

250 MORGAN AVE

BROOKLYN, NY 11237

PRIME WAREHOUSE AND INDUSTRIAL BUILDING

FOR LEASE: \$35/SF NNN Lease



PROPERTY INFORMATION

East Coast Realtors Inc. has retained the exclusive right to facilitate the lease of 250 Morgan Ave, East Williamsburg, NY 11237. The building is located in East Williamsburg. East Williamsburg and Maspeth are the hubs for all the major warehouse users such as Amazon, FedEx, UPS, etc due to their excellent location, which provides convenient access to and from Manhattan, and significant roadways servicing the boroughs of NYC.

The property is conveniently on Morgan Ave and Grant St, 2 miles to the nearest LIE service road via Flushing Ave and 1 mile to the nearest BQE entrance ramp via Metropolitan Ave,

The building boasts an impressive 24,000 SF of warehouse space, including 1 loading dock, 4 drive-ins, 700 SF showroom, and 700 mezzanine office space. It has 26' ceiling height, and M3-1 zoning making it an optimal choice for warehouse and industrial use.

BLOCK / LOT	2942/12
LOT DIMENSIONS	120' X 200'
LOT SQ.FT.	24,000
BUILDING DIMENSIONS	120' X 200'
BUILDING SIZE	24,000
ZONING	M3-1
YEAR BUILT	1960
CEILING HEIGHT	26
STORIES	1
DRIVE IN	5
RE TAX	91,743

DISCLAIMER: All information is from sources believed reliable, not independently verified, and thus subject to errors, omissions, and modifications such as price, listing, square footage, rates, and commissions. All information, estimates and projections subject to change, market assumptions, unknown facts and conditions, and future potentialities. Neither East Coast Realtors Inc. or its salesperson makes no express or implied representation or warranties, as facts and results may vary materially from all information estimates and projections.

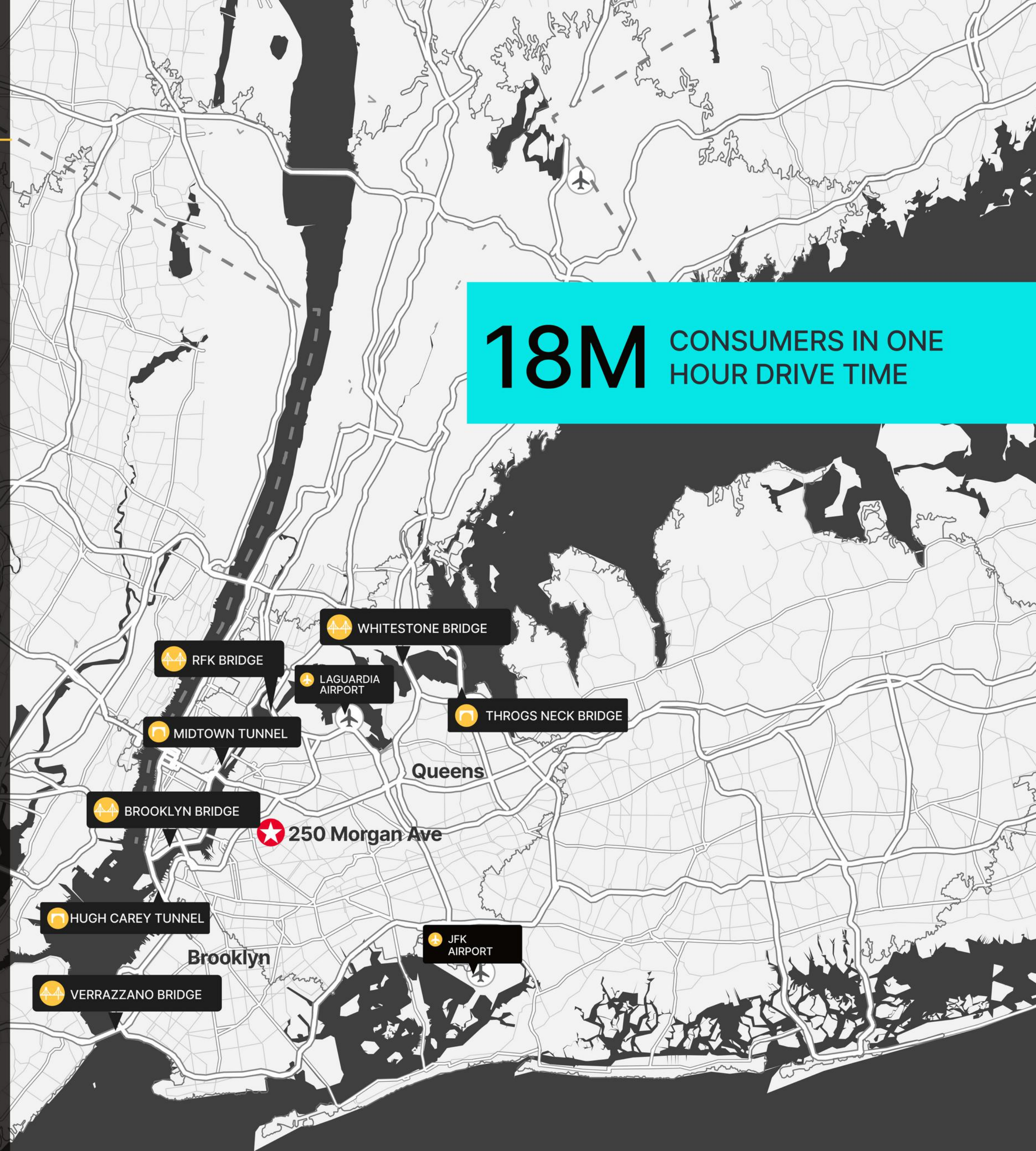
ERIC LI
917-865-6537
ERIC.LI@ECR.NYC



PROPERTY HIGH LIGHTS

- 24,000 SF Warehouse
- 26' Ceiling Height
- 4 Drive-In
- 1 Loading Dock
- 700 SF Mezzanine Office
- 700 SF Showroom
- Nearest LIE Entrance Ramp: 2.6 Miles Via Metropolitan Ave
- Nearest LIE Entrance Ramp: 1.0 Miles via Maurice Ave

18M CONSUMERS IN ONE HOUR DRIVE TIME

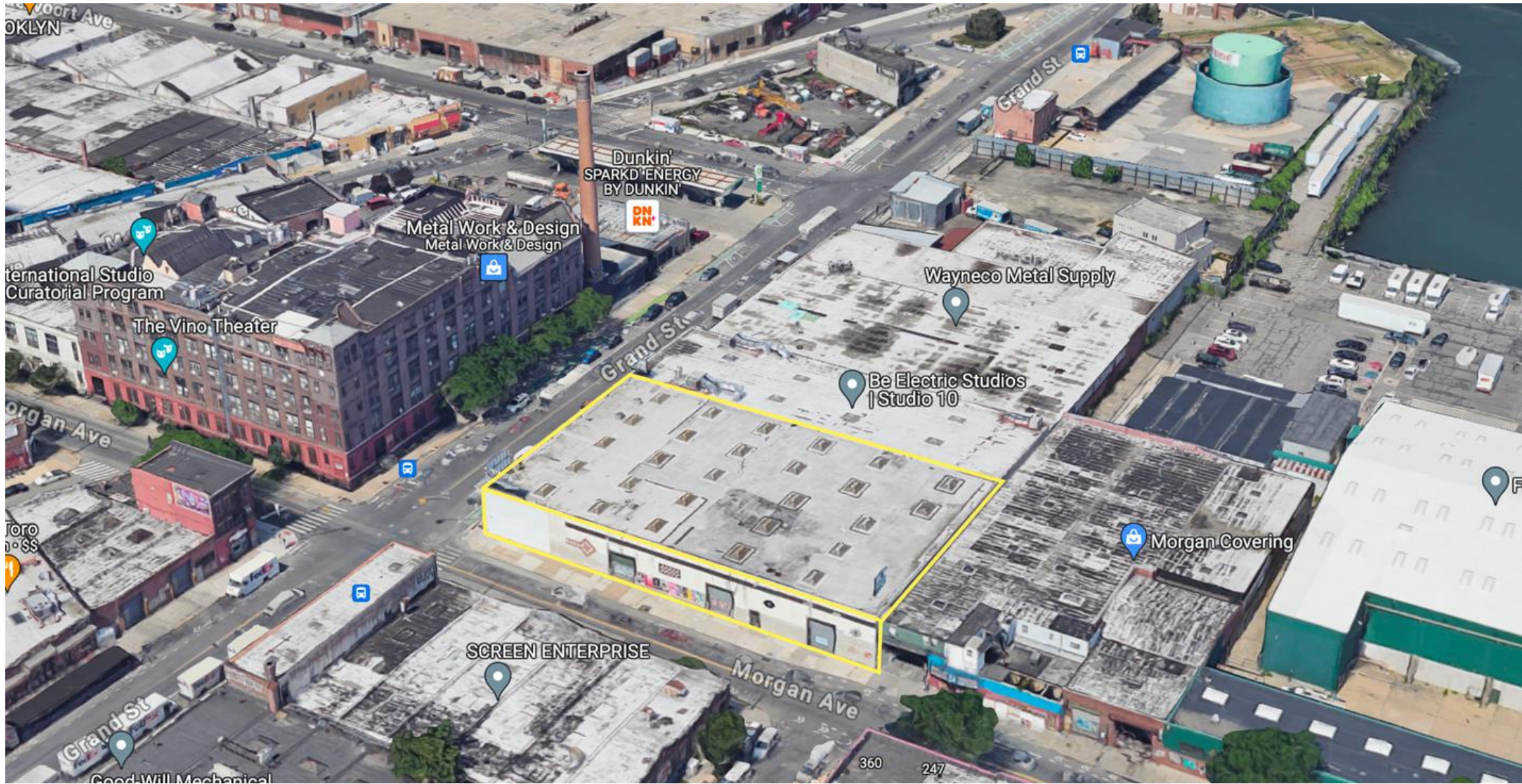
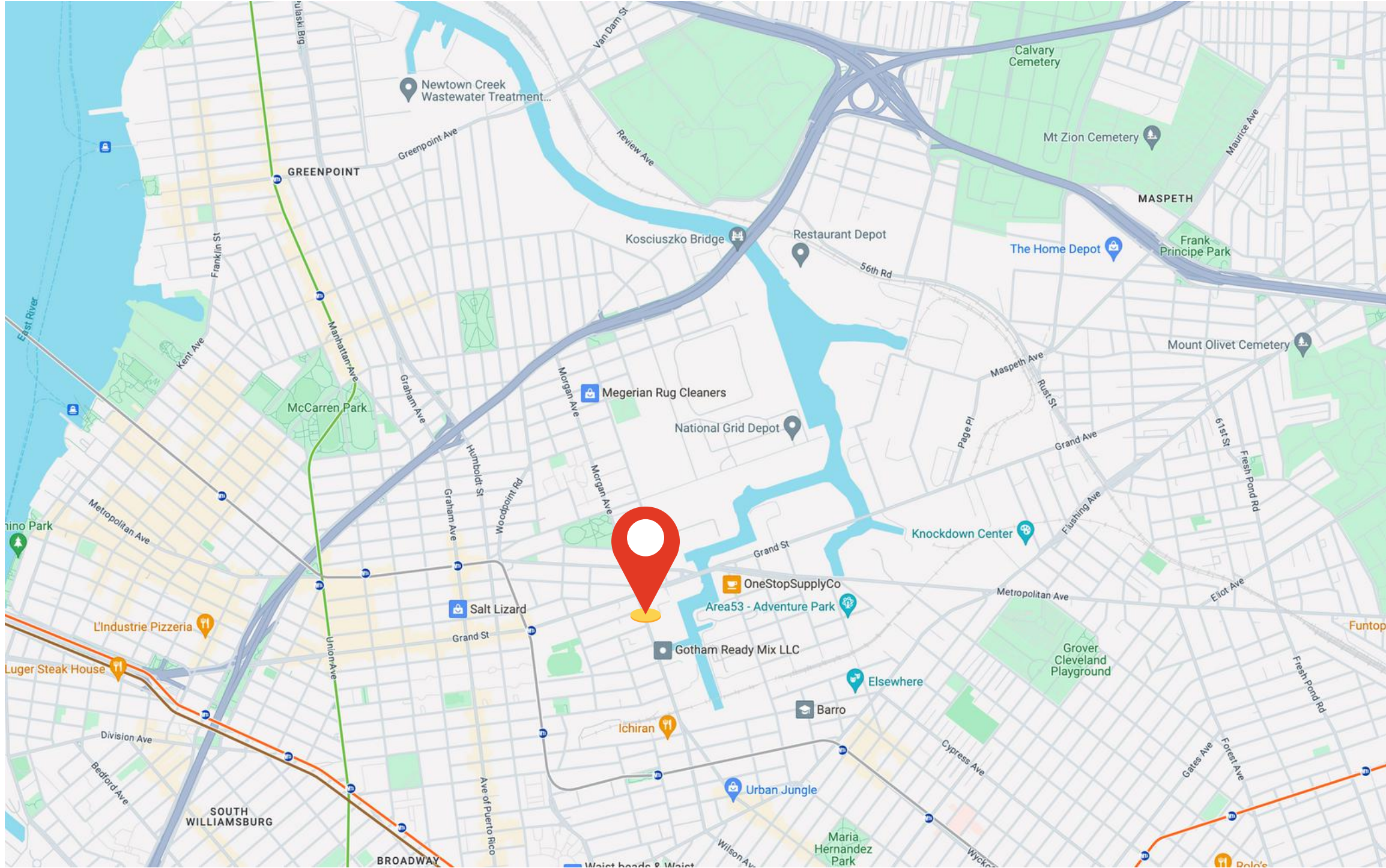


ERIC LI

917-865-6537

ERIC.LI@ECR.NYC



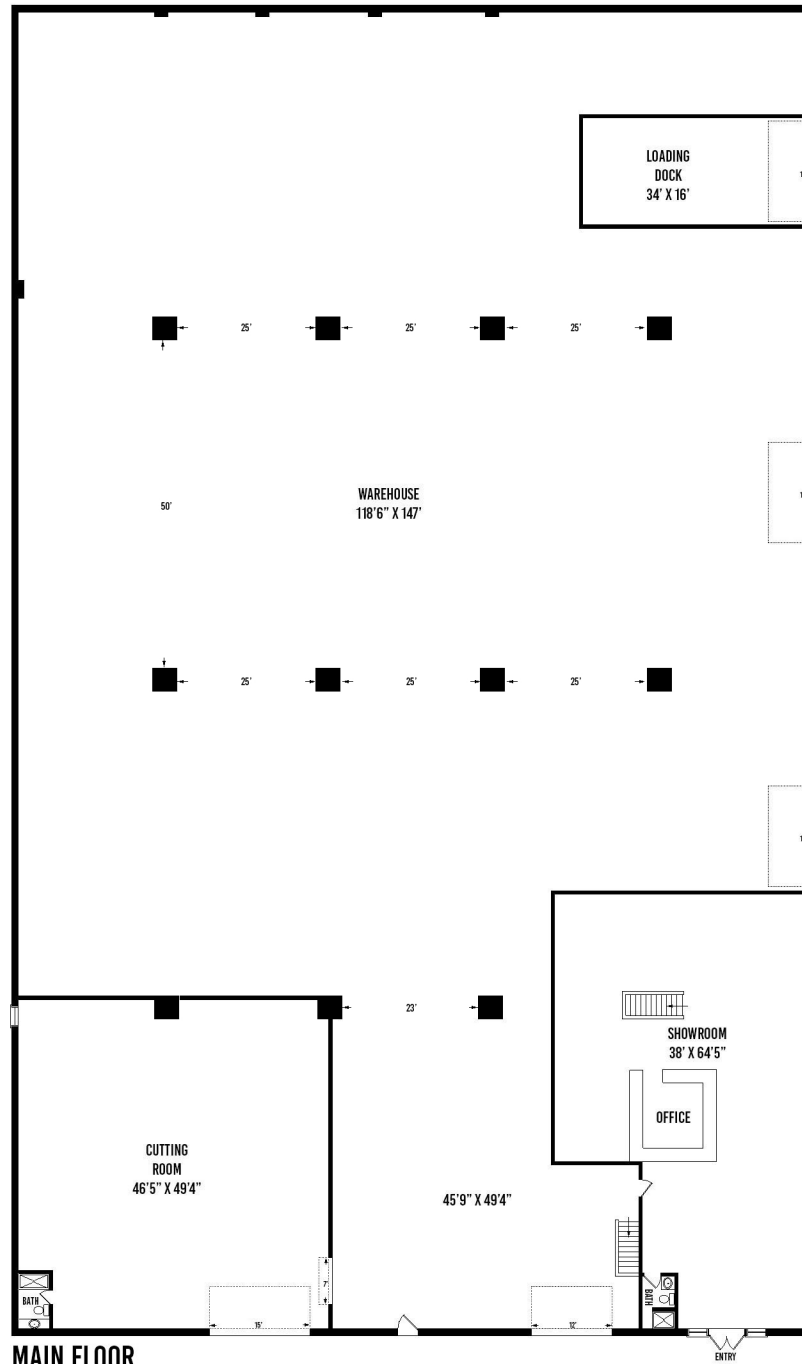


ERIC LI
917-865-6537
ERIC.LI@ECR.NYC

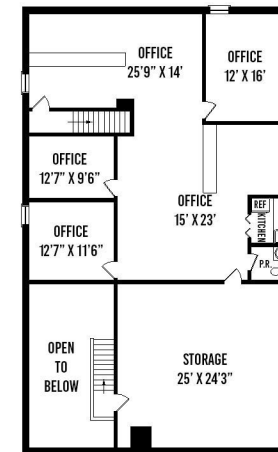




250 MORGAN AVENUE BROOKLYN NY



MAIN FLOOR



SECOND FLOOR

PREPARED BY HOME MEDIA GROUP INC. TEL 212-731-2301

THIS FLOOR PLAN ILLUSTRATION IS AN APPROXIMATION OF EXISTING STRUCTURES AND FEATURES AND IS PROVIDED FOR CONVENIENCE ONLY WITH THE PERMISSION OF THE SELLER. ALL MEASUREMENTS ARE APPROXIMATE AND NOT GUARANTEED TO BE EXACT OR TO SCALE.

CONFIDENTIALITY AND DISCLAIMER

East Coast Realtors Inc hereby advises all prospective purchasers of the subject property as follows:

The information contained in this marketing flyer has been obtained from sources we believe to be reliable. However, East Coast Realtors Inc has not and will not verify any of this information, nor has East Coast Realtors Inc conducted any investigation regarding these matters. East Coast Realtors Inc makes no guarantee, warranty, or representation whatsoever about the accuracy or completeness of any information provided.

East Coast Realtors Inc has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

It is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This marketing flyer is not a substitute for your thorough due diligence investigation of this investment opportunity. East Coast Realtors Inc expressly denies any obligation to conduct a due diligence examination of this property for Buyer. Any projections, opinions, assumptions, or estimates used in this marketing flyer are for example only and do not represent the current or future performance of this property. The value of a property to you depends on factors that should be evaluated by you and your tax, financial, and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this marketing flyer you agree to release East Coast Realtors Inc and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

NON-ENDORSEMENT NOTICE

East Coast Realtors Inc is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or East Coast Realtors Inc, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of East Coast Realtors Inc, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT AGENTS FOR MORE DETAILS.

ERIC LI

917-865-6537

ERIC.LI@ECR.NYC

