

## For Lease: 212 28 Street, Brooklyn, NY 11232

7,500 Square foot

Indoor Fleet Parking / Warehouse



FOR MORE INFORMATION, PLEASE CONTACT THE EXCLUSIVE BROKER:

Megan Sundquist 646-312-6806  
[Megan@GEGrace.com](mailto:Megan@GEGrace.com)

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G.E. Grace & Company, Inc.

NYS Licensed Real Estate Brokers

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

# GE GRACE

COMMERCIAL REAL ESTATE

- ADDRESS:** 212 28 STREET, BROOKLYN, NY 11232  
[BLOCK / LOT: 665 / 31]
- LOCATION:** Prime Sunset Park / Greenwood Heights location between 4<sup>th</sup> and 5<sup>th</sup> Avenues with access to the BQE and Gowanus Expressway. Minutes from Industry City and surrounded by major fleet, logistics, and last-mile operators. Easy access to Manhattan, Brooklyn, Queens and Staten Island. Public transportation (N, R, W and D train) 3 blocks away.
- AREA:** 7,500 Square feet
- TERM:** 5 to 10 Years
- ELECTRIC:** Direct Metered, up to 600 amps
- ZONING:** M1-1D
- CEILING HEIGHT:** 18 FEET slab to slab; 12' HVAC Clear Height
- DESCRIPTION:** Former parking facility for Spectrum, fully compliant for interior parking. Stanchions protect walls and columns. Includes RYTEC fast action drive-in door, approximately 14' clearance.
- PREFERRED USES:** Ideal for fleet and service operators, this secure Brooklyn property offers convenient access and flexible indoor storage for trucks, vans, and equipment. Perfect for contractors, utilities, and specialty trades that need to protect valuable tools and vehicles. A cost-effective solution for businesses seeking reliable space in a central location.
- ASKING PRICE:** \$18,500/month, \$29.50 per square foot, modified gross

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