

2300

EAST 69TH STREET
BROOKLYN



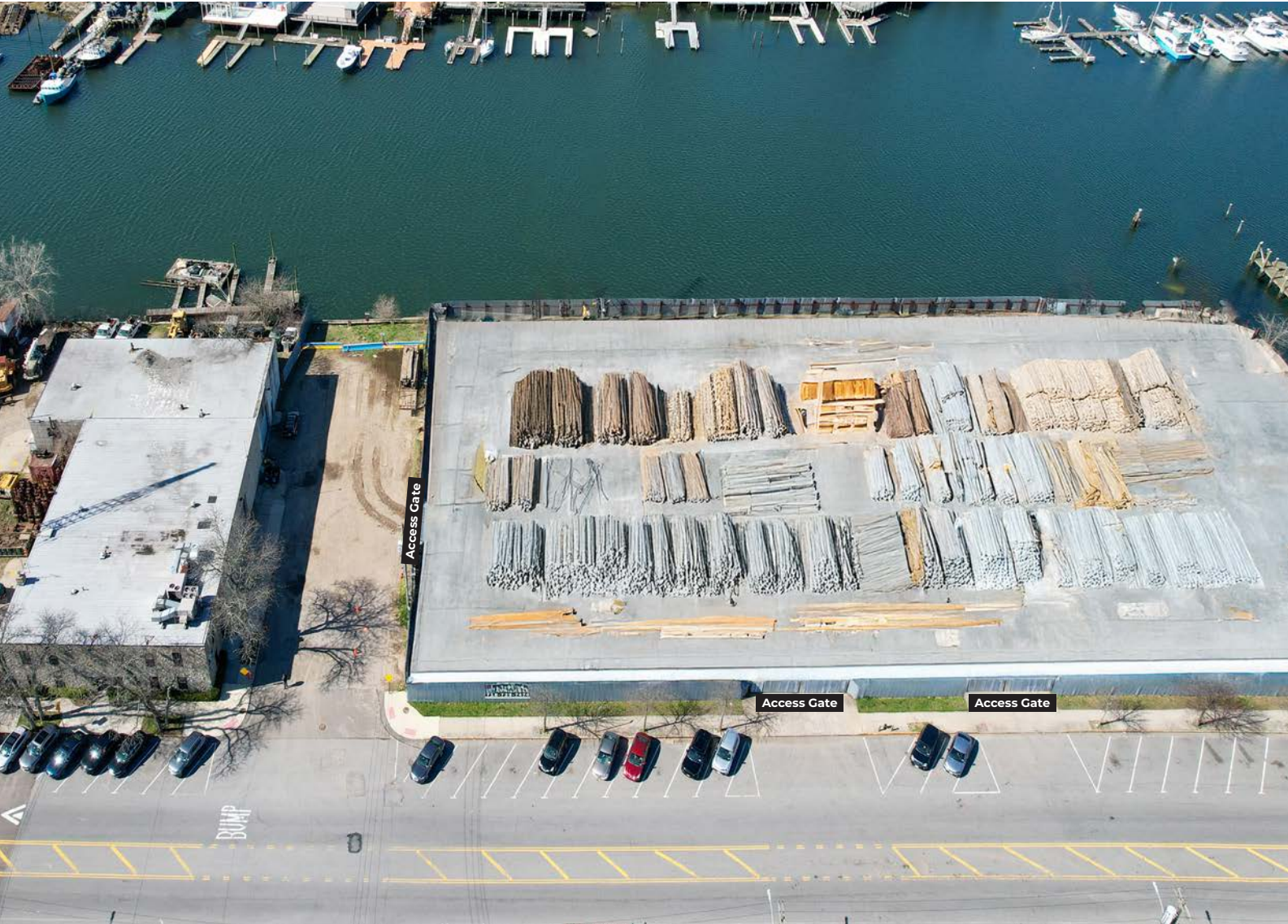
Avenue W

E. 69th Street

2.52 ACRE PRIME IOS SITE FOR LEASE

Property Details

2300 E. 69th Street, Brooklyn
2.52 Acre Prime IOS Site For Lease



DY Realty Group is pleased to announce it has been retained on an exclusive basis to handle the leasing of 2300 E. 69th Street, located in the Bergen Beach section of Brooklyn, NY.

This unique opportunity features an 15,275 square foot, 2-story warehouse and office building situated on a total plot of 109,838 sf. The warehouse is ideal for all industrial uses, with an integrated office area for administrative functions. With abundant land for parking, outdoor storage, or future expansion, this property is ideal for businesses seeking a versatile, well-positioned industrial outdoor space (IOS).

The property is strategically located in Bergen Beach, Brooklyn, providing convenient access to major roadways and transportation routes.

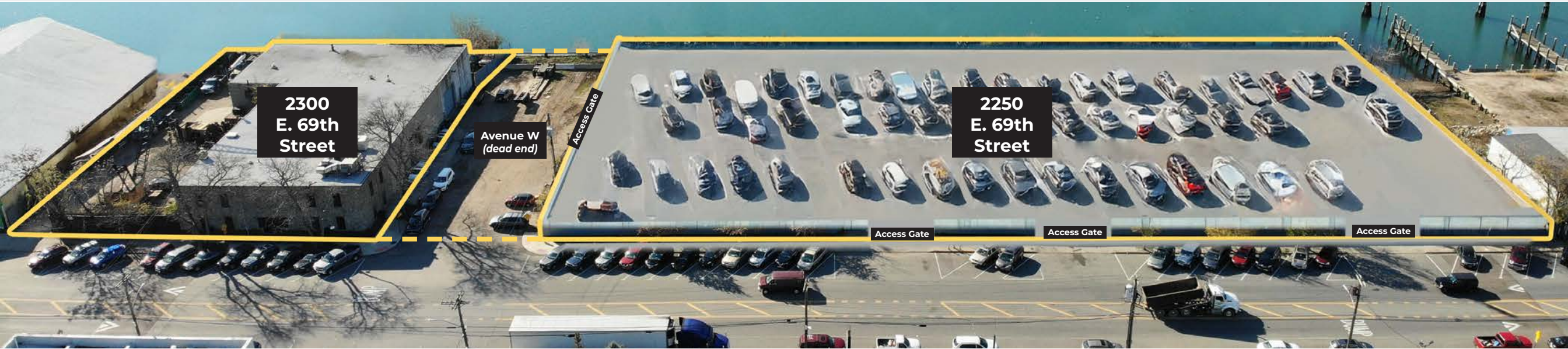
Blocks / Lots	8446 / 31 & 8437 / 49, 54
Total Plot	109,838 sf
Total Land	98,563 sf Parking / Storage
Bldg Ground Floor	11,275 sf Warehouse & Office
Bldg Second Floor	4,000 sf Office
Zone	M1-1
Frontage	550' on East 69th Street
Loading	4 Drive-in Doors
Real Estate Taxes	\$119,278.00 (2024/2025)
Asking Price	Call or E-mail

For More Information or To Schedule
A Tour, Contact Exclusive Agents:

Mathew Diana | 718-729-7474 x134 | 718-541-6835 Cell | MDiana@DYRealty.com
Peter Derbar | 718-729-7474 x124 | PDerbar@DYRealty.com

Flexible Lease Options

2300 E. 69th Street, Brooklyn
2.52 Acre Prime IOS Site For Lease



2300 East 69th Street, Brooklyn / Building

Building	15,275 sf 2-Story Warehouse & Office
Total Plot	30,000 sf
Zone	M1-1
Loading	4 Drive-in Doors
Block / Lot	8446 / 31

IDEAL USES

Bus Company
Utility Company
Outdoor Storage
Equipment Rental
Building Materials
Concrete Plant
Energy Companies
Recycling Plant

2250 East 69th Street / Land

Total Land	79,838 sf
Zone	M1-1
Delivery	Paved, Fenced, & Drained
Access	Four Access Points / Curb Cuts
Block / Lots	8437 / 49, 54

Similar to numerous other unused side streets in NYC, the street shown above (Avenue W) is not in use by the City and is not anticipated to be in use in the future given it is a dead end into East Mill Basin. The area of Avenue W, approximately 12,000 sf, is not included in the rentable area calculation, although a potential tenant will most likely utilize this space for their operations.

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Property Photos

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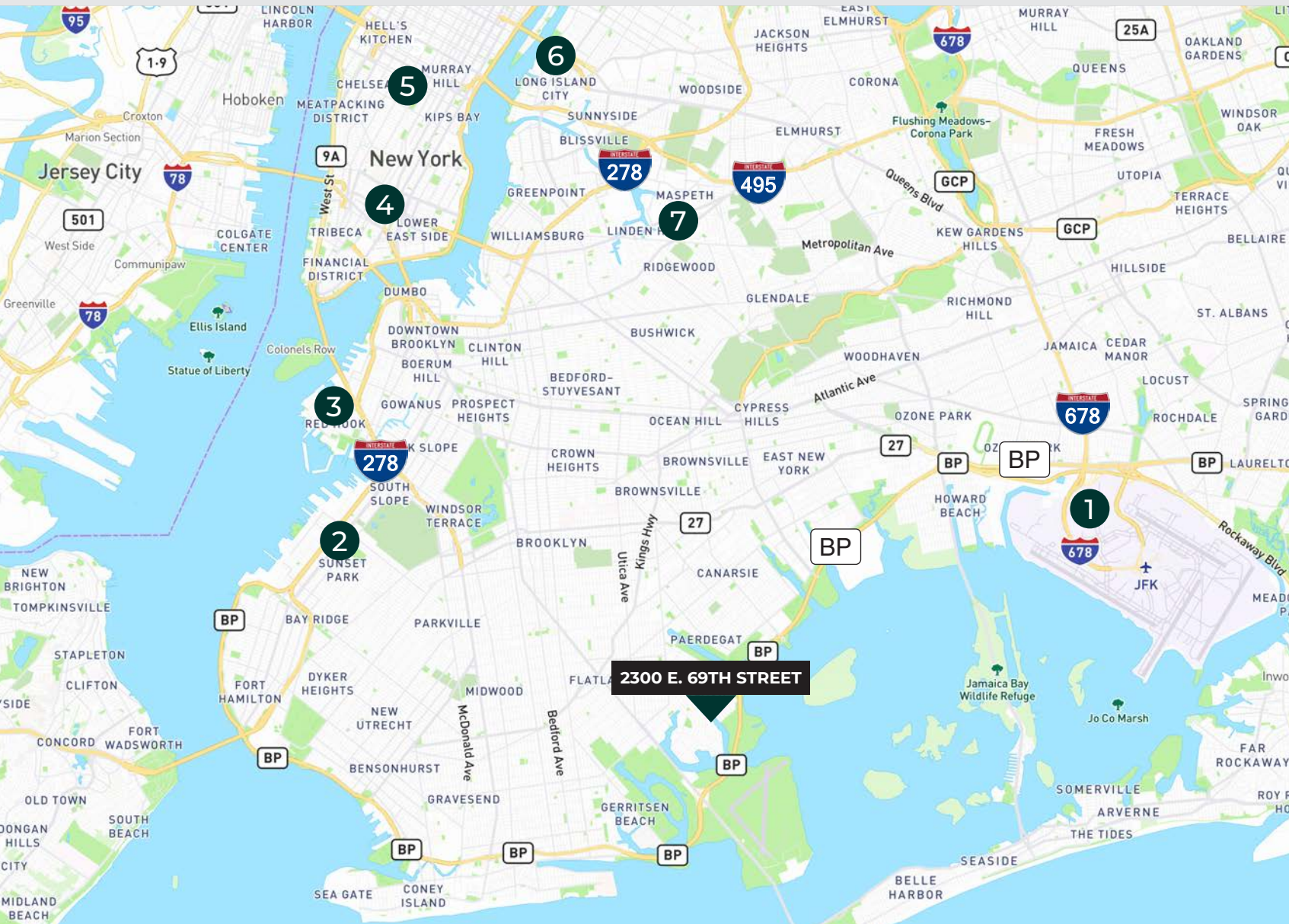


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Location & Transit

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- 1 **JFK Airport | 10.2 Miles**
- 2 **Sunset Park | 9.2 Miles**
- 3 **Red Hook | 8.7 Miles**
- 4 **Downtown NYC | 11.6 Miles**
- 5 **Midtown NYC | 16.9 Miles**
- 6 **Long Island City | 11.5 Miles**
- 7 **Maspeth | 12.1 Miles**

Bus Stops

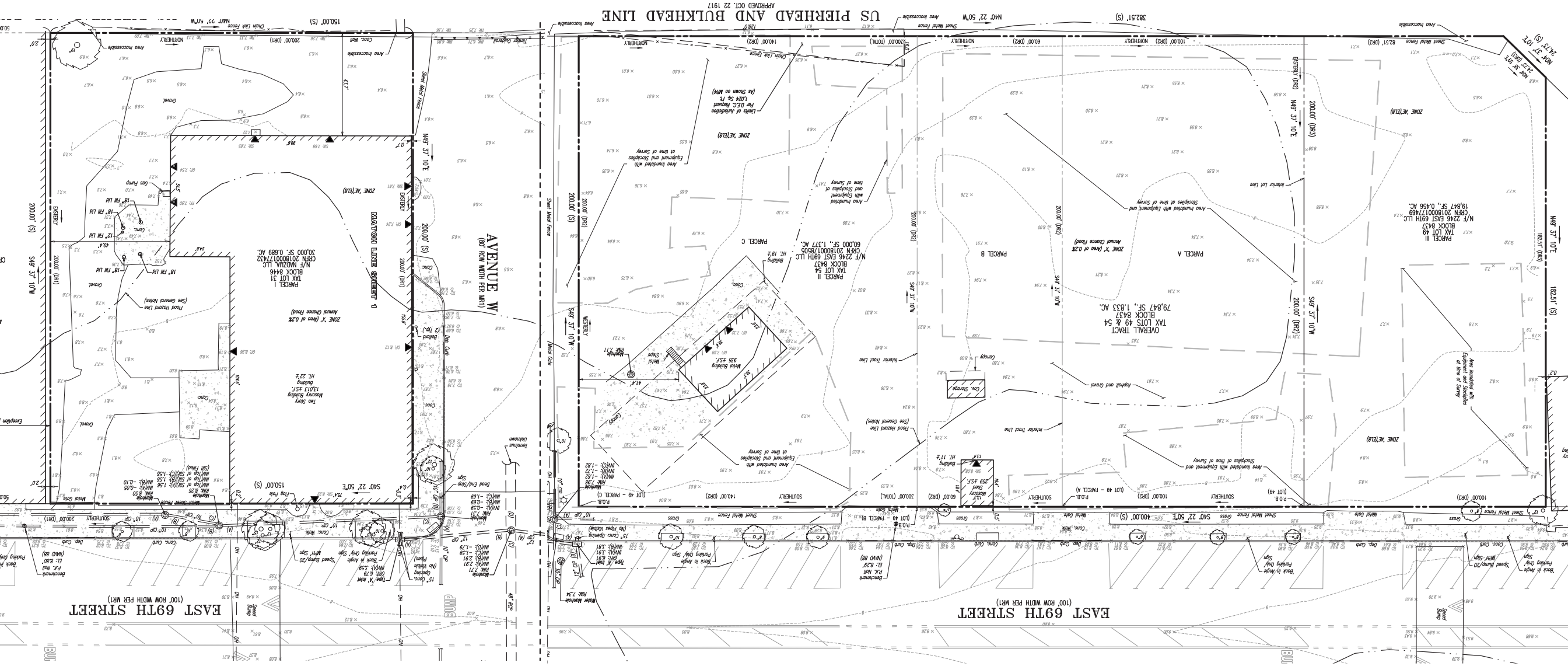
- B3** **Avenue U | 0.3 Miles**
- B41** **Veterans Avenue | 0.4 Miles**

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Property Survey

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