



For further information, kindly contact exclusive agents:

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PROPERTY INFORMATION

Property Address:	33-49 Ash Street, Brooklyn, NY 11222
Block, Lot:	02477 / 0052
Zoning:	M1-2
FAR:	2.0 FAR for commercial 4.80 FAR for community facility
Property Class	Fireproof Warehouse (E1)
Ground Floor Warehouse:	Approx. 50,307 sf
2nd Floor&Mezzanine Offices:	Approx. 5,008 sf
Parking Garage:	Approx. 8,513 sf
Warehouse Ceiling Height:	Approx. 18 ft
Office Ceiling Height:	Approx. 11 ft
Year Built/Last Altered:	1969/1999
Loading Docks	3
Drive-In Bays	1
Roll-Up Doors:	6
Below Grade Parking Spaces	19
Frontage	Approx. 139 ft
Existing Skylight:	19
Sprinkler:	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 appox. 105,410 buildable square feet; FAR for Community Facility is 4.8 which can be expanded to appox. 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

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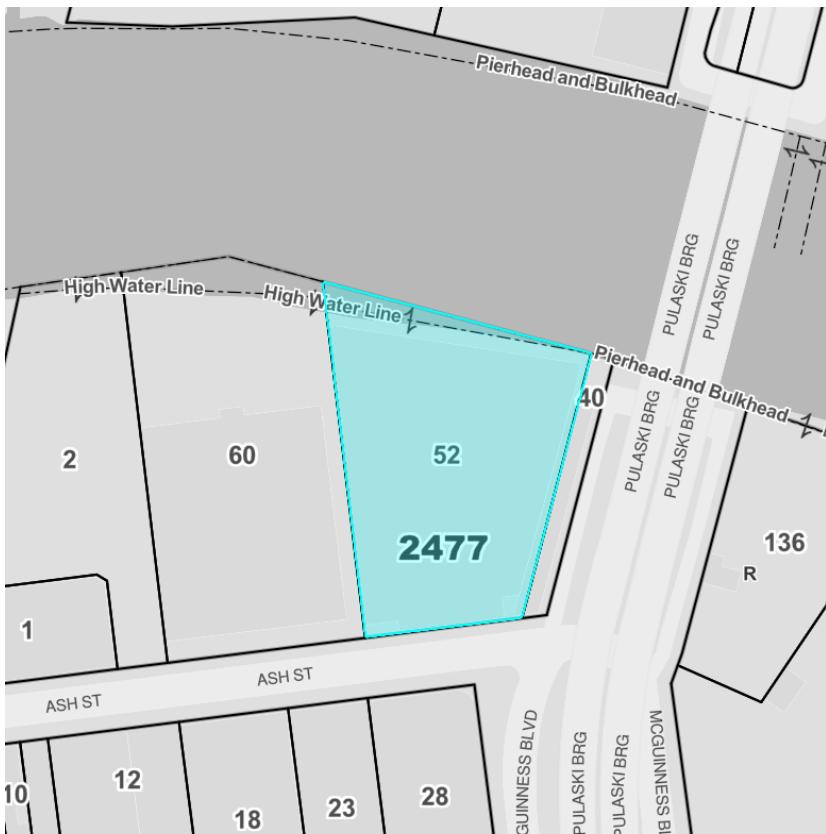
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TAX MAP



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

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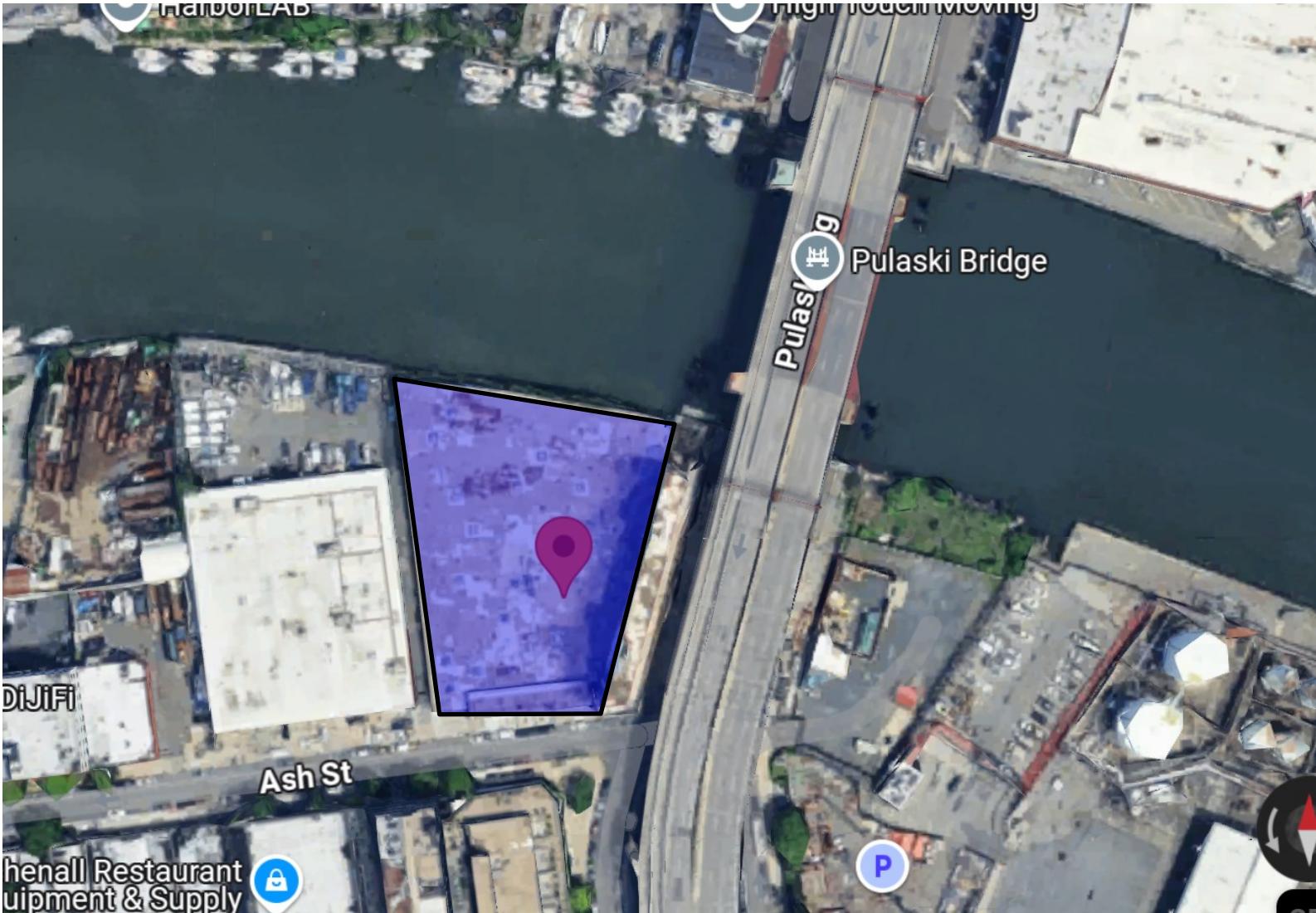
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AERIAL PLAN



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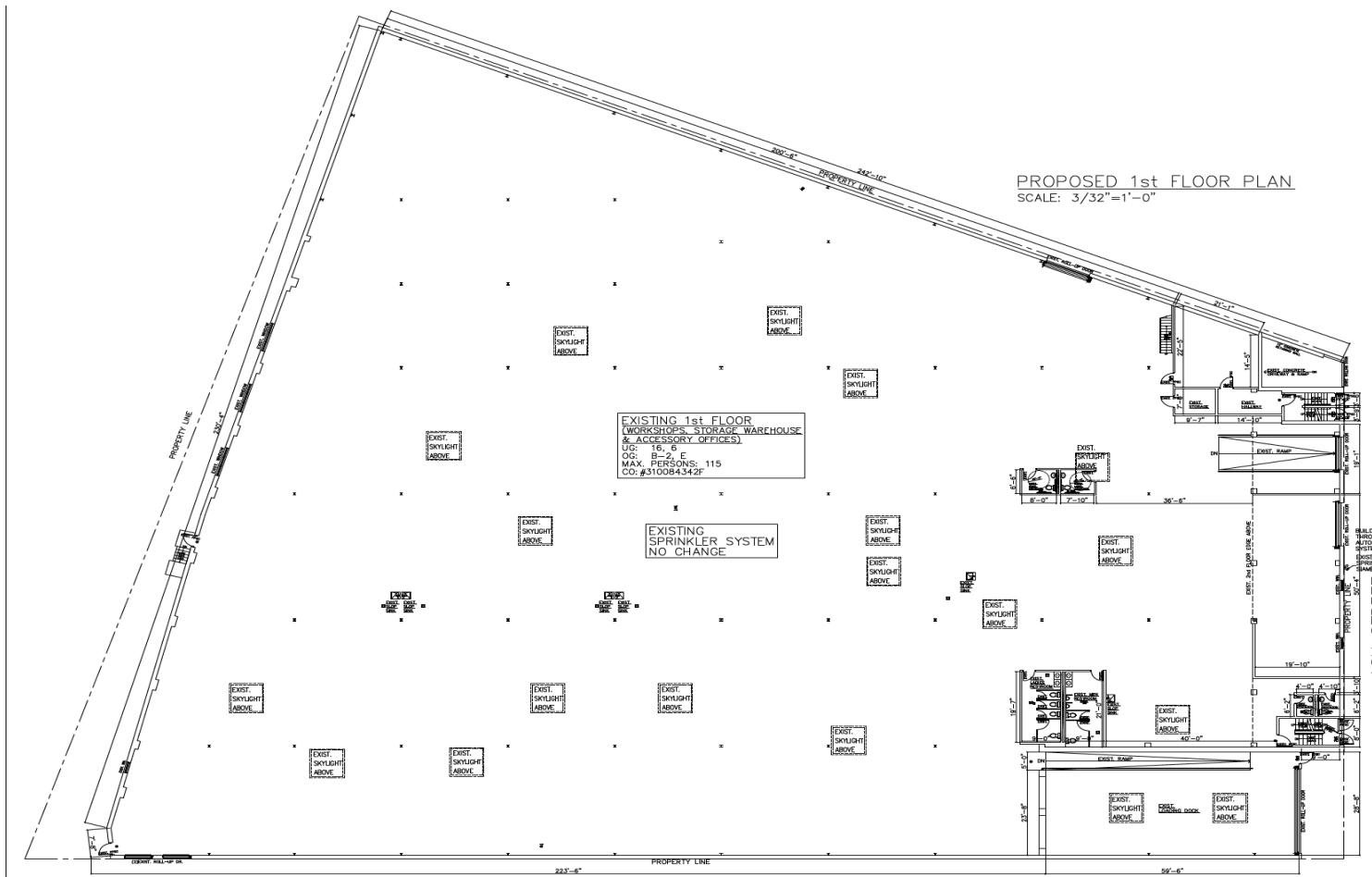
The logo for Harvest International features the word "HARVEST" in large, bold, blue capital letters. A small orange square with a white stylized "H" is positioned between the "A" and "R". Below "HARVEST" is the word "INTERNATIONAL" in a smaller, blue, sans-serif font. A thin horizontal line extends from the left side of "INTERNATIONAL" to the right side of "HARVEST". Below this line, the text "Commercial Real Estate Services Since 1992" is written in a smaller, orange, sans-serif font. At the bottom, the tagline "Global Vision Local Expertise" is displayed in a bold, orange, sans-serif font.

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

FLOOR PLAN



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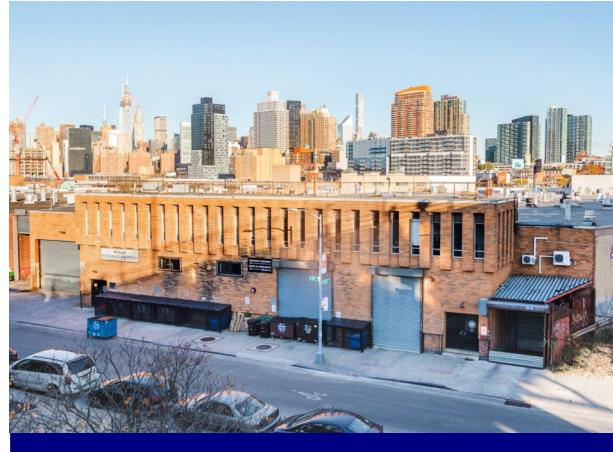
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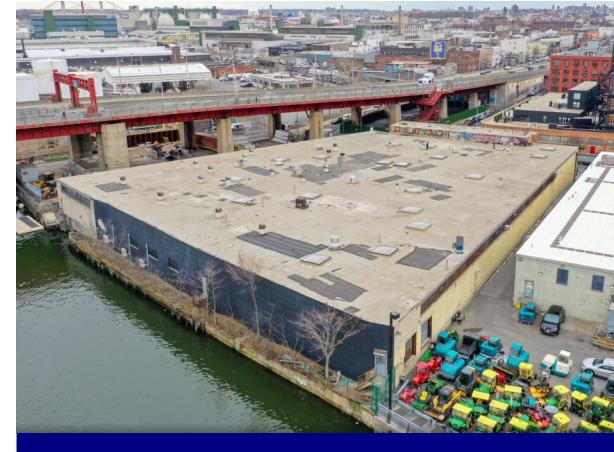
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EXTERIOR PHOTOS



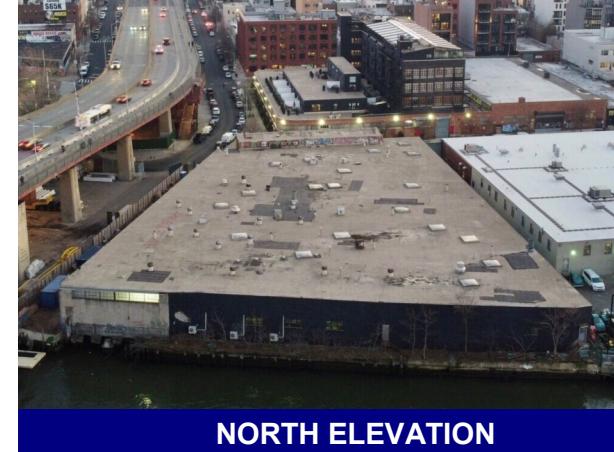
ASH STREET SOUTH ELEVATION



NORTH ELEVATION & WEST ELEVATION



AERIAL VIEW



NORTH ELEVATION

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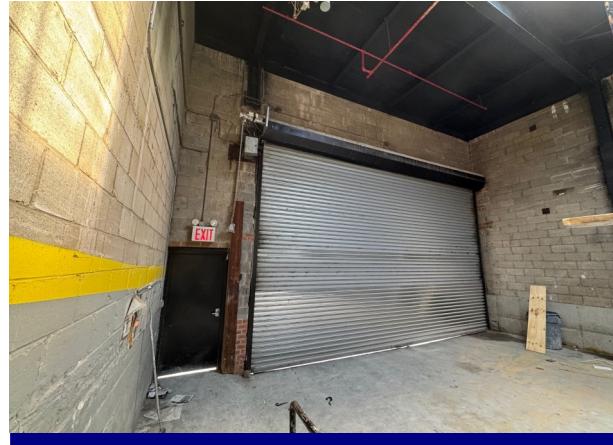
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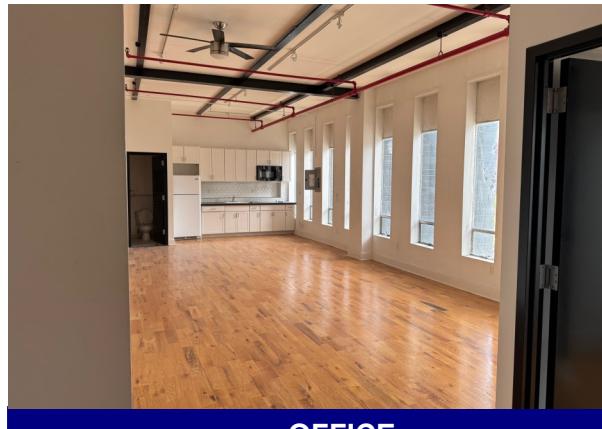
INTERIOR PHOTOS



LOADING DOCK DOOR



WAREHOUSE



OFFICE



METER ROOM

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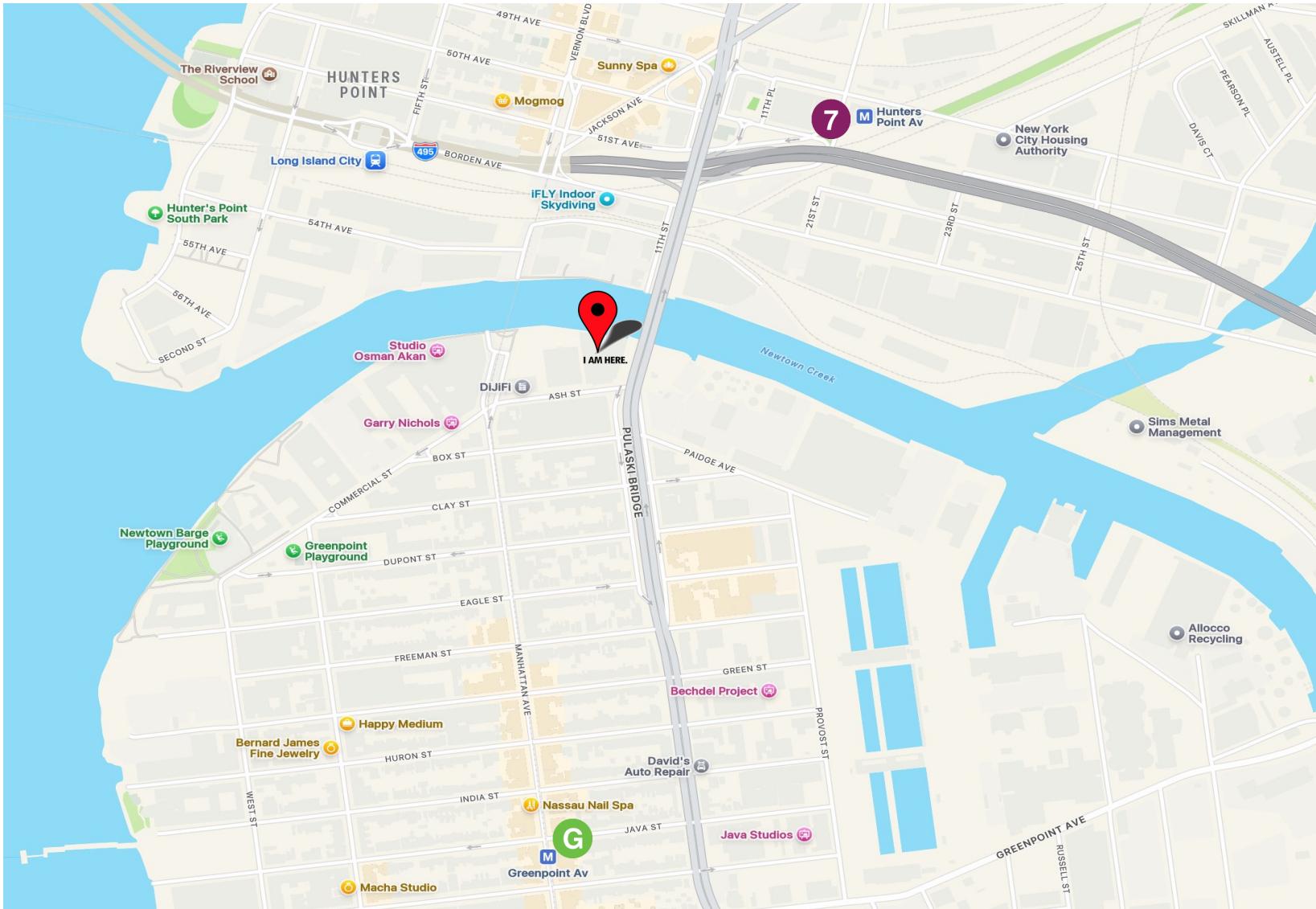
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MAP OF TRANSPORTATION AND NEARBY MAJOR RETAILERS AND FACILITIES



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