

48 Grattan Street

Brooklyn, NY 11237



Property Features

- High 18 Foot Ceilings
- Heated / Radiant warehouse floors
- Private office area
- 1 Block away from the L-Train
- Long term lease available
- Recent construction built in 2001
- Secured entry
- Insulated drop-down gate door

For Lease: We have a 6,000 SF warehouse that has 18-foot ceilings and within said warehouse you have a 3,000 SF mezzanine that adds an additional useable area. This warehouse has one drive-in gate, 800 amps, private storage, locker room with standup shower and bathroom. The property has 2,500 SF of gated parking. The parking area and the warehouse floors have radiant heating for ease of mind during snowy winters. **Optional:** There is 2,500 SF of private office space which offers two bathrooms and a full kitchen.

Notes: There is no basement available..

Address	48 Grattan Street
Block Lot	3008 0010
Lot Dimensions	100 X 100
Lot SF	10,000 SF
Building Dimensions	50 X 1000
Stories	2 (no basement)
Zoning	M1-1
Residential Apartments	0.0
Unused FAR	0.0

Asking Rent: \$35 PPSF

For more information, please contact:

Julio Reyes
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Licensed Real Estate Broker
julio@reyeselsamad.com | 212.235.2776 Ext: 3

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Property Features

- Mezzanine: Adds 3,000 SF
- Private shower and locker room
- 800 Amps
- Natural light: Skylights
- Only 1 Drive-in Door
- Optional: 2,500 SF (Office Space) on 2nd floor

Leasing Information

- Long term acceptable
- Modified Gross: Tenant pays proportionate share of base tax
- Tenant pays all utilities

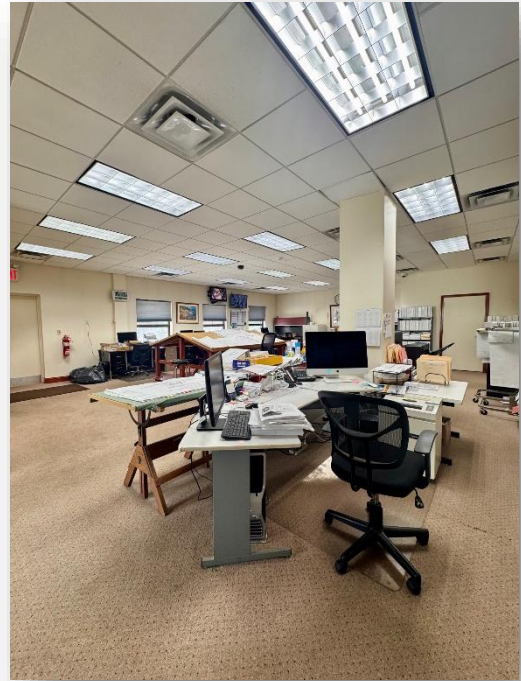


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