



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



110 BEARD STREET

BROOKLYN, NY 11231

Industrial Building

49,529 Sq. Ft. Building
1-Story 22' - 24' Ceiling Height
Plus 20,546 Sq. Ft. Parking/Truck Court

**Will Divide 25,809 Sq. Ft or
23,720 Sq. Ft. + Parking**

Type

Warehouse / Parking



SQUARE FOOT
49,529^{RSF}



ZONING
M1-2



CLEAR HEIGHT
22' - 24'



PARCEL ID
604
BLOCK



LOADING
7 EXTERIOR LOADING DOCKS
1 DRIVE-IN RAMP



16
LOT



ELECTRIC POWER
1,600 AMPS* SUBJECT TO LOCAL UTILITY

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

The 110 Beard Street offers a unique opportunity to lease a 49,529 square feet 1-story warehouse & logistics building with 20,546 square feet of off-street parking and loading areas.

7 off-street loading dock positions, a drive-in ramp and 24 foot ceiling height checks all of the boxes in this highly sought after Red Hook location just minutes from the Brooklyn Queens Expressway (278) and adjacent to Amazon's 270 Richardson Street fulfillment center.

Features

- 49,529 Sq. Ft. Building
- 1-Story 22' - 24' Ceiling Height
- Multiple Loading Docks
- 17x25 Column Span
- One Section Column Free
- 120/208 Volt, 3 Phase 1,600 AMP Service Feeding (2) 800 AMP Main Panels

Parking

- 20,546 Sq. Ft. Fenced Parking Area
- 24 Vans
- 17 Cars
- 1 Handicapped

Loading Docks

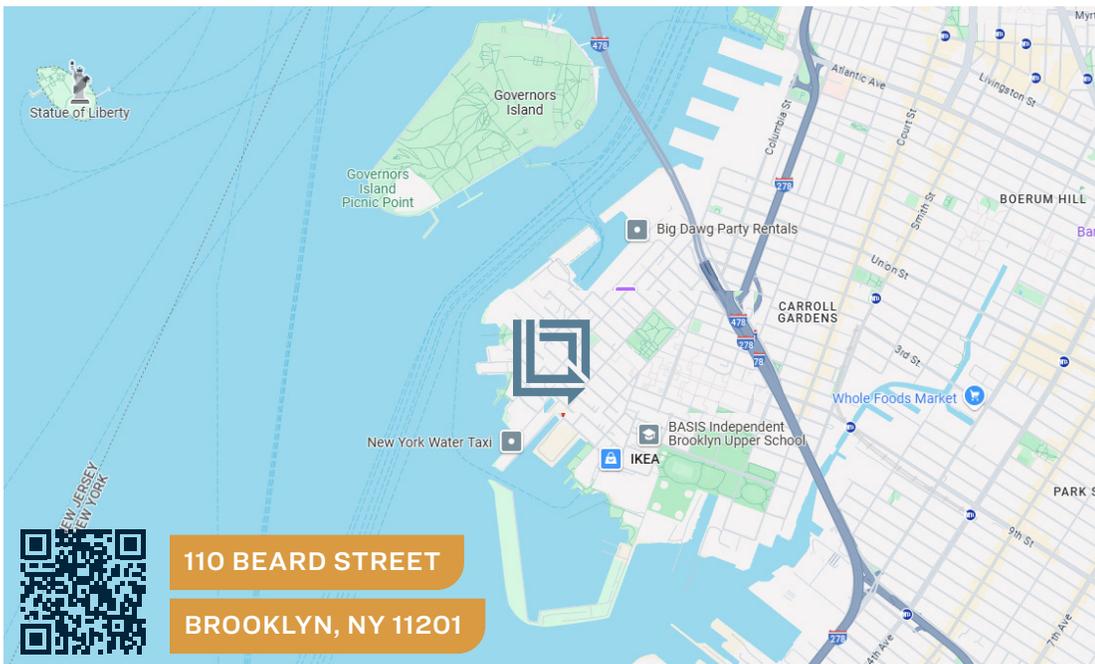
- 7 Long Exterior Loading Docks
- 1 Drive-In Ramp
- 3 Short Exterior Docks

Improvements

- New Rooftop Units Feeding All Areas of the Warehouse, New Electric Service, New Sprinkler Service.
- Existing Metal Panel, Brick Facade, And Metal Canopy To Be Re-Painted
- Dock Leveler And Dock Bumper To Be Replaced

Delivery Date

- 1/Q/25



110 BEARD STREET

BROOKLYN, NY 11201

TRANSPORTATION



SMITH/9TH STREET



BROOKLYN QUEENS EXPY
HUGH L. CAREY TUNNEL
GOWANUS EXPY



B61: BEARD ST/
VAN BRUNT ST



IKEA EXPRESS SHUTTLE



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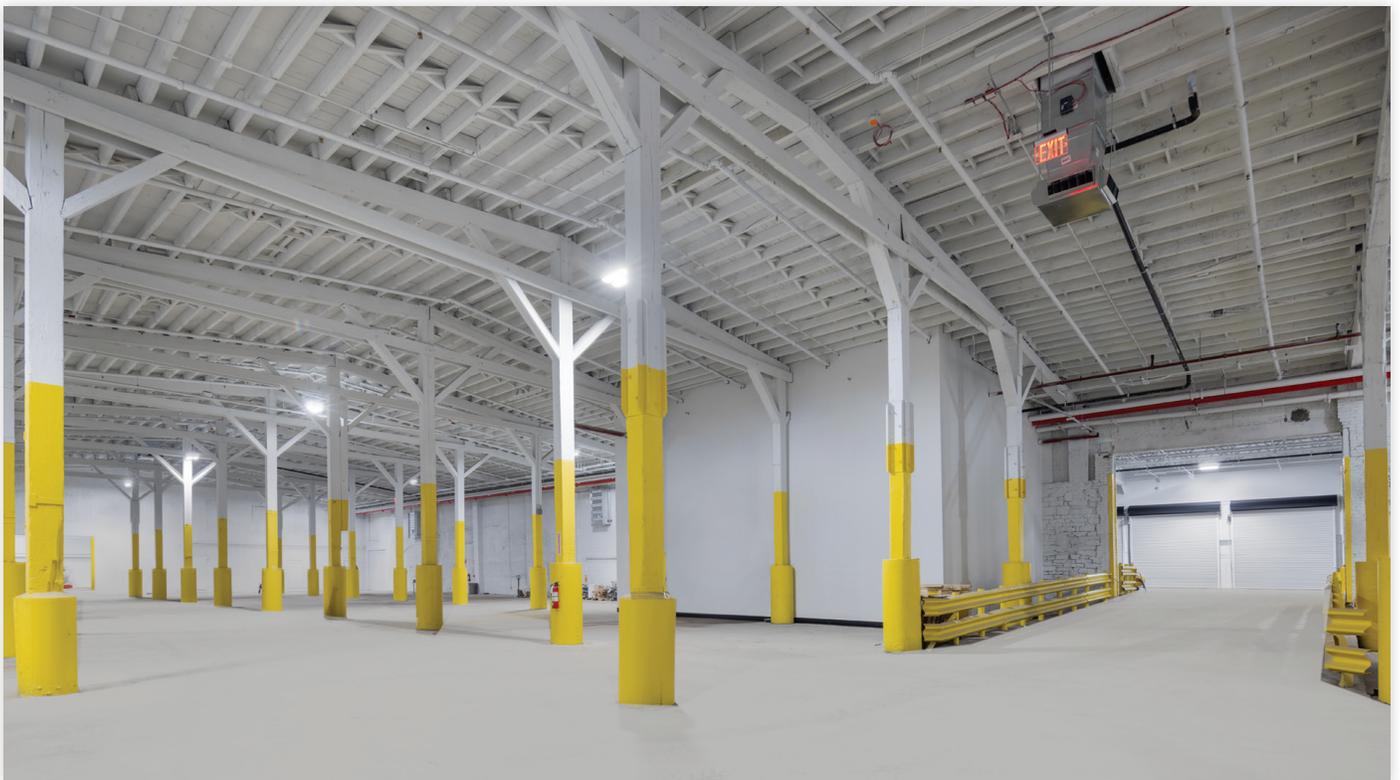
DIVISIONS



PICTURES



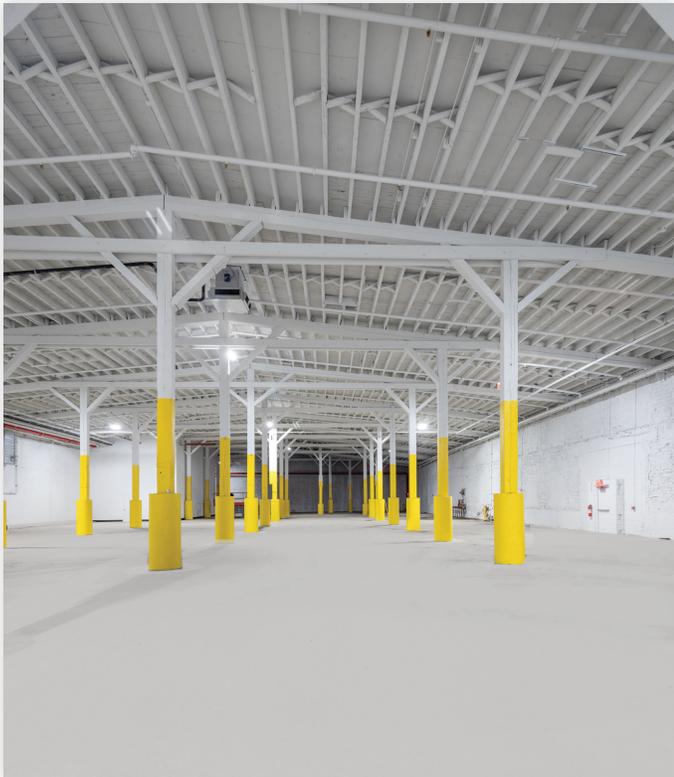
COLUMN FREE SECTION



PICTURES



STAGING AREA

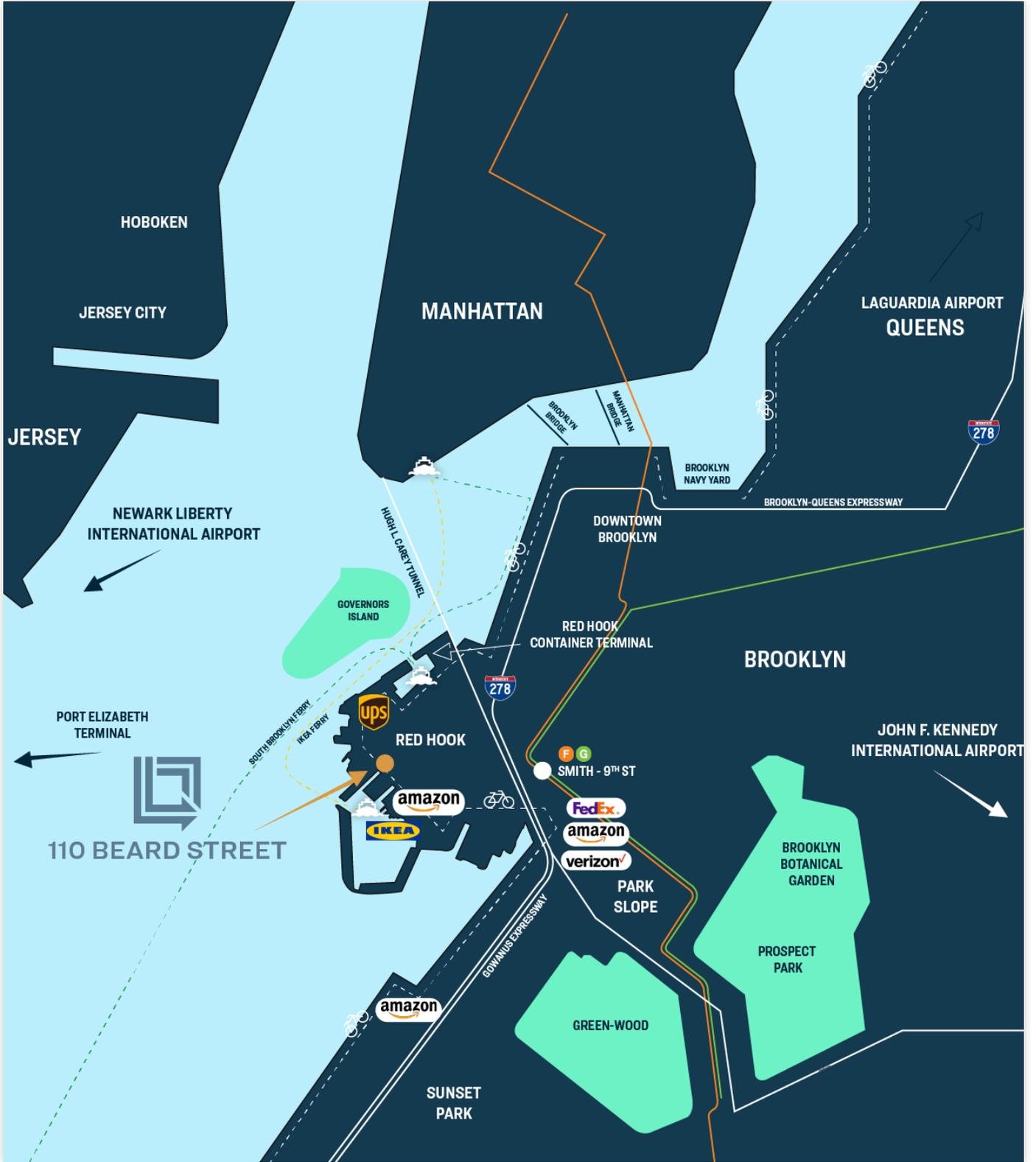


9 EXTERIOR LOADING DOCKS

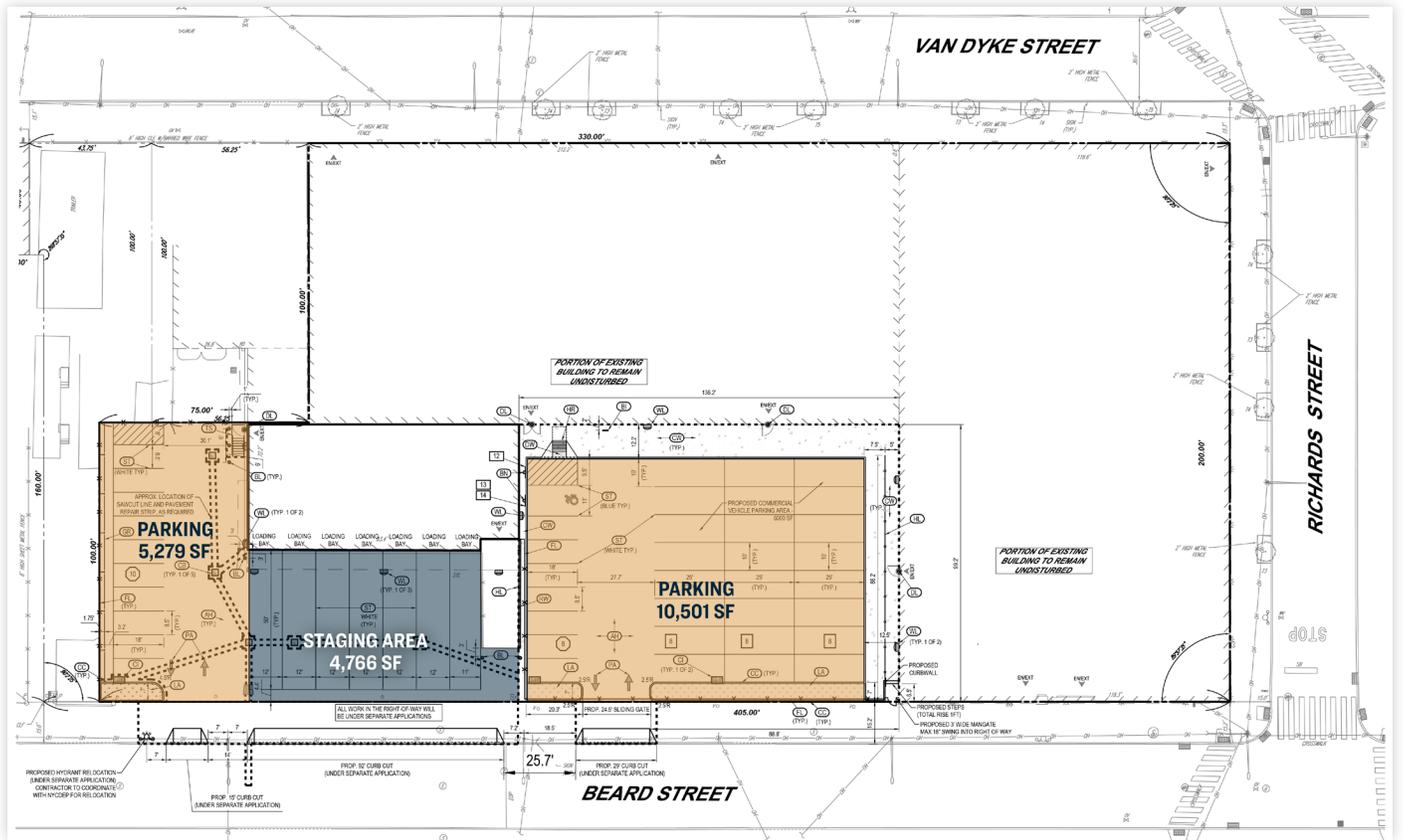
AERIAL VIEW



RED HOOK & SURROUNDING AREA



PAVEMENT AREAS



PINNACLE REALTY
OF NEW YORK, LLC



LBA Logistics

34-07 Steinway Street, Suite 202

Long Island City, NY 11101

718-784-8282

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