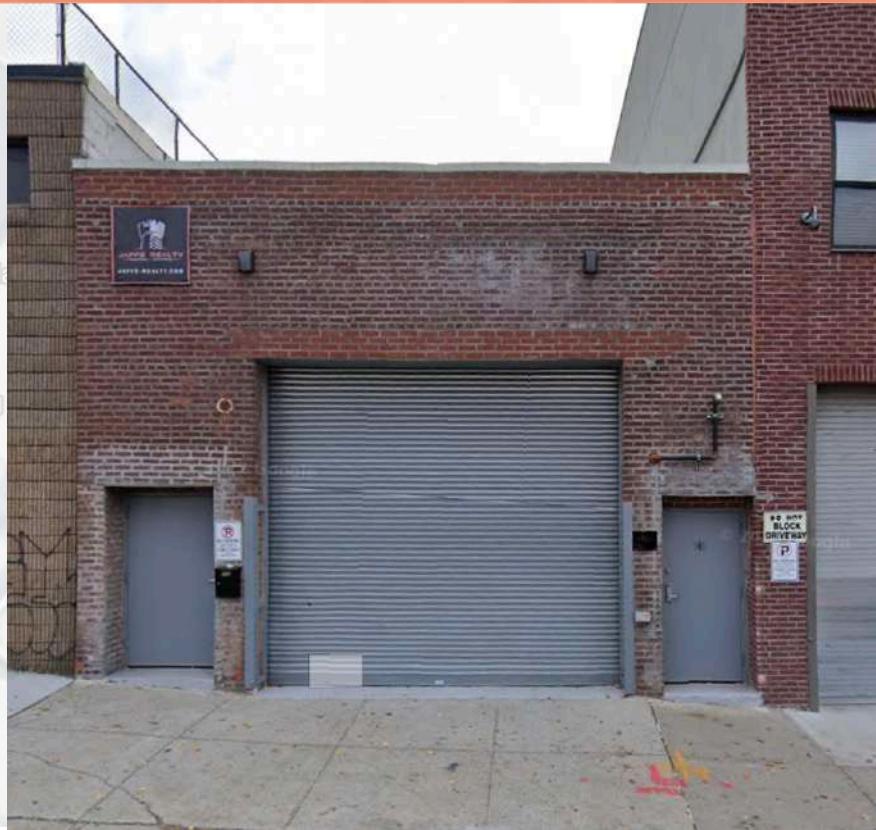


# 142 18th St., Brooklyn NY 11215

## Sunset Park

2,500 SF Warehouse for Lease + Lower Level



### PROPERTY DETAILS:

- 4,500 SF Warehouse
- 25' x 100' Building and Lot
- Ground Floor Ceiling: 16'
- Lower Level: 8'
- 1 Drive In Door
- Heavy 3 Phase Electrical
- Zone M1-2D
- 3 Inch Water Main / 2 Inch Gas Line
- 3 Skylights for Natural Light
- 48" x 48" Floor Hatch to Lower Level
- 2 Staircase to Lower Level..
- ..one in front and one in back of ground floor
- Fireproof Construction
- Modified Gross Lease Type

**LEASE PRICE UPON REQUEST THROUGH:**

**EXCLUSIVE BROKER:**

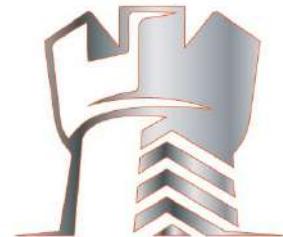
Jaffe Realty, LLC

Brian Jaffe 718-216-6626

[Brian@Jaffe-Realty.com](mailto:Brian@Jaffe-Realty.com)

### TRANSPORTATION:

Highways & Bridges:  
Gowanus Expy  
B.Q.E..  
Belt Parkway  
Verrazano Bridge



**JAFFE REALTY**  
INDUSTRIAL - COMMERCIAL





**Current Ground Floor Condition**





Current Lower  
Level Condition



Previous Lower Level Condition



**Previous Ground Floor Condition**

**Both floors can be converted back to its original conditions or used as is.**

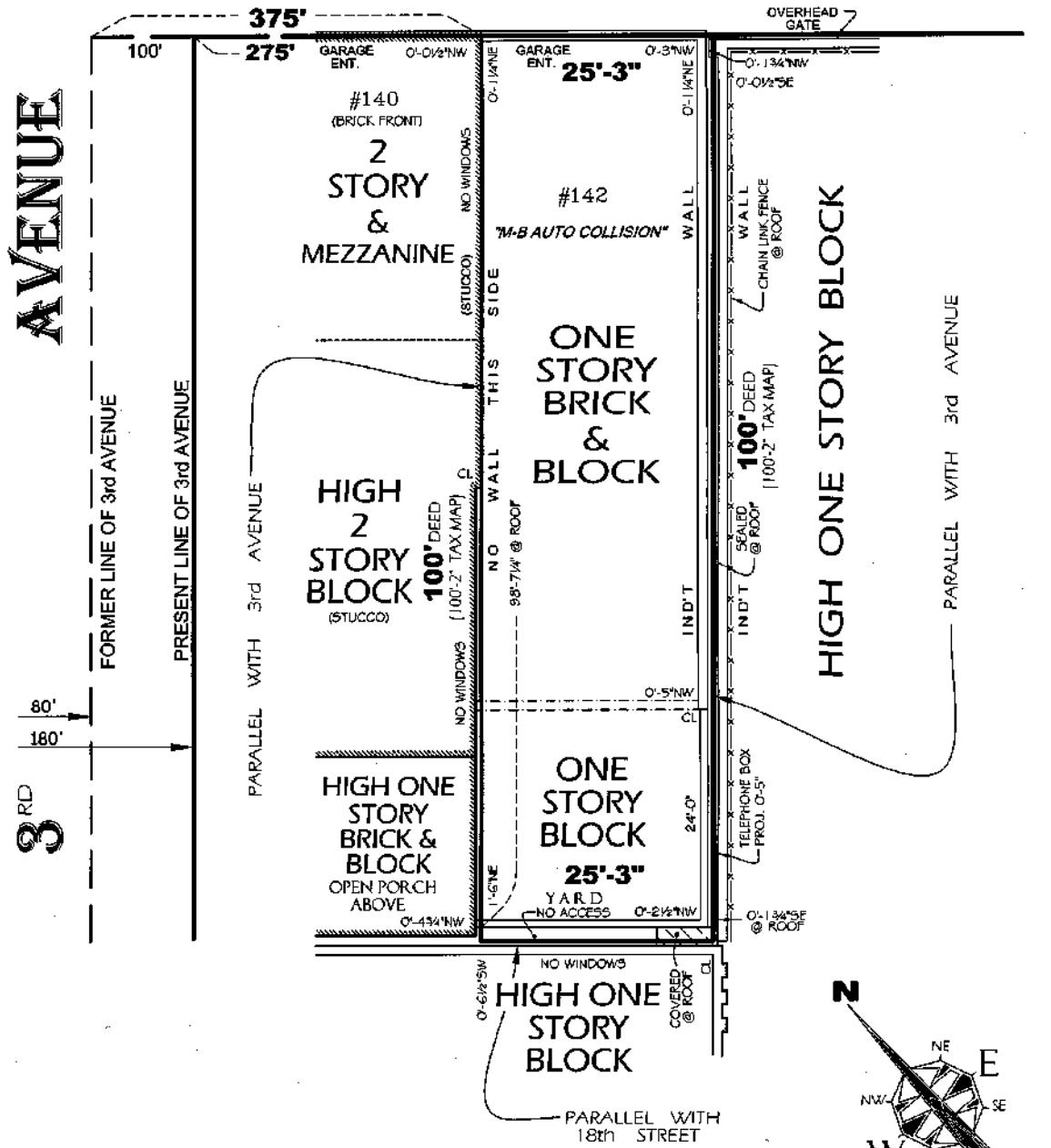
18<sup>TH</sup>

( 60' )  
( WIDE )

# STREET

## PROJECTIONS BEYOND BUILDING

SIGN 0-2"  
DEP METER 0-1 1/2"  
SAFETY GATE & HOUSING 1-5"



**NOTE:**

**TO PROVIDE CLARITY, CERTAIN DIMENSIONS, FEATURES AND/OR LOCATIONS ARE NOT DRAWN TO SCALE.**

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INDEXED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BLOCK: 633  
LOT: 22  
SECTION: 3  
COUNTY: KINGS  
DWG. BY: L. PRAT.  
CHK'D. BY:

## SURVEYED

JULY 18, 2017

**CERTIFIED ONLY TO:**

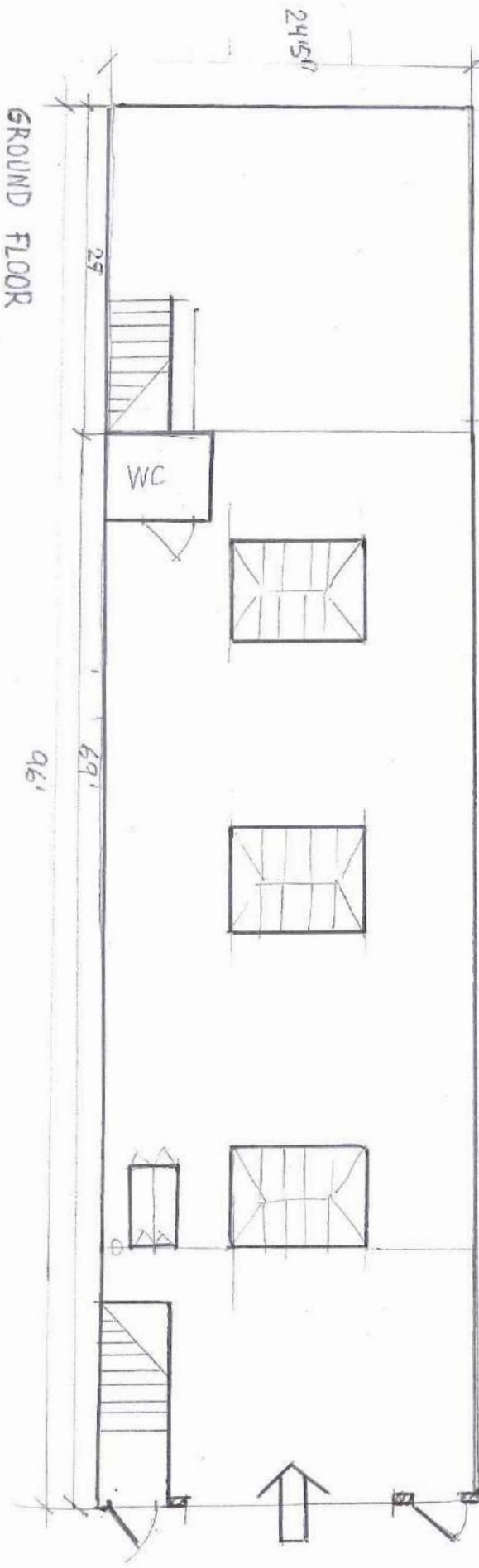
**\*AMC ELECTRICAL SERVICES, INC.**

  
VINCENT J. DICCE L.S.Pres

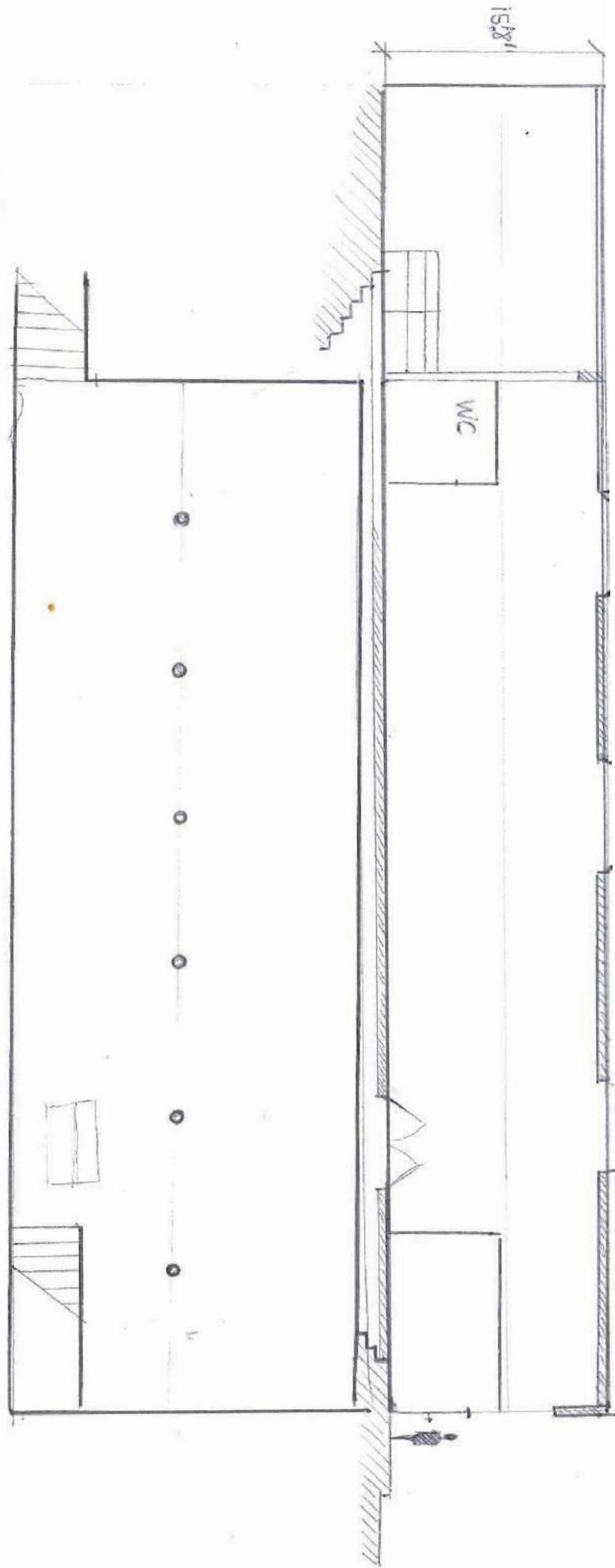
**BORO LAND SURVEYING, P.C.**  
355 COURT STREET  
BROOKLYN, N.Y. 11231  
TEL. (718) 624-BORO (2676)  
E-MAIL: BOROSURVEY@GMAIL.COM

# FLOOR PLAN

GROUND FLOOR



BASEMENT



## DEPARTMENT OF BUILDINGS

BOROUGH OF Brooklyn, THE CITY OF NEW YORK

MAY 29 1973, VOLUME 19, NUMBER 19, 1973, 209208

## CERTIFICATE OF OCCUPANCY

CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No. 359202

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at

142 18th Street

Block 633

Lot 22

That the zoning lot and premises above referred to are situated, bounded and described as follows:

GINNING at a point on the South side of 18th Street

cont 259'-9" feet West from the corner formed by the intersection of

18th Street and 6th Avenue

wing thence South 100'-2" feet; thence West 25'-3" feet;

ace North 100'-2" feet; thence East 25'-3" feet;

wing thence feet; thence feet;

the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646c of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

EXPIRATION ALT. 1321/72

Construction classification ~~Class 3 Non-flame-proof~~

occupancy classification Auto Repair (Use group 16) Height 3 stories, 13' feet

date of completion Generic. 4/17/73 Located in 10-2 Zoning District

time of issuance of permit Fibg. 5/15/73

This certificate is issued subject to the limitations hereinafter specified and to the following reservations of the Board of Standards and Appeals:

The City Planning Commission:

(Calendar numbers to be inserted here)

## PERMISSIBLE USE AND OCCUPANCY

-Street Parking Spaces

-Street Loading Berths

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Bas	Ground	-	Garage
ent	250	-	Auto Repair (Use group 16)
			Accessory welding- Accessory spraying
			(Less than 2 quarts spraying per day and not more than 20 gallons of paint stored on premises)
			<b>Totals AS STATED ABOVE</b>
			Performance standards of M-1 Zone to be complied with

No. 342745

Date

JAN281958

# **CERTIFICATE OF OCCUPANCY**

Standard forms adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the new ~~new~~ building premises located at

142 18th Street, South Side, 250' S. West of 4th Avenue

Block 699 Lot 22

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. on Alt. No. 1559/1954 Construction classification—non-flammable

Occupancy classification—**storage of machinery**. Height **1** stories, **15** feet.

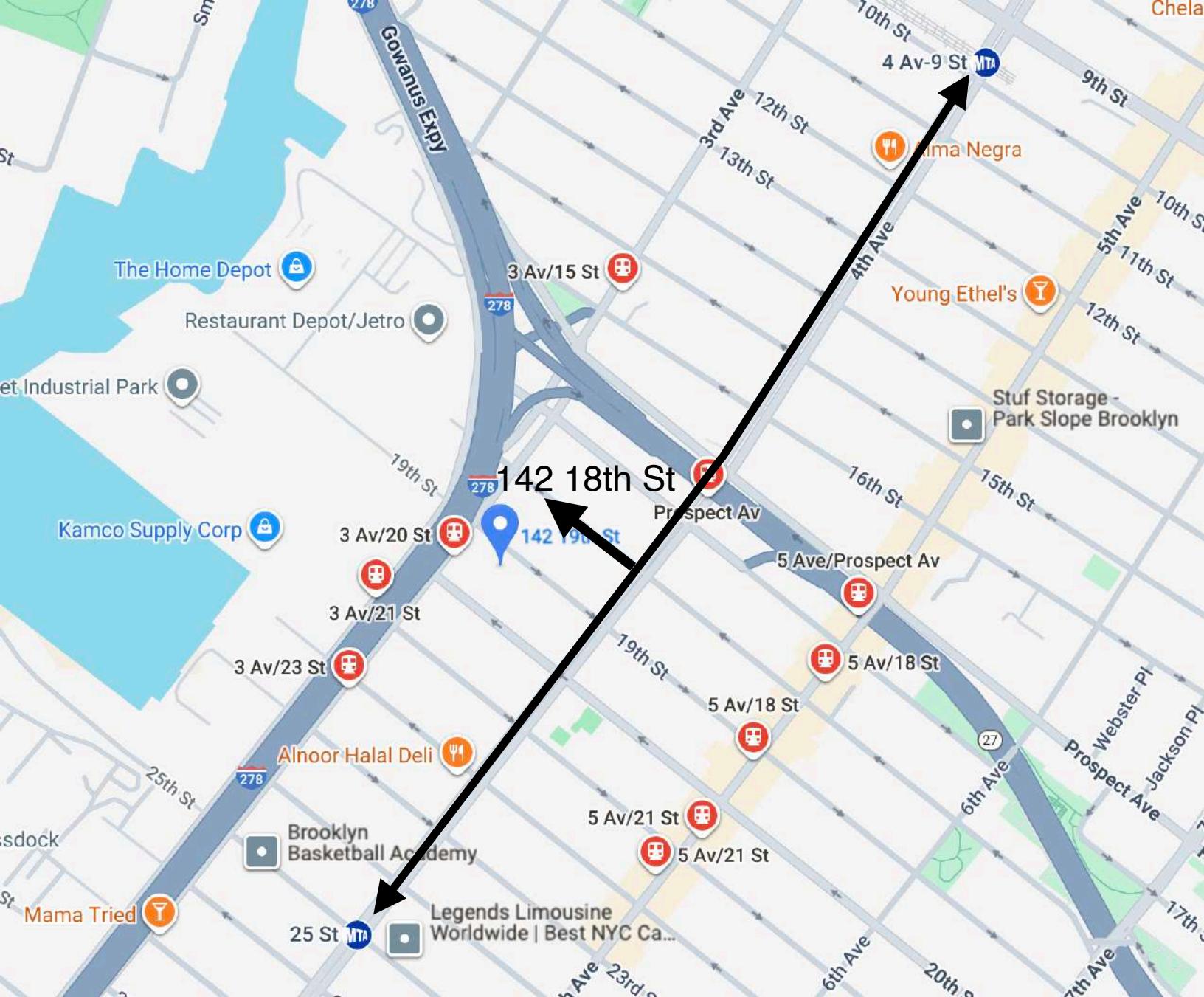
Date of completion— 1/10/68 (4) Located in Unrestricted Use District.

Height Zone at time of issuance of permit

Flight Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

#### PERMISSIBLE USE AND OCCUPANCY



4th Ave / 9th Street



4th Ave / 25th Street

