

EXCLUSIVE FOR SALE

35 DIVISION PLACE - BROOKLYN, NY 11222

10,000 SF | PRIME EAST WILLIAMSBURG MODERN REFRIGERATED WAREHOUSE



PROPERTY OVERVIEW

GREAT SPACE FOR: INDUSTRIAL, MANUFACTURING OR DISTRIBUTION

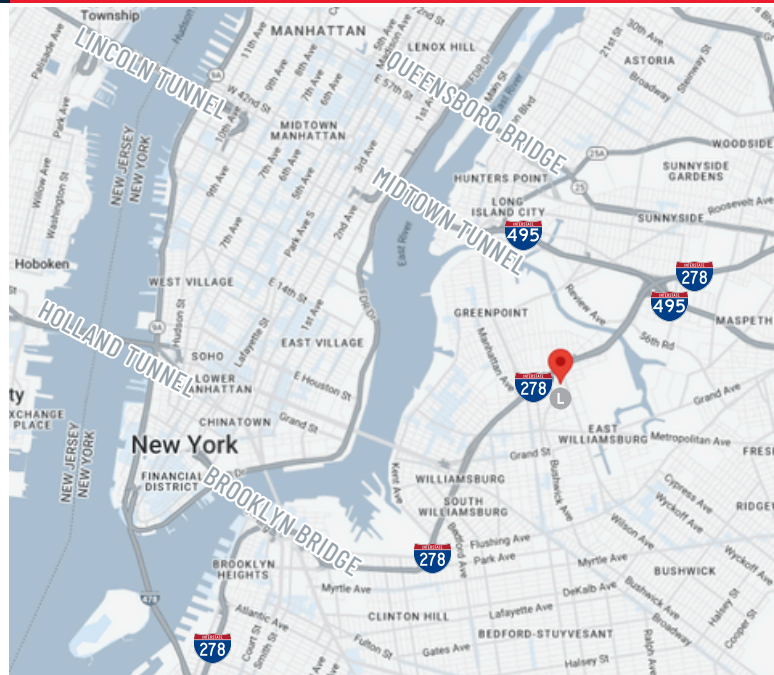
- 10,000 SF GROUND FLOOR WAREHOUSE - BUILT IN 2018
- APPROX. 1,500 SF MEZZANINE OFFICE SPACE
- 6,000 SF REFRIGERATION
- 22' CEILING HEIGHT
- 3 DRIVE-IN DOORS
- WET/DRY SPRINKLER SYSTEM
- 700 AMPS OF POWER
- CURRENT CAP RATE AT ASKING PRICE: 6.2%

TRANSPORTATION

- DIRECT ACCESS TO I-278, DOWNTOWN BROOKLYN, MANHATTAN AND QUEENS
- ACCESS TO L-TRAIN SUBWAY LINE
- SURROUNDED BY MULTIPLE BUS ROUTE



ACCESS TO MANHATTAN, QUEENS AND NEW JERSEY



CONTACT EXCLUSIVE AGENTS

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GREINER-MALTZ

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CREATING OPPORTUNITIES TOGETHER.

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