

PRIME SUNSET PARK INDUSTRIAL DEVELOPMENT SITE

LEASE

WILL BUILD TO SUIT

LEASE

4701 1St Ave @ 47TH Sunset Park, Brooklyn 11220



POTENTIAL BUILDING SIZE:

30,000 SF Ground Floor Warehouse
30,000 SF 2ND Floor

ZONING:

M3-1

Commercial F.A.R. 60,000 SF

FEATURES:

LOCATED ACROSS FROM THE NEW 500,000 SF STEINER STUDIO AT BUSH TERMINAL AND INDUSTRY CITY.

TREMENDOUS EXPOSURE ON 1ST AVE

- 150 X 200= 30,000 SF
- 60' CEILING HEIGHTS
- 2 INTERIOR DOCKS
- 1 DRIVE-IN
- GAS HEAT
- COLUM FREE



IDEAL USE

- FILM STUDIO
- WAREHOUSE
- FOOD DIST
- E-COMMERCE

ACCESS:

- BLOCKS FROM R AT 45TH STREET
- SEVERAL BLOCKS FROM THE D,N,R AT 36TH STREET
- NEAR B37 BUS SERVICE
- CLOSE PROXIMITY TO BROOKLYN BATTERY TUNNEL, BROOKLYN BRIDGE, MANHATTAN BRIDGE, AND BQE.



For further information please contact

Bob Klein

347-390-1124

rklein@kalmondolgin.com

Kalmon Dolgin AFFILIATES INC.

INDUSTRIAL • COMMERCIAL REAL ESTATE

101 RICHARDSON STREET BROOKLYN, NEW YORK 11211