

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

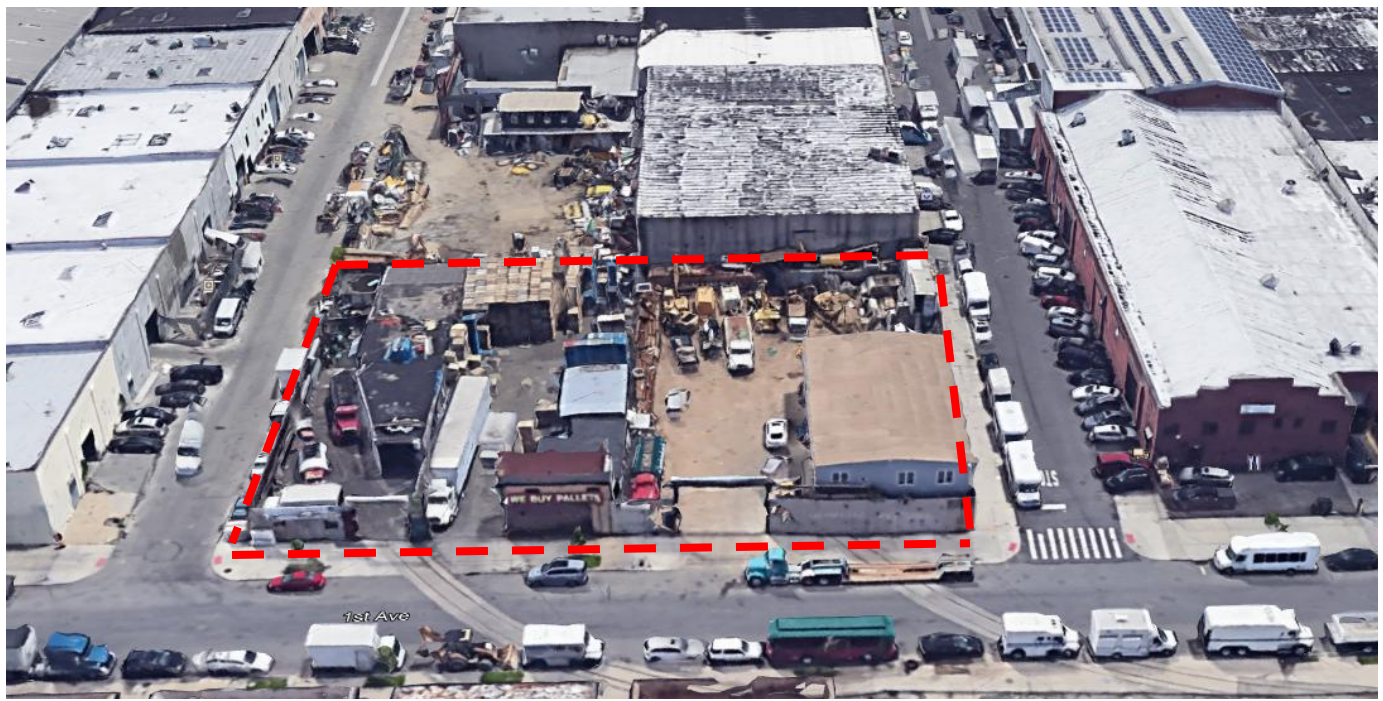


IDEAL USE

- 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