

273 MESEROLE ST BROOKLYN, NY 11206 NNN LEASE

LEASING OFFER BROCHURE DATED 3/18/2026

EXCLUSIVELY REPRESENTED BY

YIFAN DING

LICENSED SALES PERSON

K LAND REALTY INC.

917-676-8877

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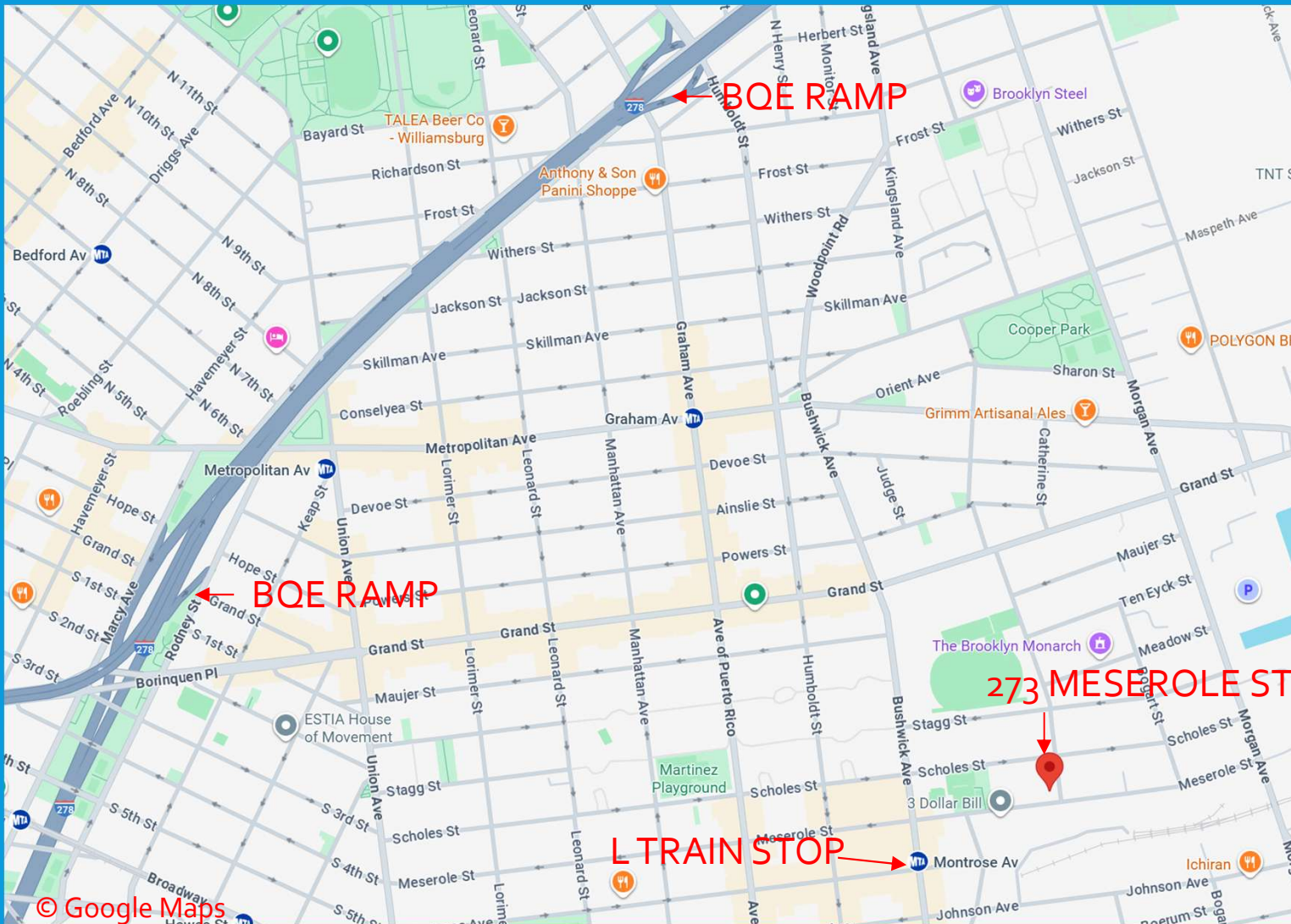


DISCLAIMER: Information is provided from sources believed to be accurate, but no warranty, express or implied, is made. Prospective tenants should conduct their own independent investigation to verify all details, including but not limited to square footage, zoning, and permitted uses.

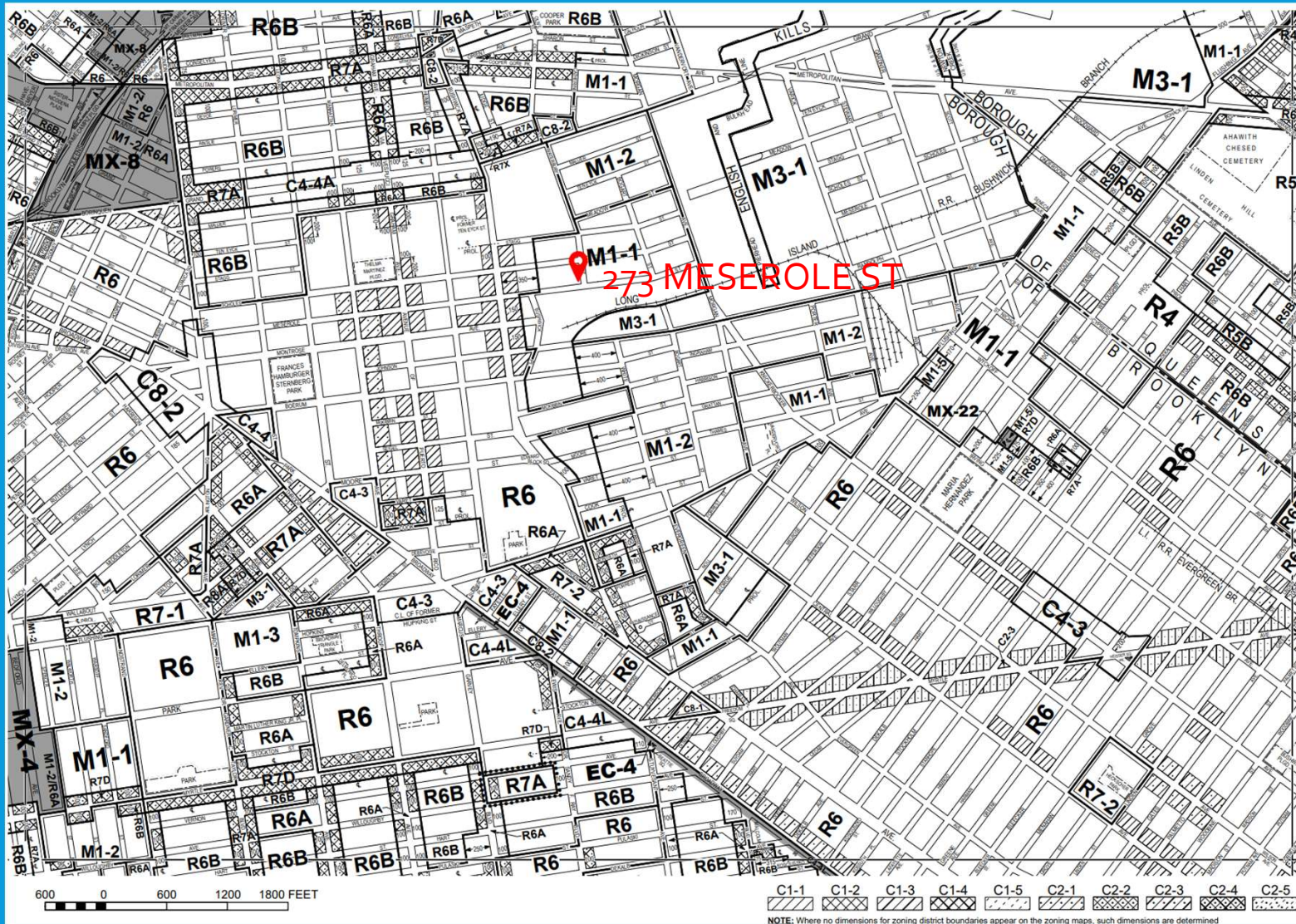
PROPERTY HIGHLIGHTS

- The subject property contains office and warehouse space totaling 6,250 SF.
- 1ST Floor is 5,000 SF. 2ND Floor is 1,250 SF.
- Over **1,100 Amp** Electric Service per Electric Breaker Tally
- COLUMN FREE interior space of 78 FT X 49 FT (3,822 SF).
- TWO Truck Rollup Gates 13 FT X 14 FT.
- Warehouse's clear ceiling height is 13.5 FT.
- Former Restaurant space with utility connections ready for Fit out.
- Large Freezer section 830 SF.
- 2nd Floor Office Space for Administration and Conference.
- The property sits just a short walk away from the Montrose Ave ("L") subway station.
- 150 Feet of Frontage Along Meserole Street and Waterbury Street.
- Short Walk to the Bushwick and Graham Avenue Retail Corridors.
- 2026 Annual Property Tax is \$44,022.27.
- Triple Net NNN Lease. Minimum 5-year term.

HIGHWAY AND TRANSIT ACCESS



NYC ZONING AND LAND USE



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

07/14/2025 C 240399 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

12c	13a	13c
12d	13b	13d
16c	17a	17c

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C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (a portion of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

SURVEY

ADDRESS: 273 & 275 MESEROLE STREET, BROOKLYN

(PARALLEL WITH MESEROLE STREET)

AS

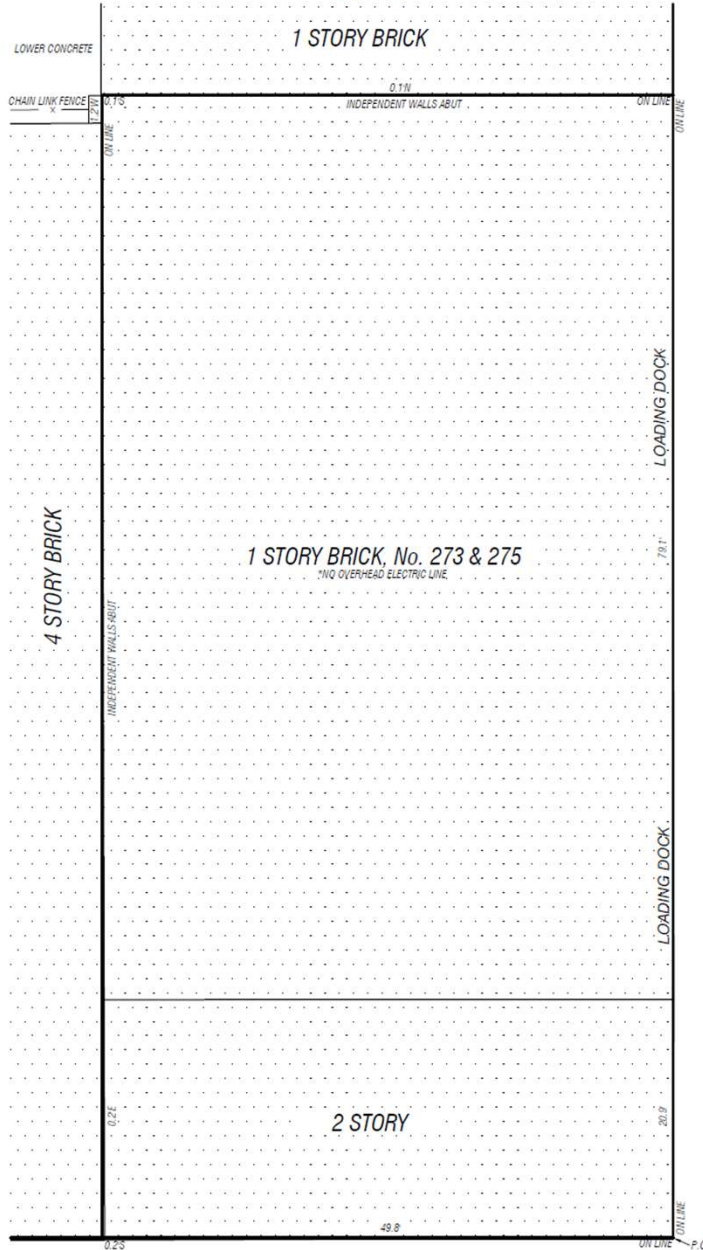
AREA OF LOT = 5,000.00 sq. ft.



(PARALLEL WITH WATERBURY STREET)
100.00'

LEGEND

- TREE
- SIGN
- UTILITY POLE
- FIRE HYDRANT



PROJECTIONS ON TO STREET:

MAIL BOX	0.0' ±
W/UP GATE	1.5' ±
W/DOOR GRILL	0.9' ±
LIGHT	0.7' ±
SIGN	0.7' ±
A/C UNIT	0.8' ±

100.00'

PROJECTIONS ON TO STREET:

LIGHT	0.8' ±
SIGN	0.2' ±
ROLL UP GATE	1.4' ±
A/C UNIT	1.6' ±

STREET

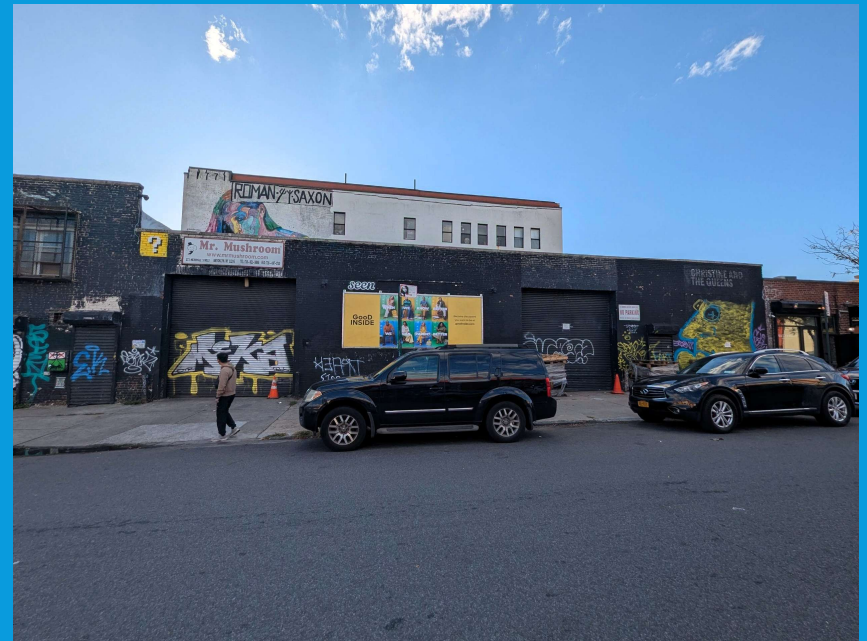
WATERBURY

MESEROLE

STREET



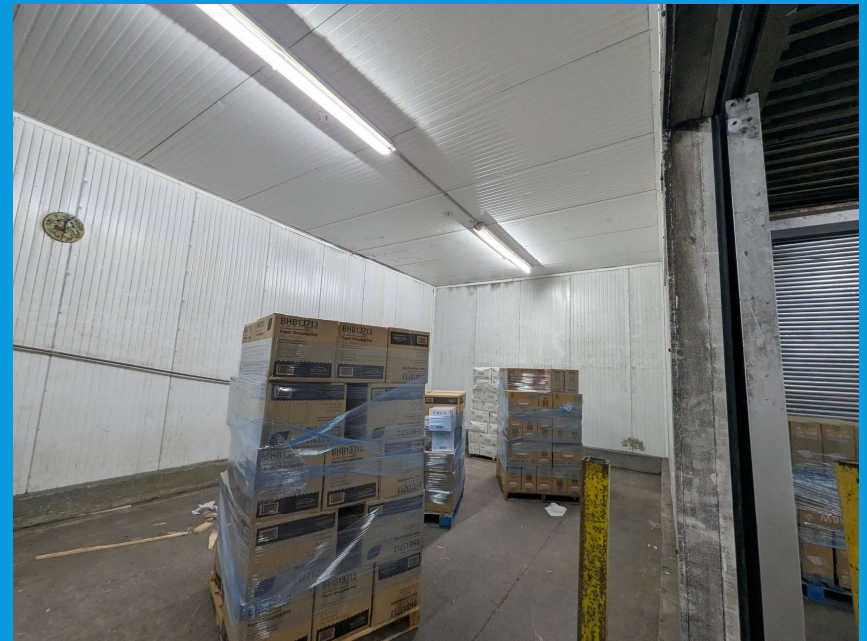
STREET VIEWS



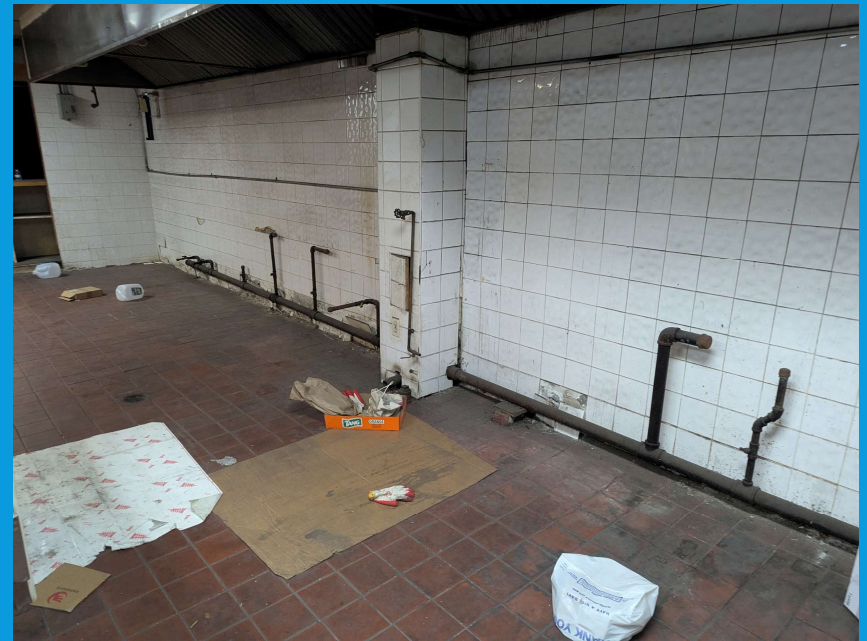
WAREHOUSE INSIDE



WAREHOUSE INSIDE (FREEZER)



GROUND FLOOR (RESTAURANT)



SECOND FLOOR (OFFICE)



BREAKER PANELS

