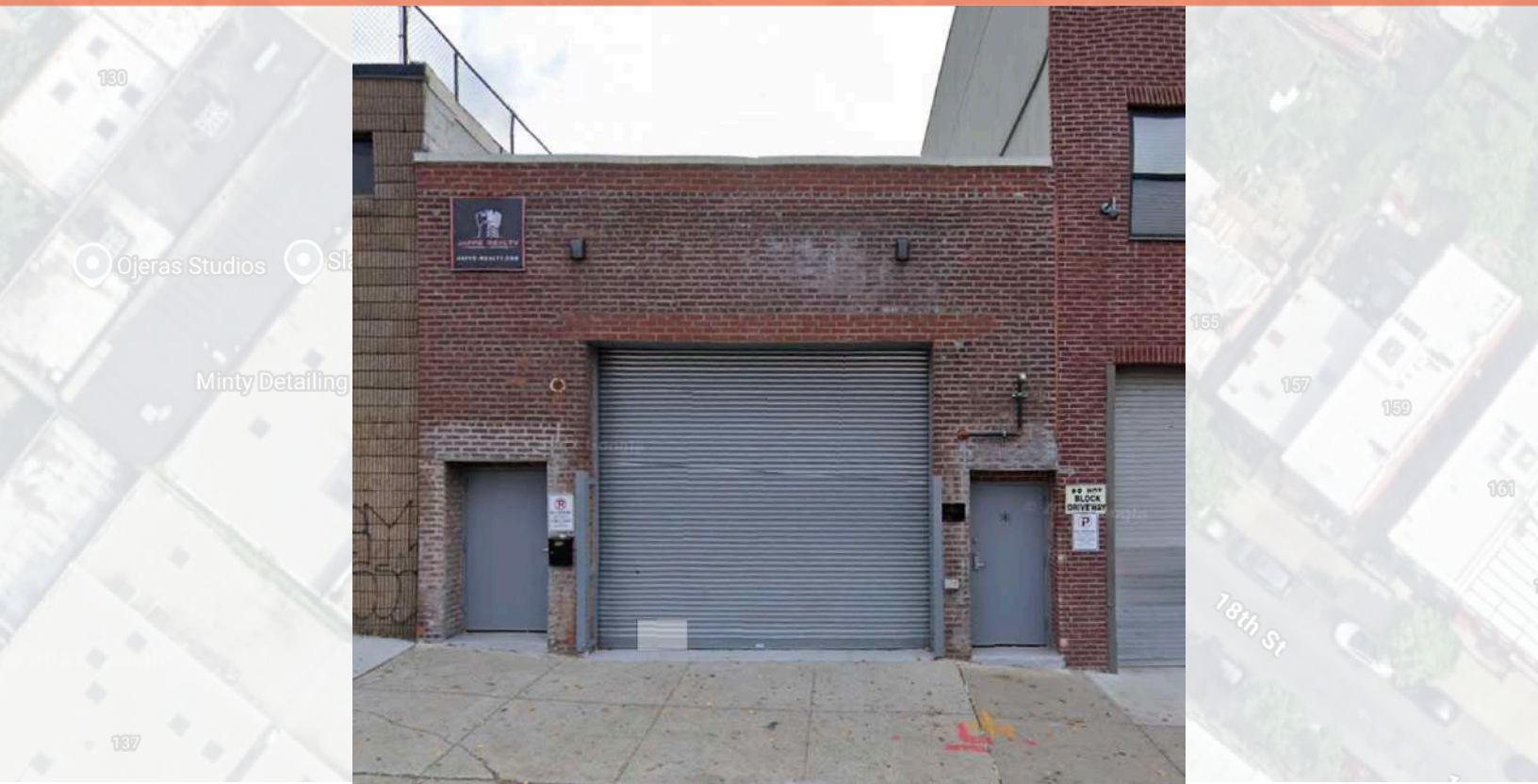


142 18th St., Brooklyn NY 11215

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

TRANSPORTATION:

Highways & Bridges:

Gowanus Expy

B.Q.E..

Belt Parkway

Verrazano Bridge



JAFFE REALTY
— INDUSTRIAL • COMMERCIAL —



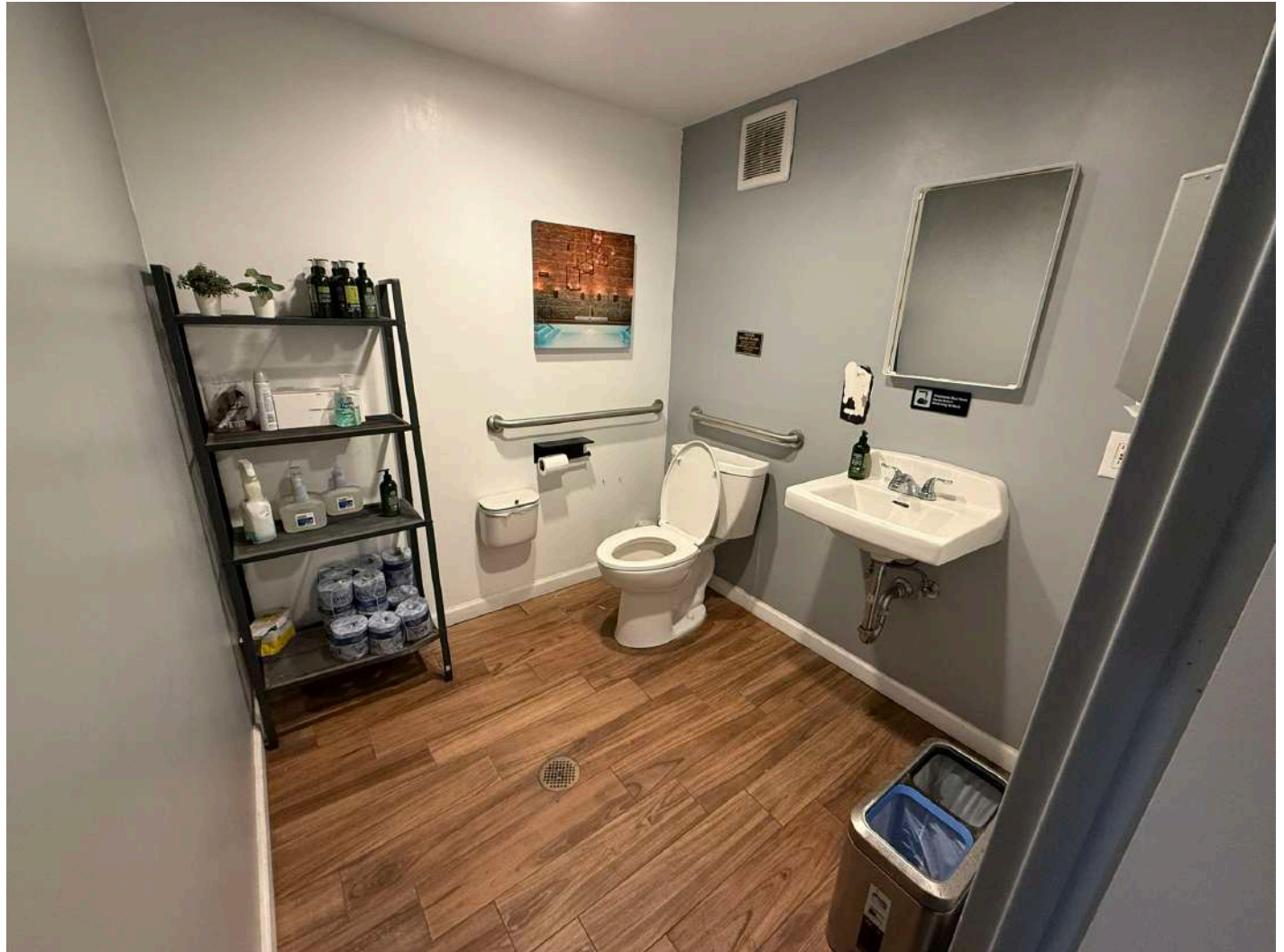
Current Ground Floor Condition

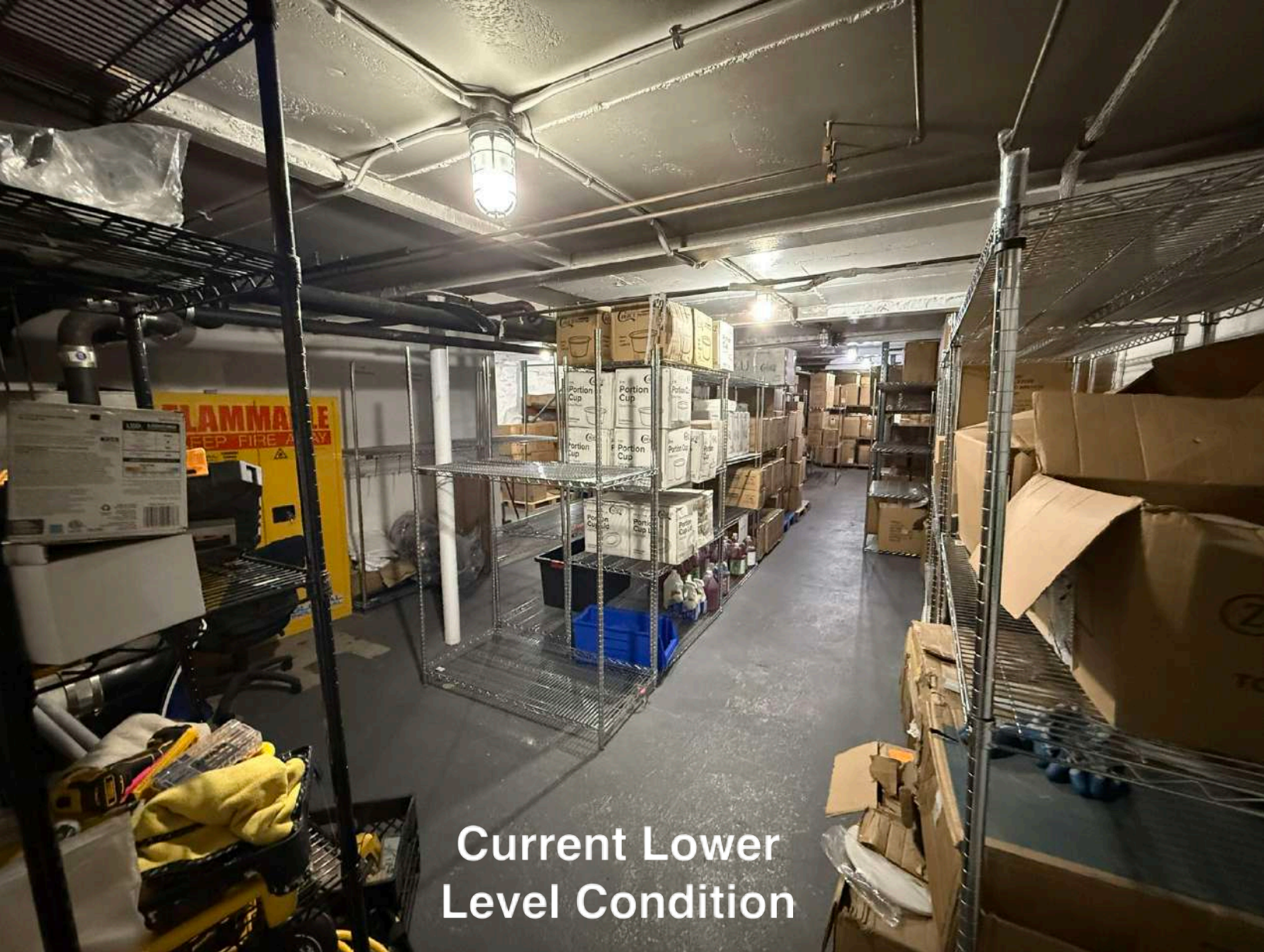


Current Ground Floor Condition



Current Ground Floor Condition





Current Lower Level Condition



Previous Lower Level Condition



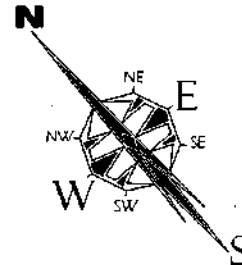
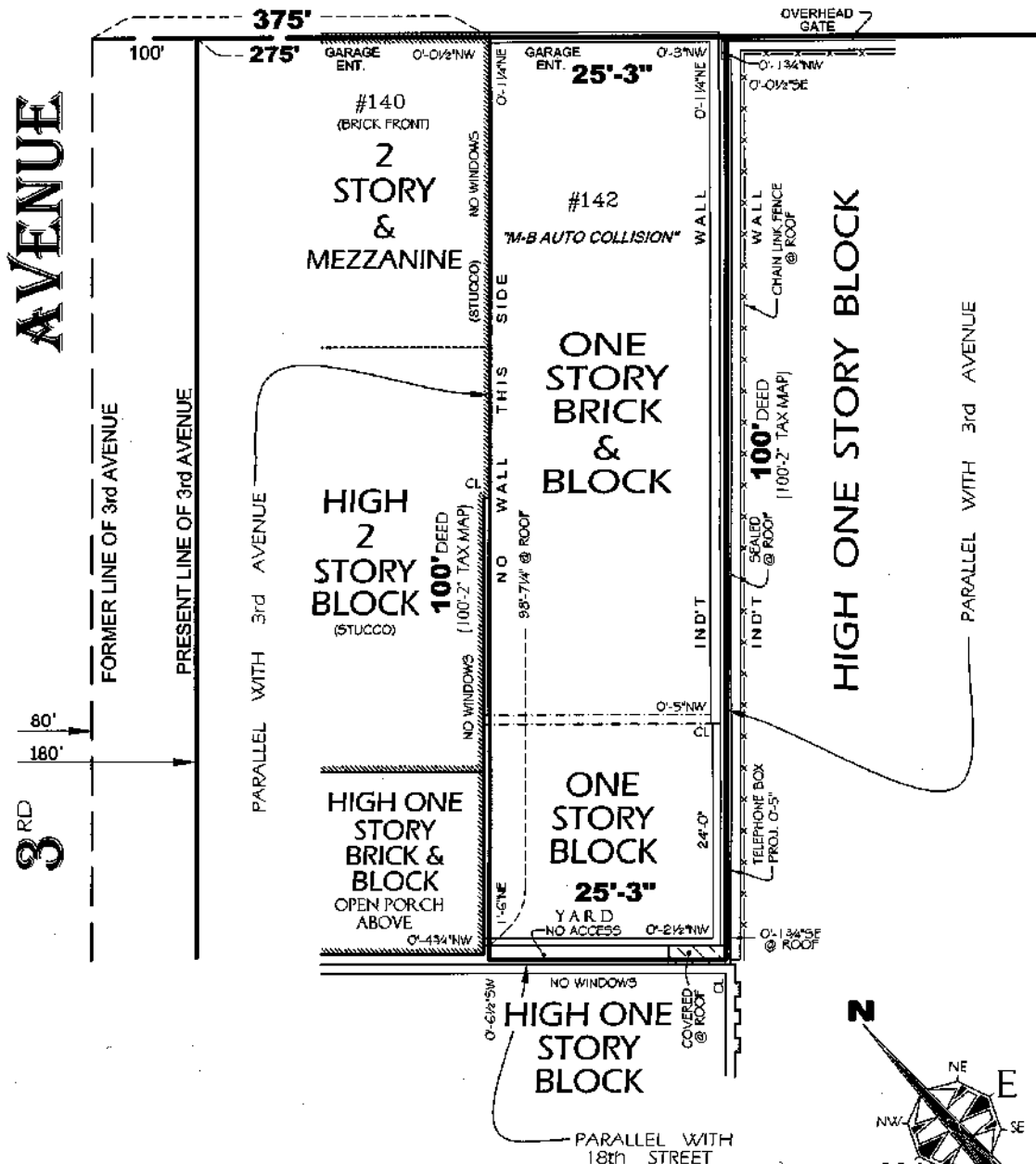
Previous Ground Floor Condition

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

18TH

(60')
(WIDE)

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



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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LEND SURVEYOR'S INKED SEAL 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: I. PRAT
CHK'D BY:

JULY 18, 2017

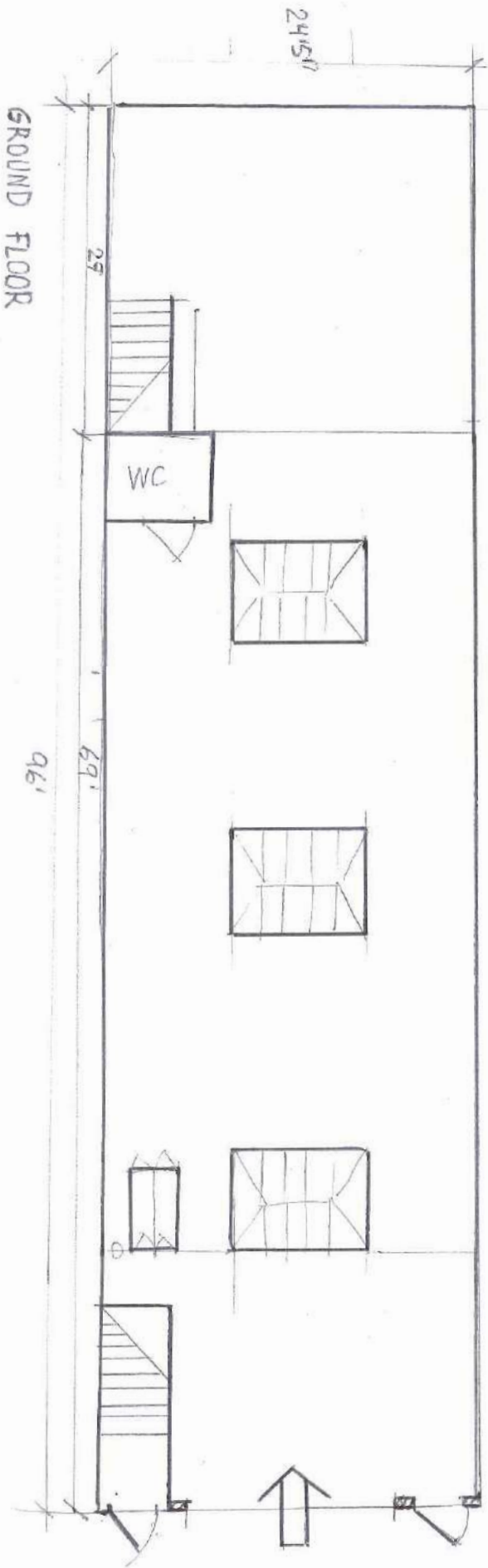
*AMC ELECTRICAL SERVICES, INC

353 COURT STREET
BROOKLYN, N.Y. 11231

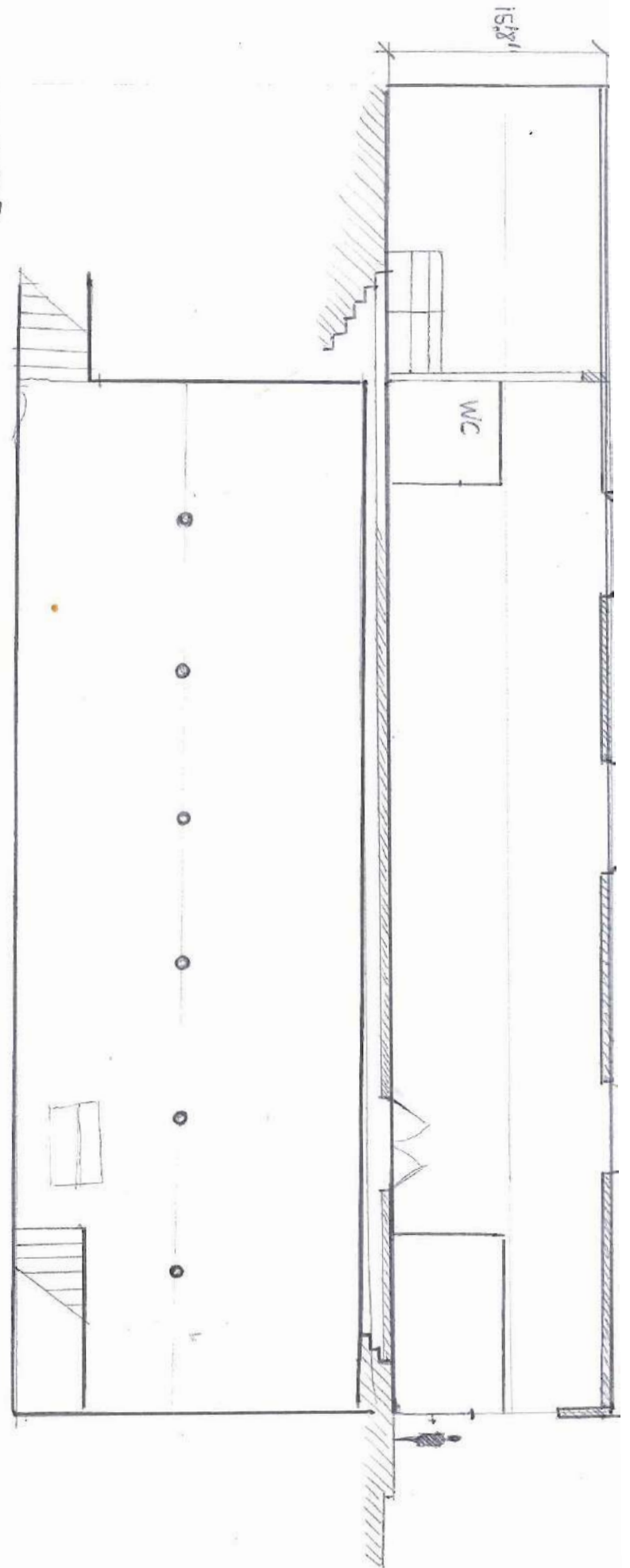
TEL. (718) 624-BORO (2676)
E-MAIL: BOROSURVEY@GMAIL.COM

VINCENT J. DICCE L.S., Pres.

FLOOR PLAN



BASEMENT



DEPARTMENT OF BUILDINGS

BOROUGH OF **Brooklyn**, THE CITY OF NEW YORK

MAY 29 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. **159202**

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:

BEGINNING at a point on the **South** side of **18th Street**
 distant **259'-9"** feet **West** from the corner formed by the intersection of
18th Street and **4th Avenue**
 running thence **South 100'-2"** feet; thence **West 25'-3"** feet;
 thenence **North 100'-2"** feet; thence **East 25'-3"** feet;
 thenence _____ 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 646e of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~XXXXXXXX~~ Alt. **1321/72** Construction classification ~~Class 3-Non-fire-proof~~
 occupancy classification **Auto Repairs (Use group 16)** Height **1** stories, **13'** feet
 date of completion **Constr. 4/17/73** Located in **M-2** Zoning District
 time of issuance of permit **Plbg. 5/15/73**

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

and 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
Basement	ground	-	Ordinary
1st	250	-	Auto Repairs (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)
Totals AS STATED ABOVE			
Performance standards of M-1 Zone to be complied with			

No. 100252

Date

JAN 28 1958

CERTIFICATE OF OCCUPANCY

Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C26-181.0 to C26-187.0 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—~~structure~~ building—premises located at

142 18th Street, South Side, 259'9" 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. of A. No. **1555/1954**

Construction classification— **non-fireproof**

Occupancy classification— **storage of machinery and (4) trucks** Height **1** stories, **13** feet.

Date of completion— **approx. 1/22/58** Located in **Unrestricted** Use District.

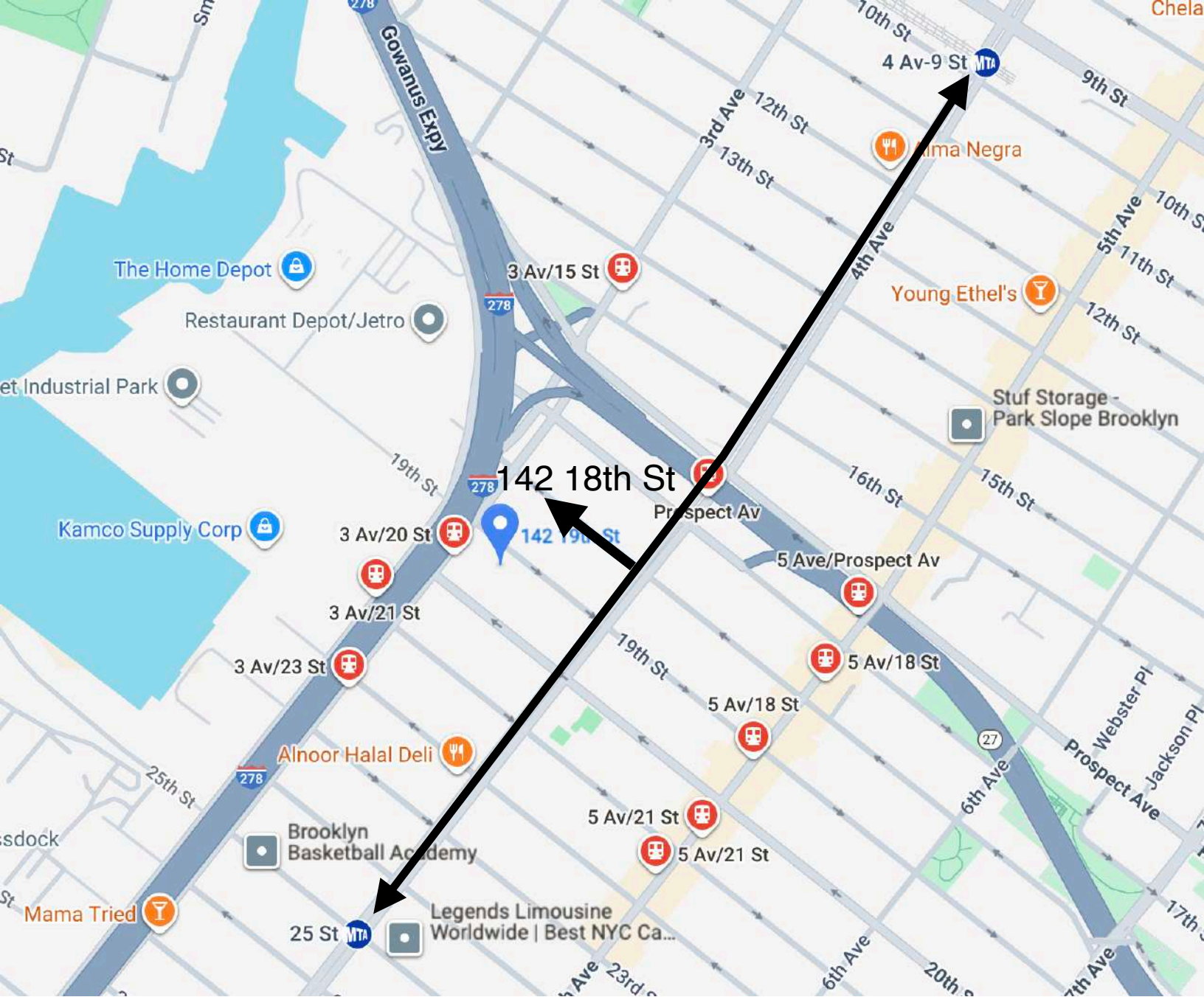
3 Area Height Zone at time of issuance of permit

plumb. 12/2/57

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

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
cellar	ground	-	-	-	ordinary
first	250	1	-	1	storage of machinery and four (4) trucks
TOTAL - as stated above					



4th Ave / 9th Street



4th Ave / 25th Street