

FOR LEASE: 5,680 SF ON 60,000 SF

CUSHMAN
WAKEFIELD



643 COURT STREET

BROOKLYN, NY 11231

RED HOOK

PROPERTY HIGHLIGHTS

643 Court Street is a rare 60,000 SF (+/-1.4 ac) M3-1 zoned land site with a 5,680 SF building in Red Hook, Brooklyn, that is available for lease for the first time in over 50 years. The property has been well maintained and is ideal for fleet-storage & vehicle repair, outdoor storage, EV charging, & more.

SITE FEATURES



5,680 SF building consisting of:

Air conditioned dispatch office, locker rooms, restrooms, break areas, storage areas



11'6" - 20' ceilings (to deck)
20' ceiling section historically used for vehicle repair



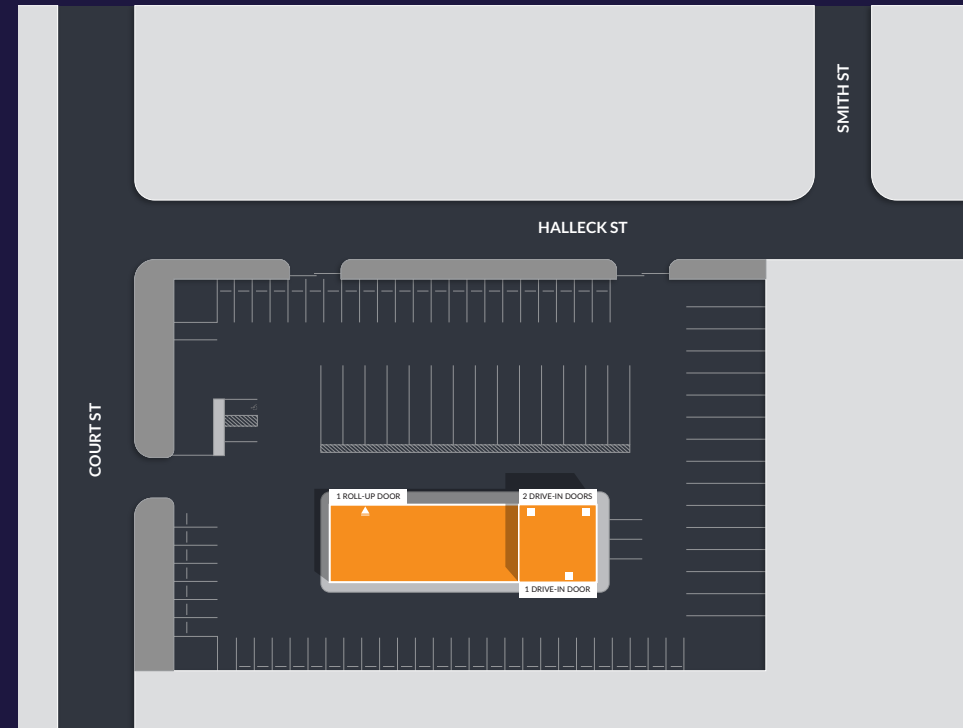
3 drive in doors
• (20' W x 15' H - 1 door)
• (12' W x 15' H - 2 doors)
1 additional roll up door
• (8' W x 9' H)



Paved, fenced, lit, drained
3 curb cuts



800 amps



RECENT RENOVATIONS

- Power Wash Shop / Warehouse Areas
- New Interior Paint
- New Exterior Paint
- New Ceiling Tiles
- Fence Sections
- Parking Lot Renovations

PROPERTY PHOTOS

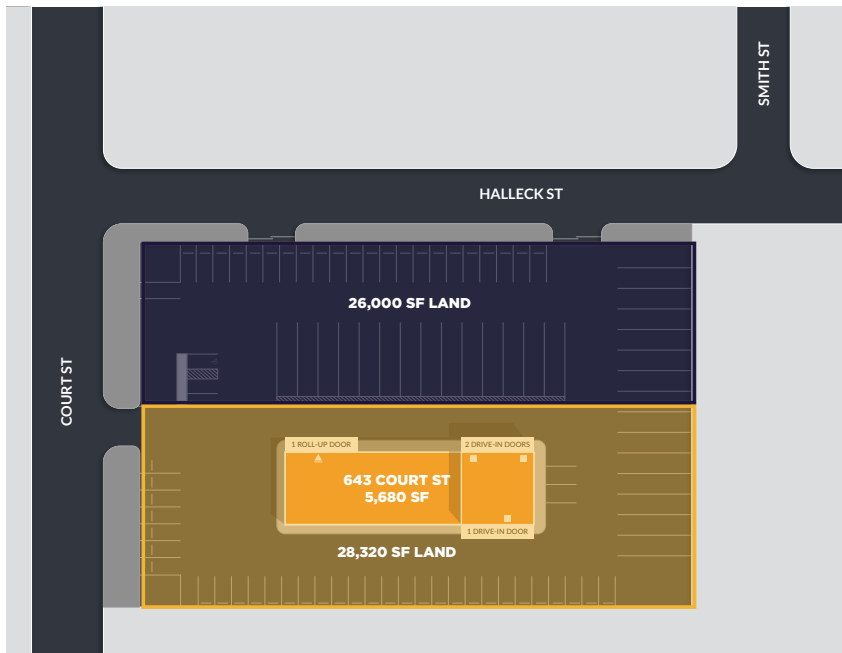


PROPERTY PHOTOS



DIVISIBILITY OPTIONS

SCHEMATIC PLAN #1



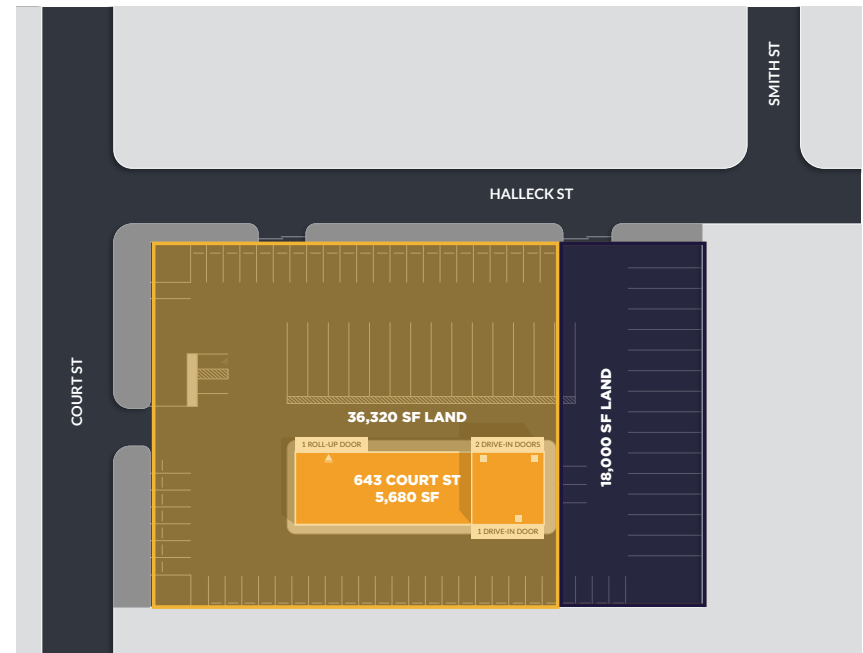
DIVISION A

- 5,680 SF Building
- 28,320 SF Land/Parking
- One (1) Curb Cut

DIVISION B

- 26,000 SF Land/Parking
- Two (2) Curb Cuts

SCHEMATIC PLAN #2



DIVISION C

- 5,680 SF Building
- 36,320 SF Land/Parking
- Two (2) Curb Cuts

DIVISION D

- 18,000 SF Land/Parking
- One (1) Curb Cut



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