

2300 LINDEN BOULEVARD BROOKLYN, NY 11208

GREINER-MALTZ
REAL ESTATE

90,000 RSF
AFFORDABLE
LAST MILE
DISTRIBUTION HUB
IN SPRING CREEK



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REAL ESTATE



AIRPORTS

4.9 miles from JFK
10.3 miles from Lower Manhattan

LOCAL

4 blocks to 3 & 4 Subway
1 mile to Gateway Center & FedEx Ground Hub

TRANSPORTATION

1 mile from Belt Parkway
3 miles from I-678

POPULATION STATISTICS

712,140 within 3 miles / 2.0 million within 5 miles

For more info: www.2300linden.com

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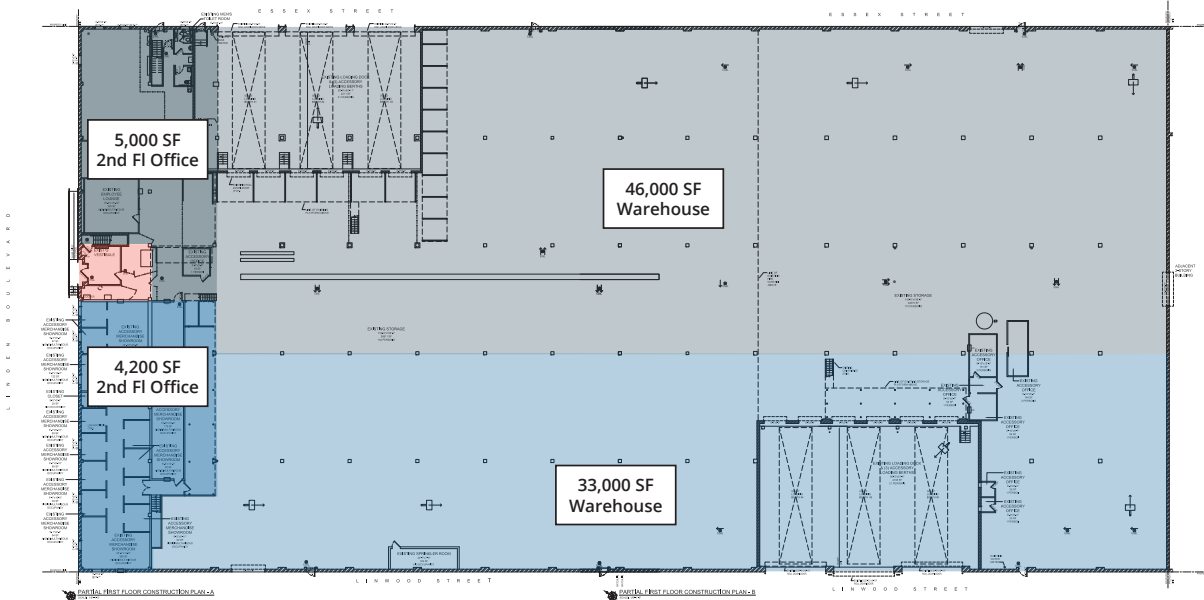


AVAILABILITY	80,000 SF Warehouse 10,000 SF Mezzanine Office
INTERIOR DOCKS	12 (48' - 50' deep cross-dock) Six on each side of building (Essex & Linwood Streets) All docks are tailgate height and can accommodate 50' trailers internally
DRIVE-INS	2
CEILING HEIGHT	20 ft clear
COLUMN SPACING	25 ft x 40 ft
SPRINKLERS	Full protection - Wet System
ELECTRIC	1,200 amps - distributed
HEATING	Gas fired Ceiling Blowers
PARKING	6,000 SF Parking Lot
ZONING	M1-1

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DIVISION OPTION 1

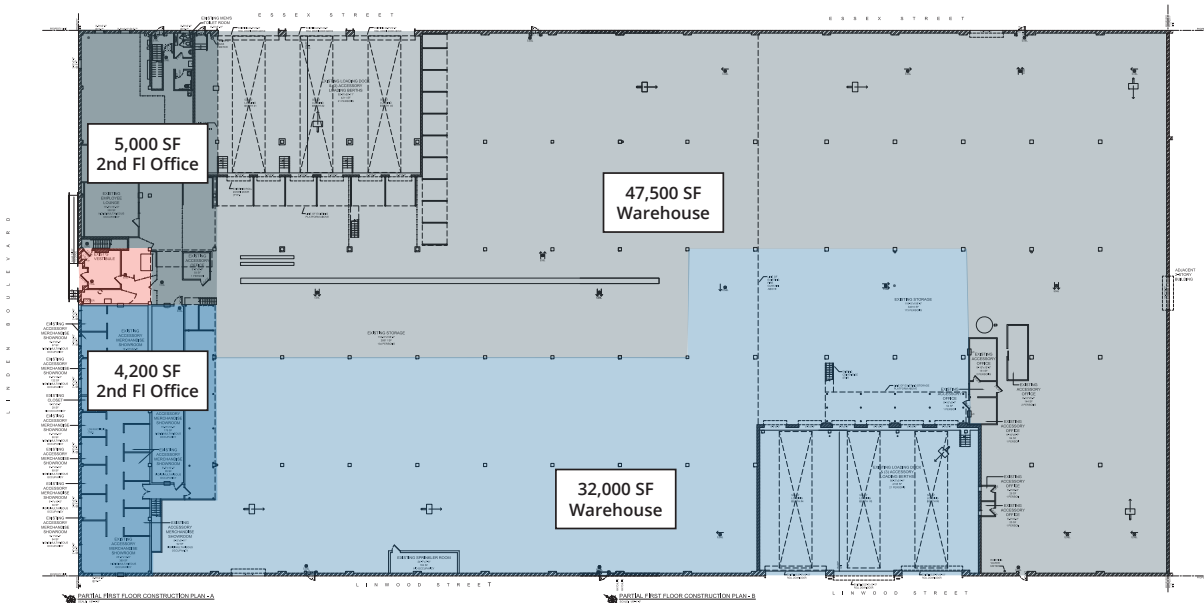


Tenant 1 - 51,500 SF

Tenant 2 - 37,200 SF

Common Area (PRS) - 500 SF

DIVISION OPTION 2



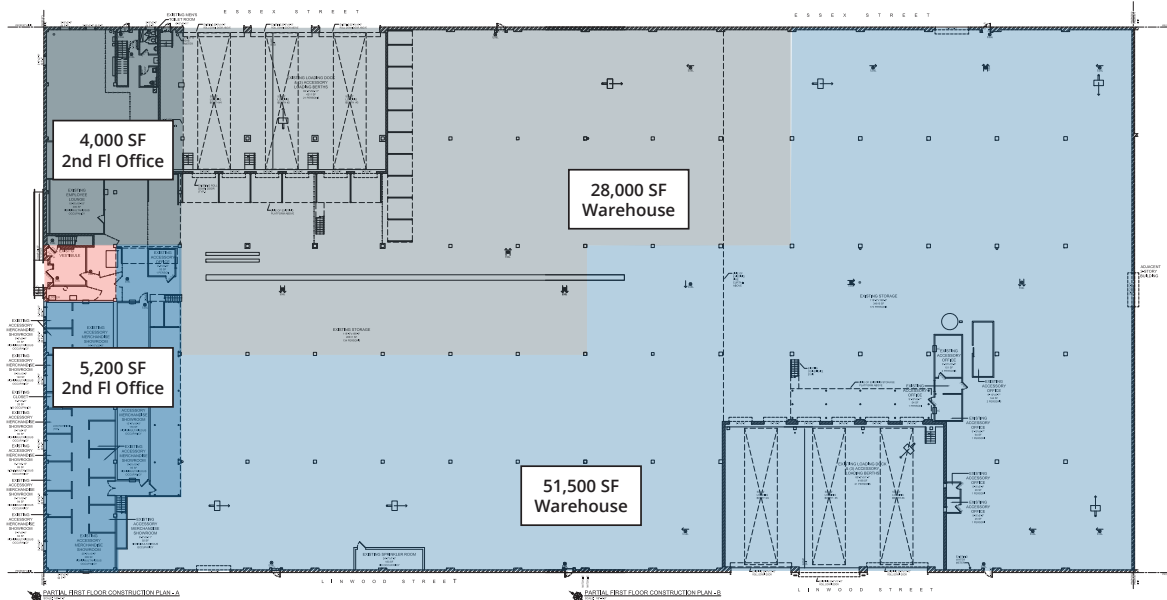
Tenant 1 - 52,000 SF

Tenant 2 - 36,200 SF

Common Area (PRS) - 500 SF

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DIVISION OPTION 3

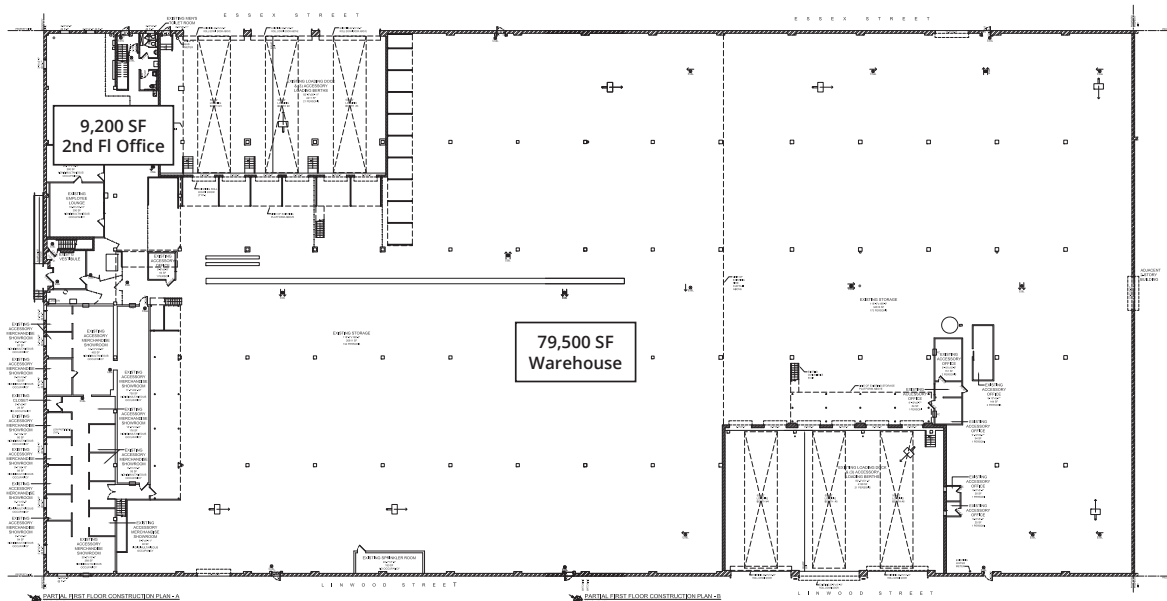


Tenant 1 - 32,000 SF

Tenant 2 - 56,700 SF

Common Area (PRS) - 500 SF

ENTIRE OPTION

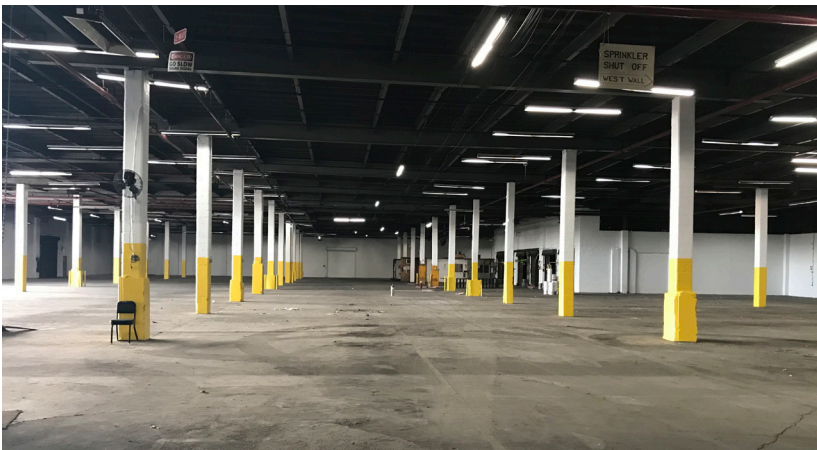
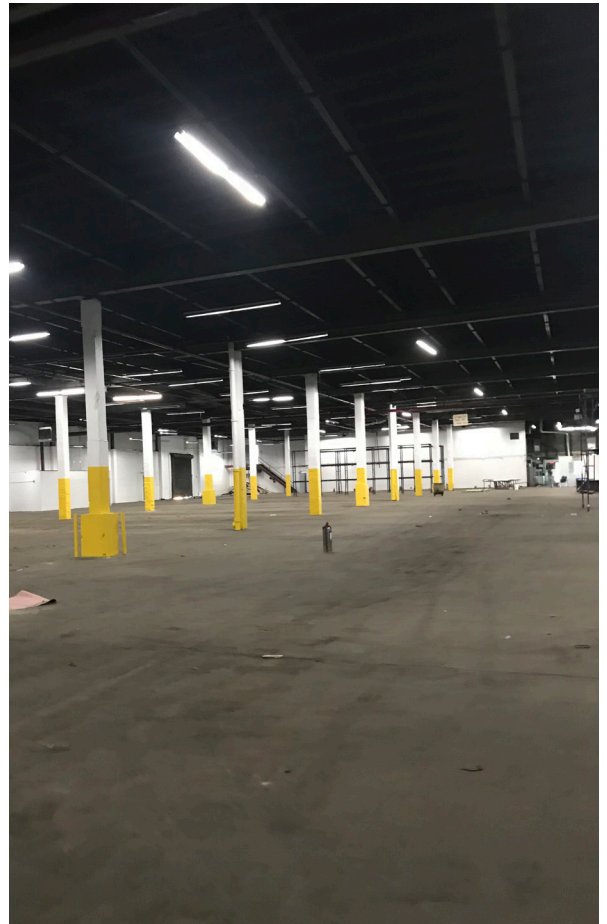


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Creating Opportunities Together

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