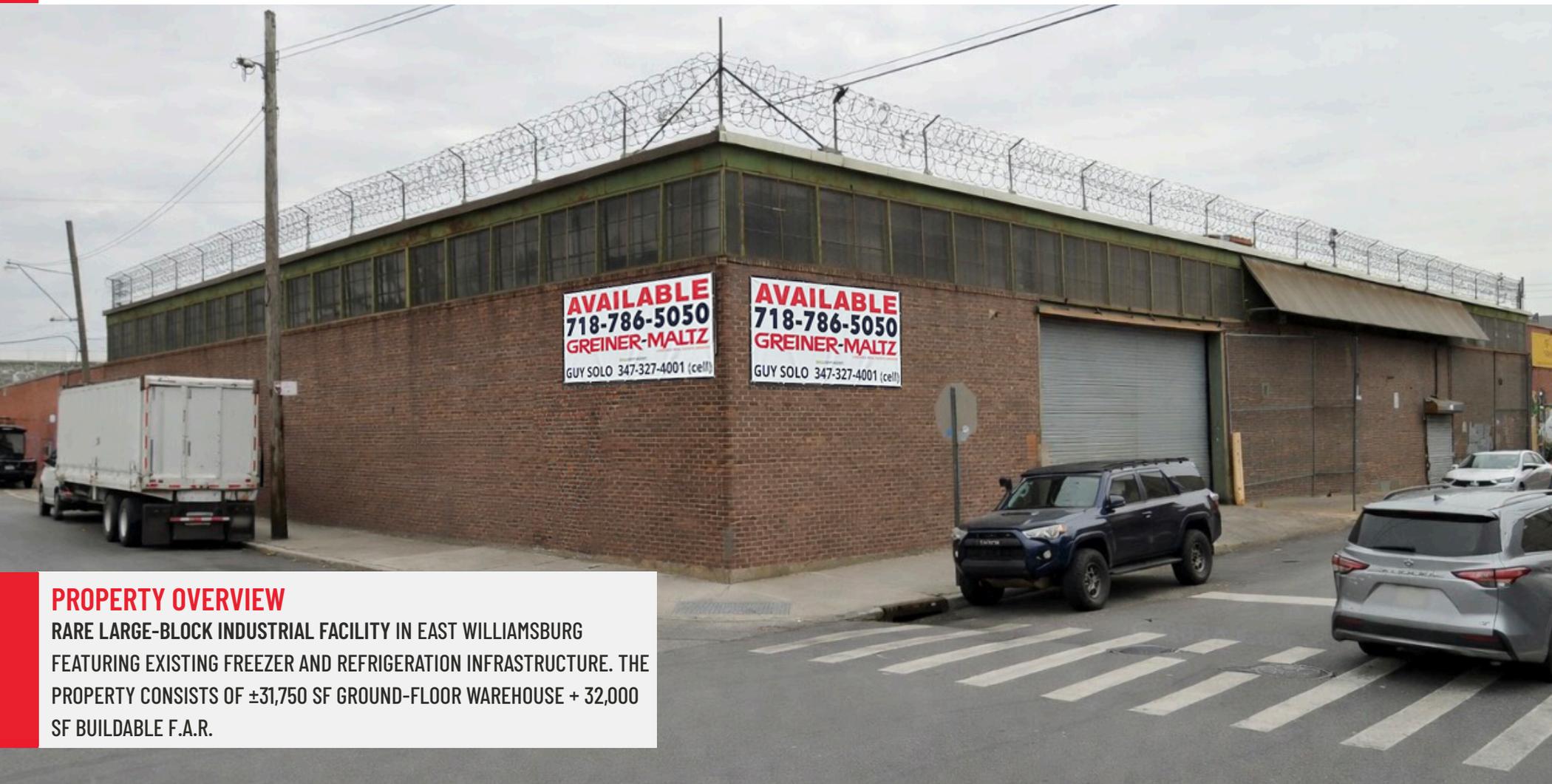


# 200 STEWART AVENUE

EAST WILLIAMSBURG | BROOKLYN, NY 11237

**FOR SALE - FIRST TIME OFFERED**  
**31,750 SF + 32,000 SF BUILDABLE F.A.R**  
**PREMIER INDUSTRIAL ASSET**  
**VACANT | EXISTING COLD STORAGE INFRASTRUCTURE**



## PROPERTY OVERVIEW

RARE LARGE-BLOCK INDUSTRIAL FACILITY IN EAST WILLIAMSBURG  
FEATURING EXISTING FREEZER AND REFRIGERATION INFRASTRUCTURE. THE  
PROPERTY CONSISTS OF ±31,750 SF GROUND-FLOOR WAREHOUSE + 32,000  
SF BUILDABLE F.A.R.

**GREINER-MALTZ**  
REAL ESTATE

**FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER**

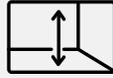
**GUY SOLO** | +1-347-327-4001 (DIRECT) | [gsolo@greiner-maltz.com](mailto:gsolo@greiner-maltz.com)

24-09 38TH AVENUE, LONG ISLAND CITY, NY 11101 | 1-718-786-5050 | [GREINERMALTZ.COM](http://GREINERMALTZ.COM) | CREATING OPPORTUNITIES TOGETHER.

# BUILDING HIGHLIGHTS - IMMEDIATE OCCUPANCY



**±31,750 SF**  
GROUND-FLOOR WAREHOUSE



**22'**  
CLEAR CEILING HEIGHT



**3 DOCKS + 1 DRIVE DOOR**  
LOADING DOCKS



**MEZZANINE OFFICE**



**1,000 AMPS**  
POWER



**M3-1 ZONING**  
HEAVY INDUSTRIAL

- BLOCK: 2958 LOT: 01
- APPROX 200 x 158.75' LOT DIMENSIONS
- BUILDABLE TO 64,000 SF (32,000 SF UNUSED FAR)
- REAL ESTATE TAXES ± 225,000
- THREE-STREET FRONTAGE  
(STEWART AVE, MEADOW ST., STAGG ST.)
- QUALIFIED OPPORTUNITY ZONE



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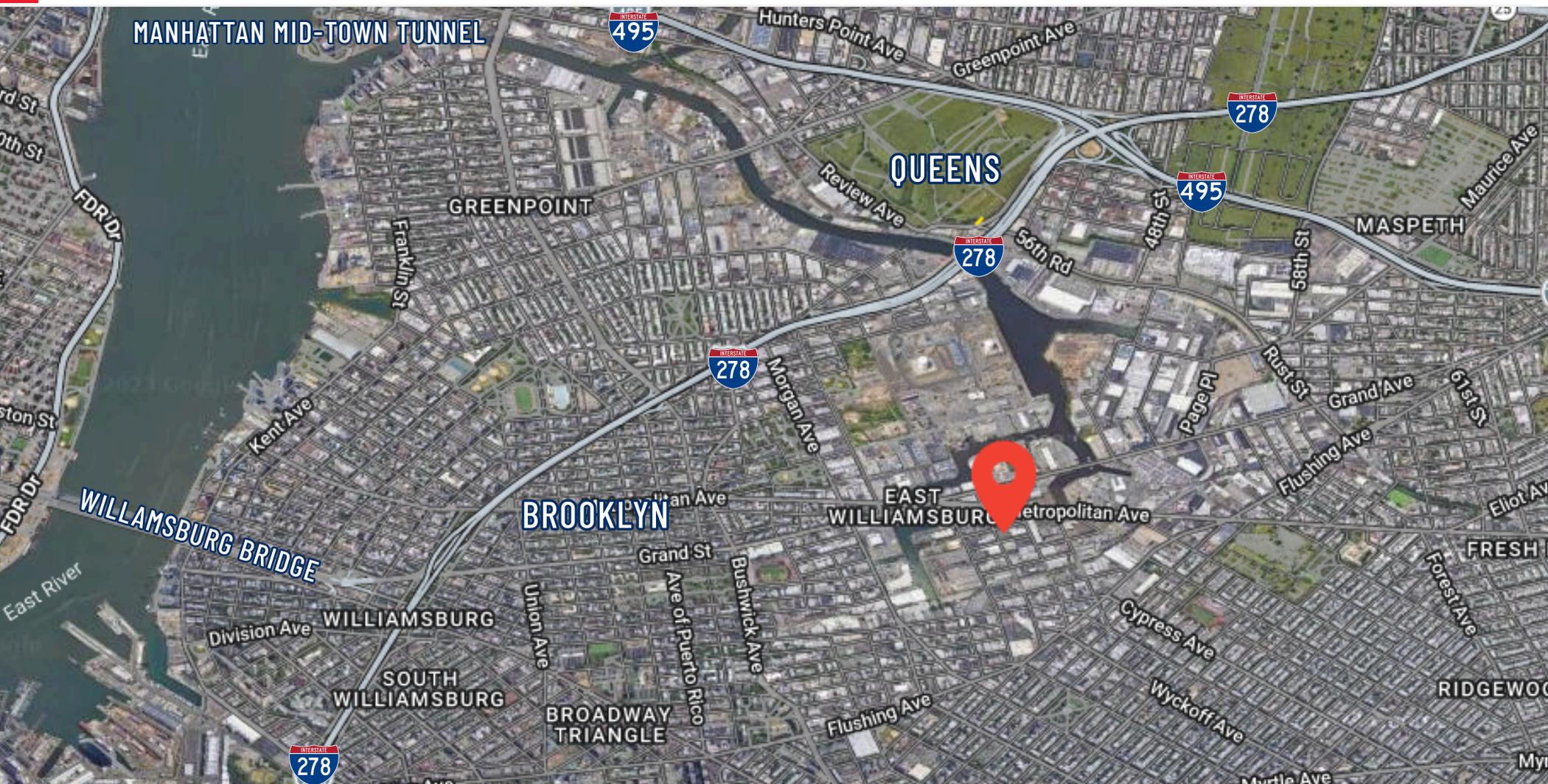
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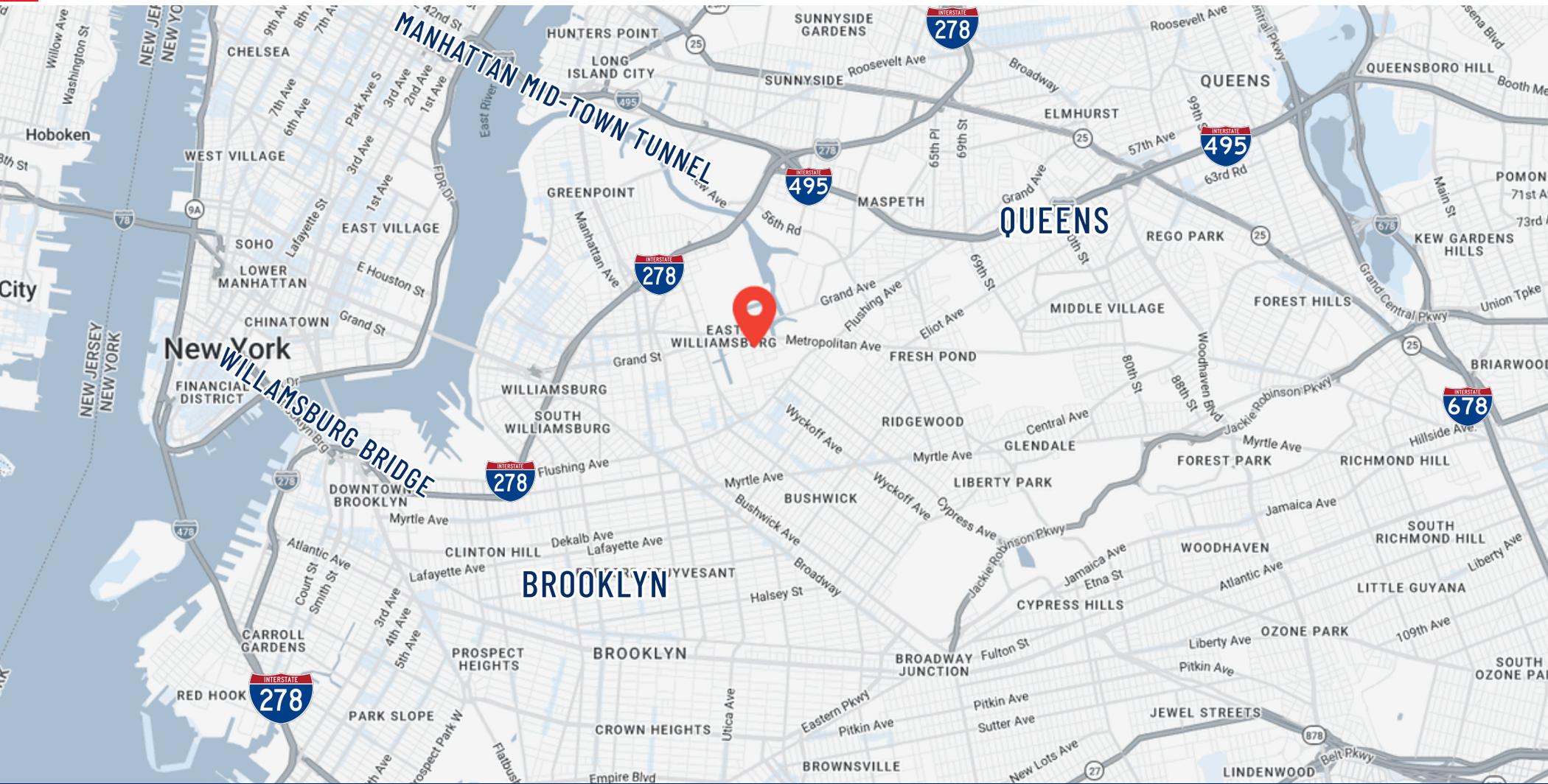
## LOCATION & ACCESS

- IMMEDIATE ACCESS TO I-278 (BQE) 
- DIRECT ACCESS TO I-495, MIDTOWN TUNNEL & QUEENSBORO BRIDGE 
- MINUTES TO WILLAMSBURG BRIDGE & MANHATTAN
- CENTRAL BROOKLYN LOCATION - SERVING NYC & NJ MARKETS



# CORPORATE NEIGHBORS

- AMAZON
- UPS
- FEDEX CORP
- SUN LOGISTICS
- FRITO LAY
- XPO LOGISTICS
- LASERSHIP
- FERGUSON
- BIMBO BAKERIES
- EMPIRE
- RESTAURANT DEPOT
- HARBOR FREIGHT



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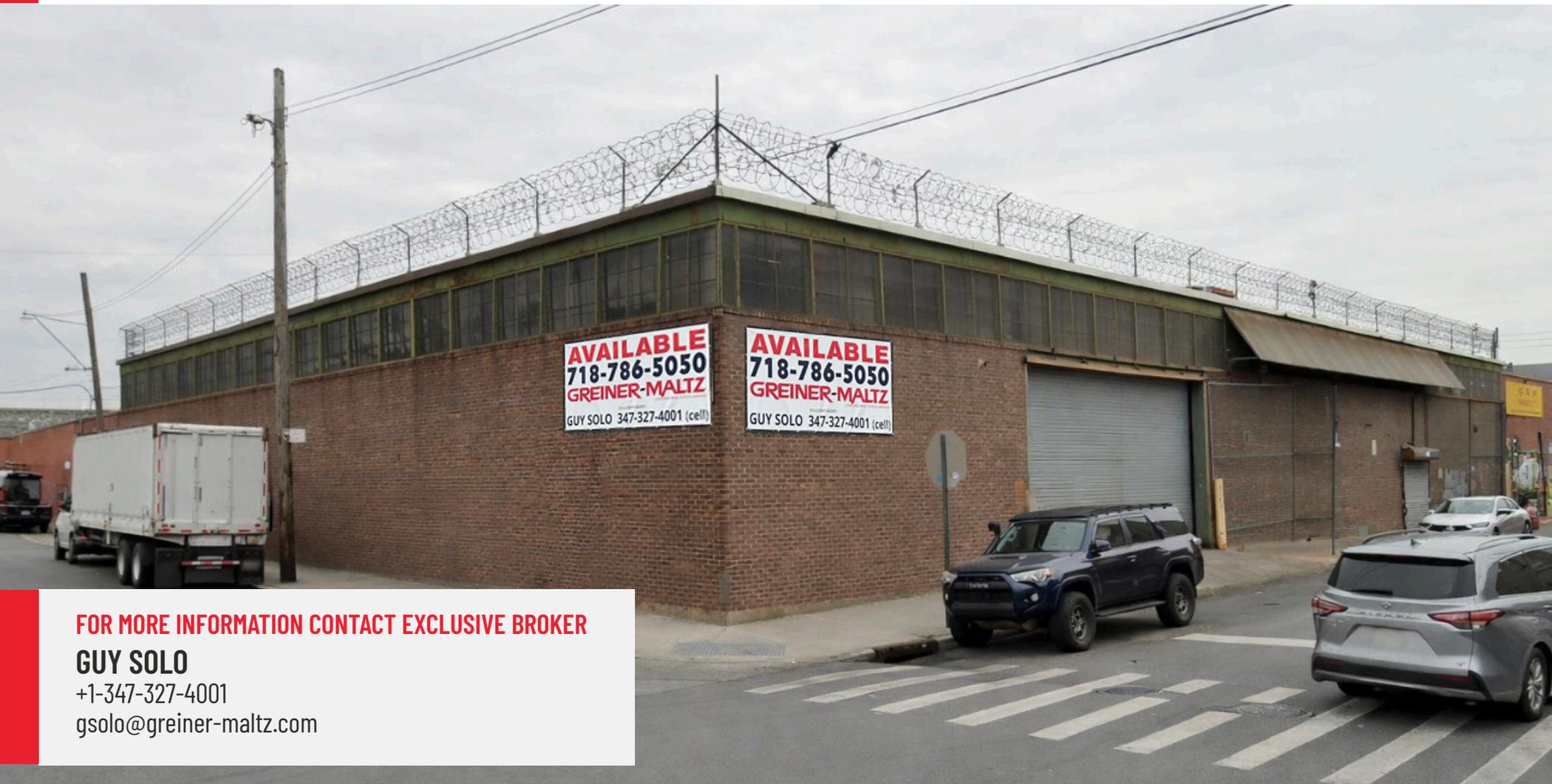
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## IDEAL FOR

- FOOD DISTRIBUTION / FROZEN STORAGE
- MEAT / SEAFOOD OPERATORS
- COLD-CHAIN LOGISTICS
- E-COMMERCE FULFILLMENT
- WHOLESALE DISTRIBUTION
- MANUFACTURING

## QUALIFIED OPPORTUNITY ZONE (QOZ)

- POTENTIAL CAPITAL GAINS TAX DEFERRAL
- POTENTIAL TAX-FREE APPRECIATION AFTER A 10-YEAR HOLD



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