



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**800 SNEDIKER AVENUE**

**BROOKLYN, NY 11207**

**45,500 Sq. Ft.  
Fully Renovated  
One-Story  
Warehouse with  
Parking**

– Move-In Ready!

Type  
**Warehouse / Parking**



SQUARE FOOT  
**45,500<sub>RSF</sub>**



ZONING  
**M1-1**



CLEAR HEIGHT  
**20'**



PARCEL ID  
**3881**  
BLOCK



LOADING  
**5 DRIVE-IN DOORS**  
**2 INTERIOR LOADING DOCKS**



**1**  
LOT

**PRICE**

**Upon Request**

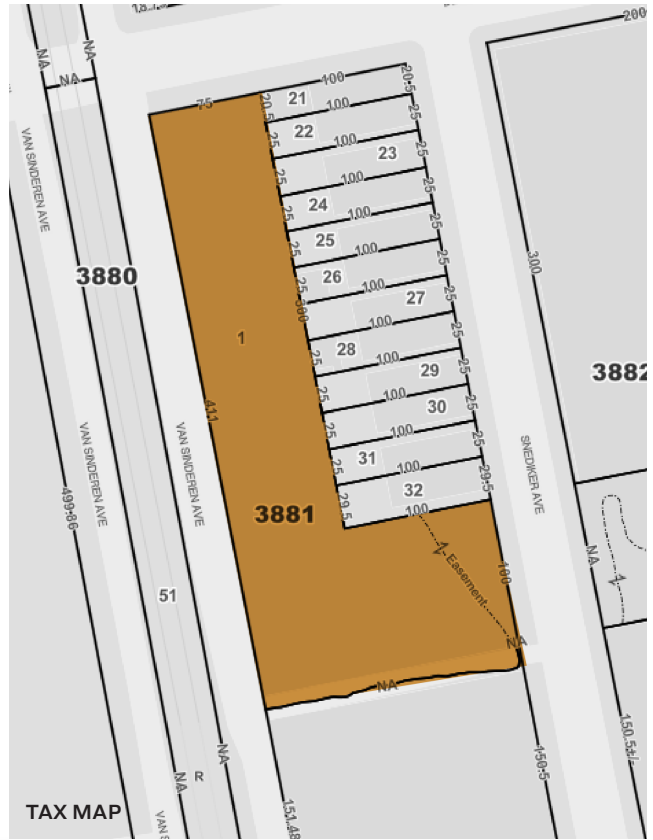
**718-784-8282 / PINNACLERENY.COM**

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

# Property Overview

## Features

- 40,000 Sq. Ft. Ground Floor
- 5,500 Sq. Ft. Mezzanine Office
- 20' Ceiling
- 2 Interior Loading Docks 42' x 26'
- 5 Drive-In Doors Open to Yard
- One Row of Columns
- Wet Sprinkler
- Gas Heat
- 4,000 Amps
- 300 KW Diesel Powered Backup Generator
- Skylights
- ADA Bathroom
- 14,000 Sq. Ft. Parking Closed City Street
- Significant Offside Parking



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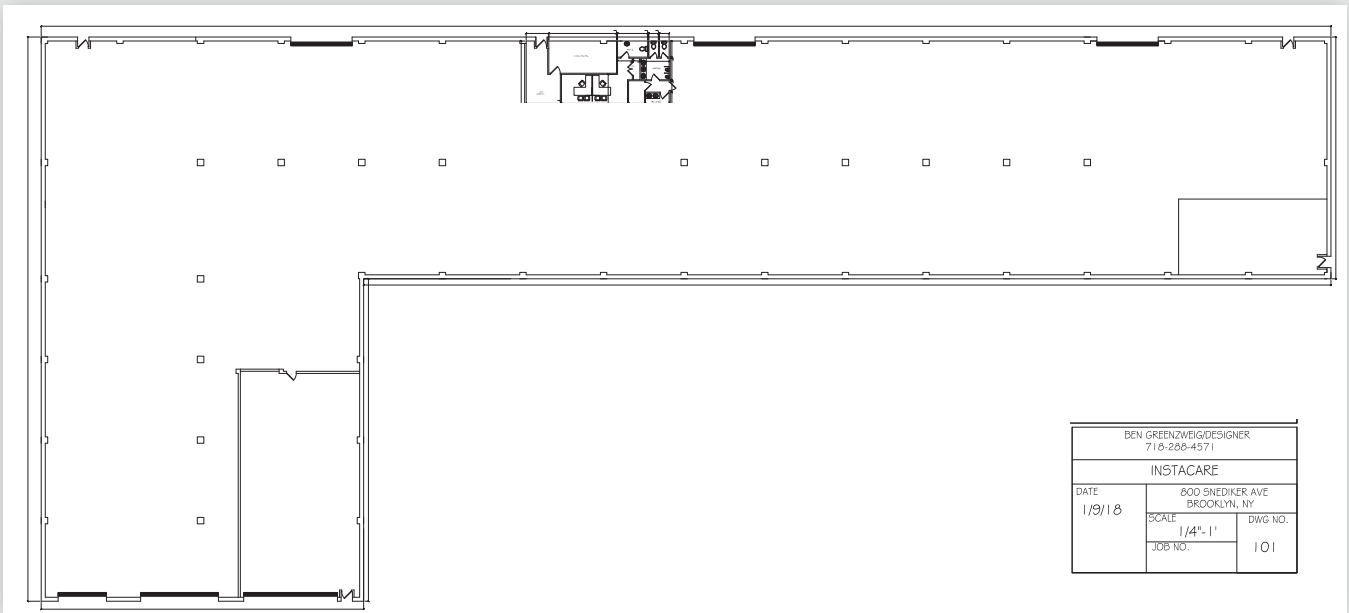
PICTURES



**EXTERIOR PHOTO**



**PROPOSED FLOOR PLAN**



## ACCESSIBILITY

# Ideally Positioned



## KEY DISTANCES



BY SUBWAY

1	PROSPECT PARK	45 MIN
2	BROOKLYN COLLEGE	54 MIN

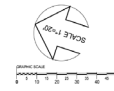


BY CAR

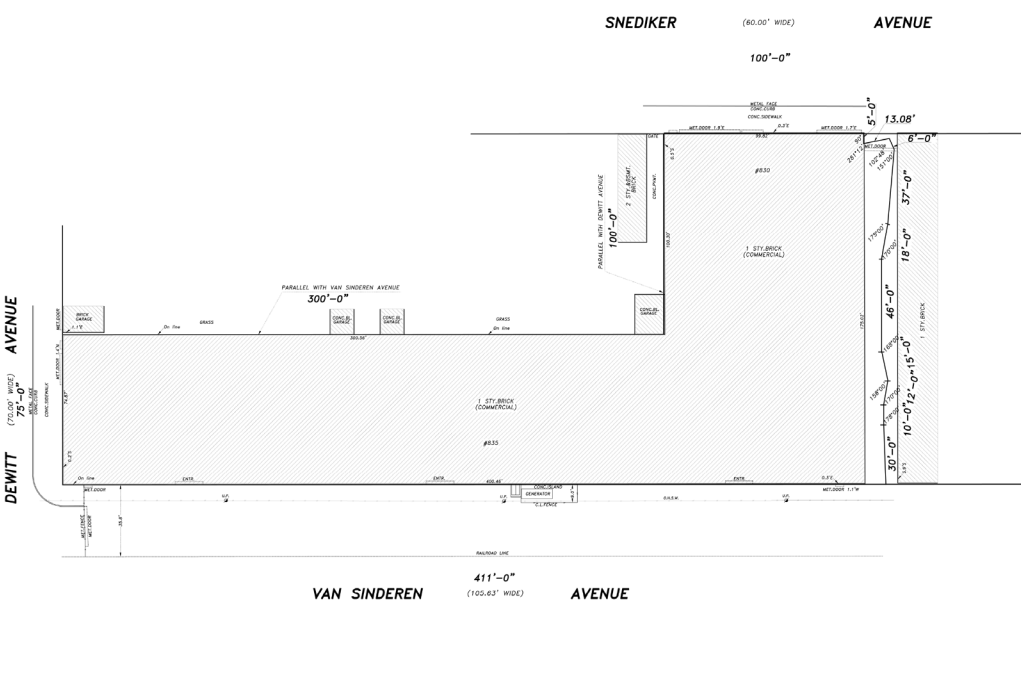
3	JFK AIRPORT	18 MIN
4	LAGUARDIA AIRPORT	27 MIN
5	BELT PKWY	10 MIN

# PROPERTY SURVEY

JOB NUMBER: B3881-1  
 PROPERTY ADDRESS: 800 SNEDIKER AVENUE  
 TITLE NUMBER: RK-177801  
 TITLE PURPOSES ONLY



FENCE		ELEVATION		MISC. I.C.		METAL COVER	
UTILITY POLE	○	100.0	100.0	○	○	○	○
CATCH BASIN	○	100.0	100.0	○	○	○	○
PARKING LOT	○	100.0	100.0	○	○	○	○
TRAFFIC LIGHT	○	100.0	100.0	○	○	○	○
LIGHT	○	100.0	100.0	○	○	○	○
STREET LIGHT	○	100.0	100.0	○	○	○	○
FIRE HYDRANT	○	100.0	100.0	○	○	○	○
MANHOLE CONNECTION	○	100.0	100.0	○	○	○	○
SHUT OFF VALVE	○	100.0	100.0	○	○	○	○
UNDESIGNED PARKING	○	100.0	100.0	○	○	○	○
EXISTING TREE	○	100.0	100.0	○	○	○	○
DRUM	○	100.0	100.0	○	○	○	○
PROVISIONAL BUMP	○	100.0	100.0	○	○	○	○
EXISTING ELEVATIONS	○	100.0	100.0	○	○	○	○
CITY ESTABLISHED GRADES	○	100.0	100.0	○	○	○	○
CURB AND GUTTER CUT	○	100.0	100.0	○	○	○	○
CONCRETE SERVICE	○	100.0	100.0	○	○	○	○
CABLE TO MANHOLE	○	100.0	100.0	○	○	○	○
MANHOLE	○	100.0	100.0	○	○	○	○



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SURVEYED FOR:	BANK OF AMERICA, N.A.
RELIABLE REFERENCE TO:	STEWART TITLE INSURANCE COMPANY
GUARANTEED TO ABOVE.	
BOROUGH:	KINGS
TOWN:	BROOKLYN
SECTION:	BLOCK 3881 LOT 1
FILED MAP INFO:	

**FOR TITLE PURPOSES ONLY**

KAAPLES SURVEYING

PROFESSIONAL LAND SURVEYOR

www.kaaples.com

SURVEYED ON: JANUARY 25, 2018



34-07 Steinway Street, Suite 202  
 Long Island City, NY 11101  
 718-784-8282  
[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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