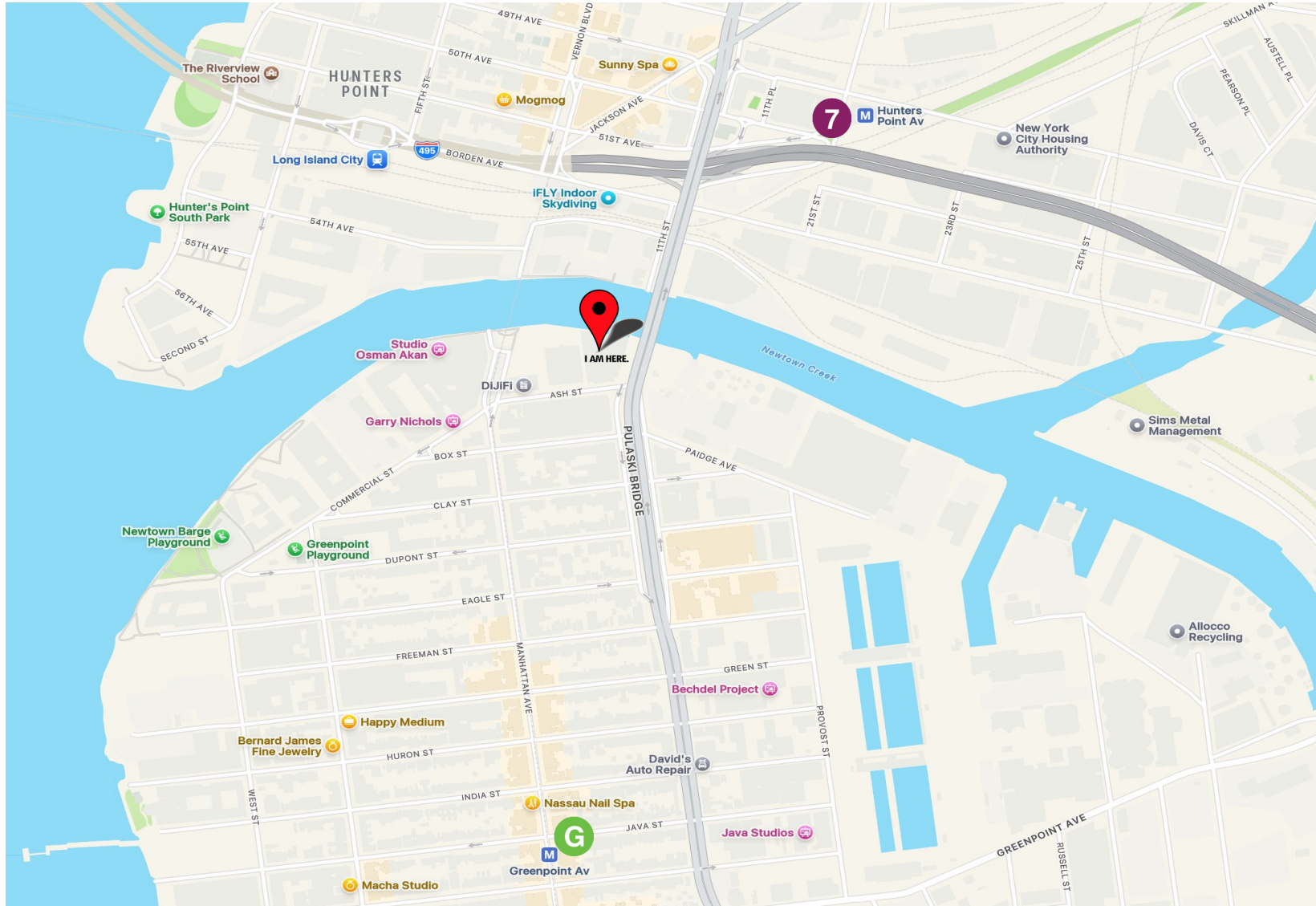
**HARVEST INTERNATIONAL** | Licensed Real Estate Broker | 1129 Northern Blvd, Suite 404, Manhasset, NY 11030 | [www.harvestinternational.net](http://www.harvestinternational.net)





**Industrial Building FOR LEASE in Greenpoint Brooklyn**  
**50,307 SF Warehouse, 5,008 SF Office Space & 8,513 SF Parking Garage**  
**33 Ash Street, Brooklyn, NY 11222**

**MAP OF TRANSPORTATION AND NEARBY MAJOR RETAILERS AND FACILITIES**



All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.