



Kalmon Dolgin
AFFILIATES INC.

181
Lombardy Street
Brooklyn, NY 11222

24,000 SQ. FT. BUILDING
6,000 SQ. FT. LAND



FULL COMMISSION PAID TO COOPERATING BROKERS - BOROUGH RATES

PROPERTY FEATURES:

- 24,000 SQ. FT. TEMPERATURE CONTROLLED WAREHOUSE/ MANUFACTURING/ FOOD PROCESSING FACILITY**
- 6,000 SQ. FT. PAVED FENCED YARD**
- FULLY AIR-CONDITIONED**
- 10,000 SQ. FT. OF REFRIGERATION COOLERS (CAN BE REMOVED AT TENANT'S REQUEST)**
- 3,000 AMPS WITH 208V AND 480V AND BACK UP GENERATOR**
- 17' CEILING HEIGHT**
- 1 DRIVE IN DOOR**
- 1 INTERIOR LOADING DOCK W/ ABILITY TO ADD ANOTHER**
- WIDE COLUMN SPANS**
- 3,400 SQ. FT. BEAUTIFULLY FINISHED OFFICE SPACE**
- FULLY EQUIPPED KITCHEN AREA**
- FLOOR DRAINS**
- BRICK FIREPROOF BUILDING**
- FULLY SPRINKLERED**
- M3-1 ZONE**

VIEW VIRTUAL TOUR

FOR MORE INFORMATION
CONTACT
EXCLUSIVE BROKERS

ROBERT KLEIN
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RKLEIN@KALMONDOLGIN.COM

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101 RICHARDSON ST. | BROOKLYN, NY 11211

718.388.7700

WWW.KALMONDOLGIN.COM

All information furnished regarding property for sale or rental is from sources deemed reliable but no warranty or representation is made as to accuracy thereof and same is submitted subject to error omissions, change of price rental or other conditions, prior sales, lease or withdraw without notice.



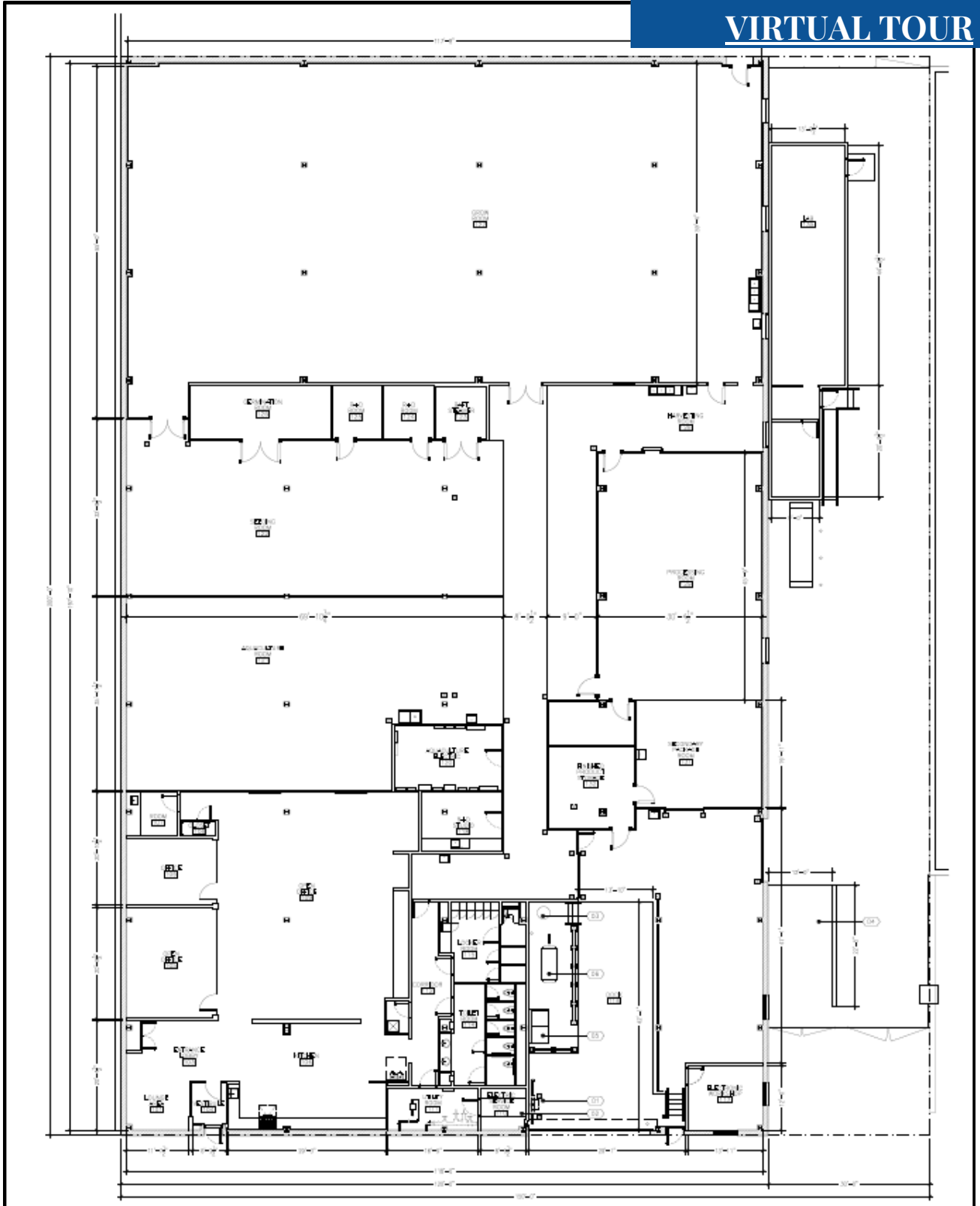
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Kalmon Dolgin Affiliates introduces an outstanding opportunity to lease a remarkable industrial building in Greenpoint, Brooklyn.

This expansive, fireproof, temperature-controlled building spans an impressive 24,000 square feet and features an additional secure, paved, and fenced yard area.

The building is suitable for many diverse uses, including food manufacturing, storage and distribution, art and other high-end storage facilities or any use that requires fully air conditioned or refrigerated space.

Building completely renovated in 2021 with brand new infrastructure and mechanical systems.



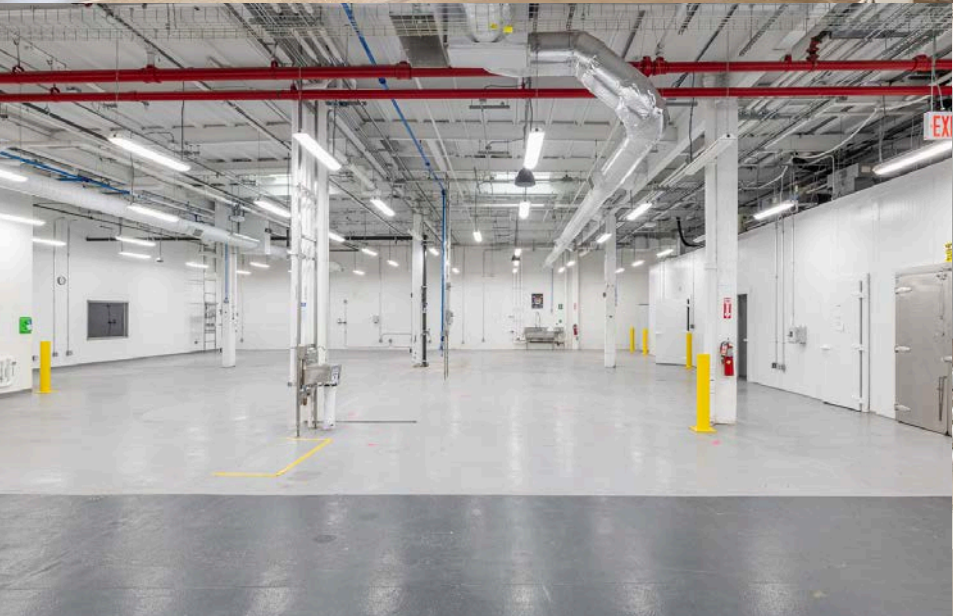
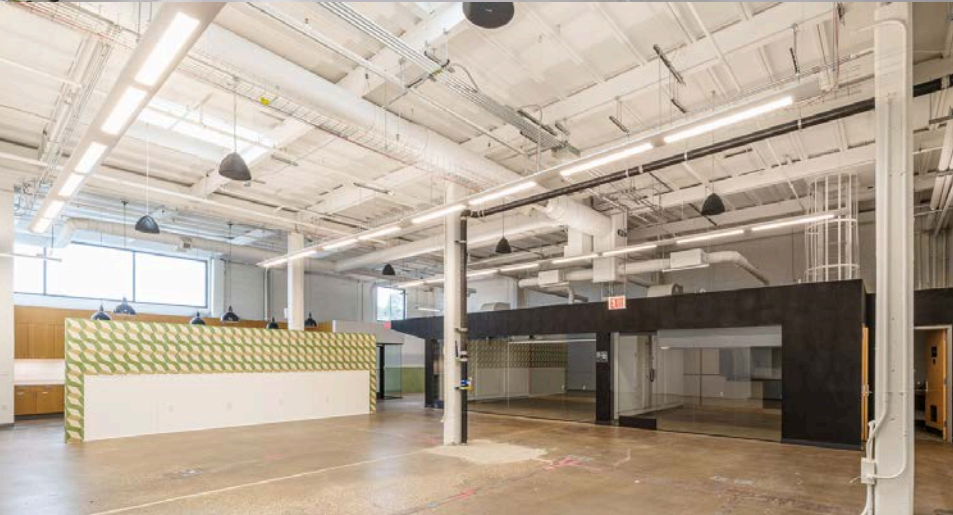


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FOR LEASE
KALMON DOLGIN INC.
24,000 SQ FT BUILDING
6,000 SQ FT YARD
A/C HARDWARE / INTEGRATED STORAGE / HEAVY POWER
APPROX. 10,000 SQ FT
347.390.1114 347.390.1124
KALMONDOLGIN.COM TERRENO

 **TERRENO**

 **Kalmon Dolgin**
AFFILIATES INC.

101 RICHARDSON ST. | BROOKLYN, NY 11211

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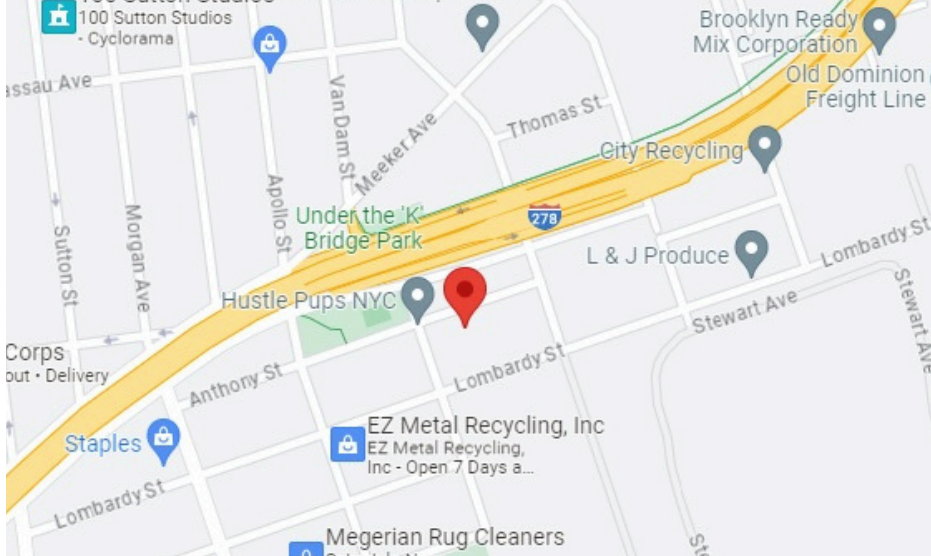
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Situated in the heart of Greenpoint on a wide street, the location offers excellent access to the Brooklyn-Queens and Long Island Expressways and is minutes to Manhattan and Queens. This is a unique leasing opportunity for many of today's industrial users.

**FOR FURTHER INFORMATION
PLEASE CONTACT EXCLUSIVE BROKERS**

Jeff Unger
917-971-0995

junger@kalmondolgin.com

Robert Klein
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And follow us on Instagram @Kalmondolgin1904



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