

200

STEWART AVENUE

EAST WILLIAMSBURG | BROOKLYN, NY 11237

**FOR SALE — FIRST TIME OFFERED
+31,750 SF ADDITIONAL BUILDABLE FAR
PREMIER HEAVY-INDUSTRIAL ASSET**

**VACANT | EXISTING COLD-STORAGE
INFRASTRUCTURE**



BUILDING HIGHLIGHTS

IMMEDIATE OCCUPANCY

±31,750 SF

GROUND-FLOOR WAREHOUSE

22'

CLEAR CEILING HEIGHT

1,000 AMPS

POWER

3 + 1

DOCKS + DRIVE-IN DOOR

M3-1

HEAVY INDUSTRIAL ZONING

MEZZANINE

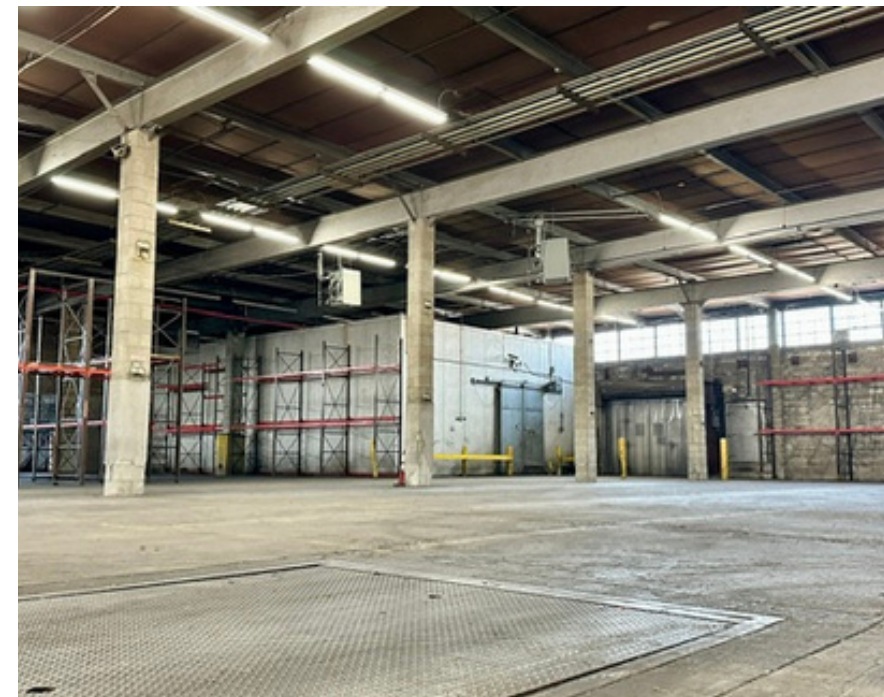
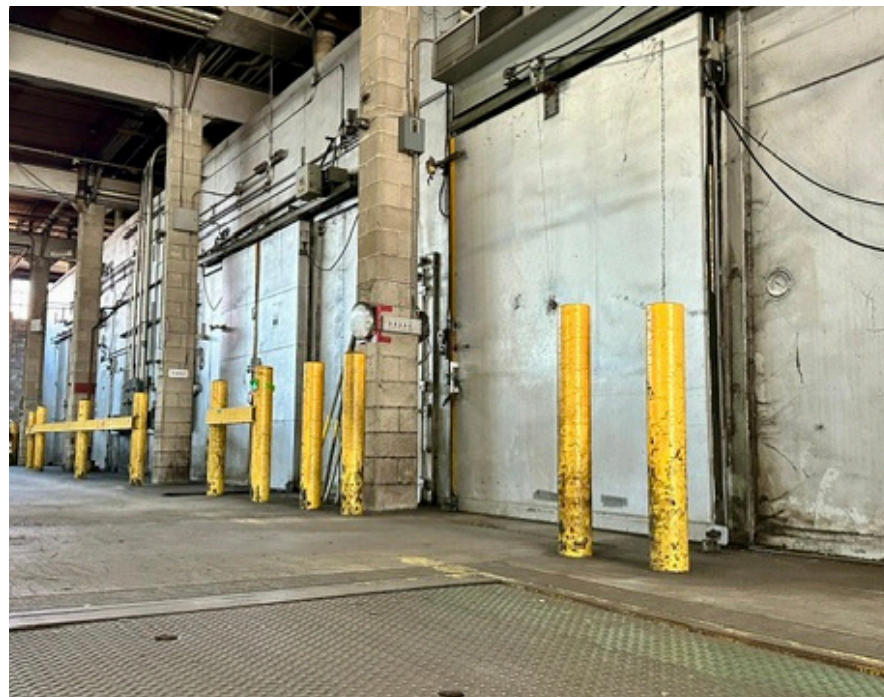
OFFICE SPACE

3-STREET

FRONTAGE
(STEWART/MEADOW/STAGG)

QOZ

QUALIFIED OPPORTUNITY ZONE



BUILT FOR COLD-CHAIN & DISTRIBUTION

Existing freezer & refrigeration infrastructure in place — rare for this size in Brooklyn.

FOOD DISTRIBUTION / FROZEN STORAGE

COLD-CHAIN LOGISTICS

WHOLESALE DISTRIBUTION

MEAT / SEAFOOD OPERATORS

E-COMMERCE FULFILLMENT

MANUFACTURING

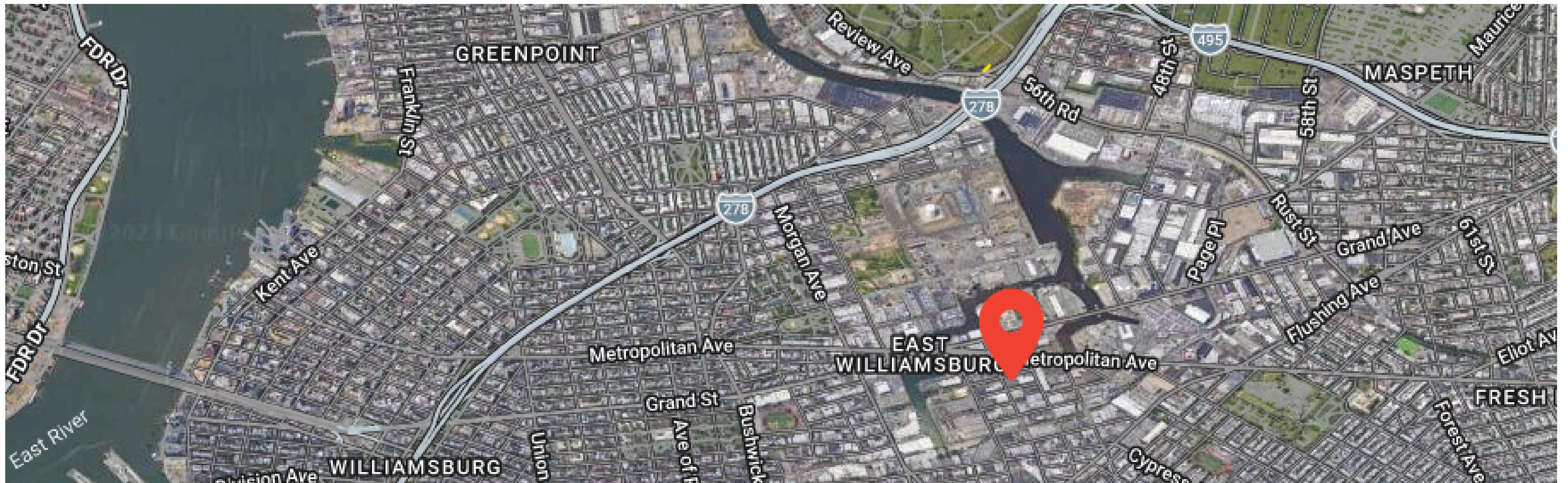
QUALIFIED OPPORTUNITY ZONE

- Potential capital-gains tax deferral
- Potential tax-free appreciation after a 10-year hold



LOCATION & ACCESS

- Immediate access to I-278 (BQE)
- Direct access to I-495, Midtown Tunnel & Queensboro Bridge
- Minutes to Williamsburg Bridge & Manhattan
- Central Brooklyn — serving NYC & NJ markets



CORPORATE NEIGHBORS

• AMAZON

• XPO LOGISTICS

• RESTAURANT DEPOT

• UPS

• LASERSHIP

• HARBOR FREIGHT

• FEDEX

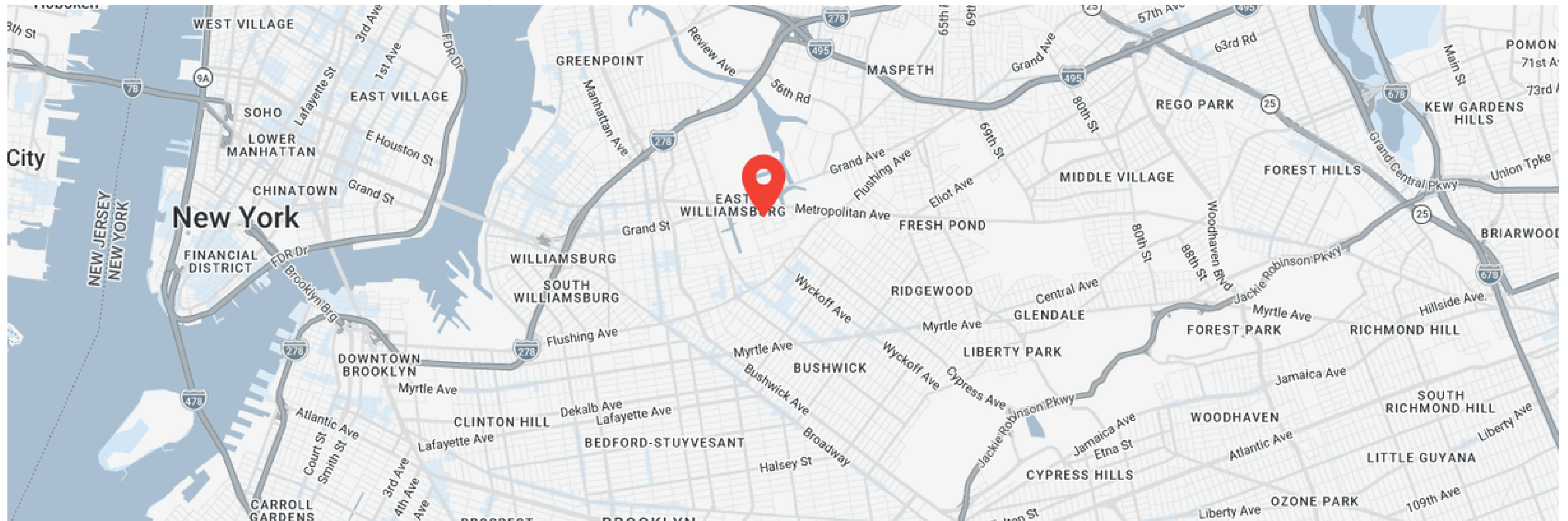
• FERGUSON

• SUN LOGISTICS

• FRITO LAY

• BIMBO BAKERIES

• EMPIRE



PROPERTY DETAILS

Address	200 Stewart Avenue, Brooklyn, NY 11237
Neighborhood	East Williamsburg
Block / Lot	Block 2958, Lot 1
Building Size	±31,750 SF Ground-Floor Warehouse + Mezzanine Office
Lot Dimensions	Approx. 200' × 158.75'
Ceiling Height	22' Clear
Power	1,000 Amps
Loading	3 Docks + 1 Drive-In Door
Zoning	M3-1 — Heavy Industrial
Frontage	Three-Street (Stewart Ave, Meadow St, Stagg St)
Cold Storage	Existing Freezer & Refrigeration Infrastructure
Real Estate Taxes	±\$225,000
Opportunity Zone	Qualified — Federal Tax Benefits
Delivery	Vacant

THE CASE FOR 200 STEWART

RARE M3-1 ZONING

One of the heaviest industrial designations in NYC. Permits manufacturing, food production, fleet, and uses lighter zones prohibit.

COLD STORAGE IN PLACE

Existing freezer & refrigeration infrastructure — a multi-million-dollar build-out already done for a cold-chain operator.

FIRST TIME OFFERED

Large-block East Williamsburg industrial almost never trades. Three-street frontage and 1,000-amp power at scale.

BUILDABLE UPSIDE + QOZ

Additional buildable FAR plus Opportunity Zone tax benefits for long-term capital deployment.



FOR MORE INFORMATION

CONTACT EXCLUSIVE BROKER

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All dimensions and details are approximate and subject to verification by prospective purchasers.

GREINER-MALTZ
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