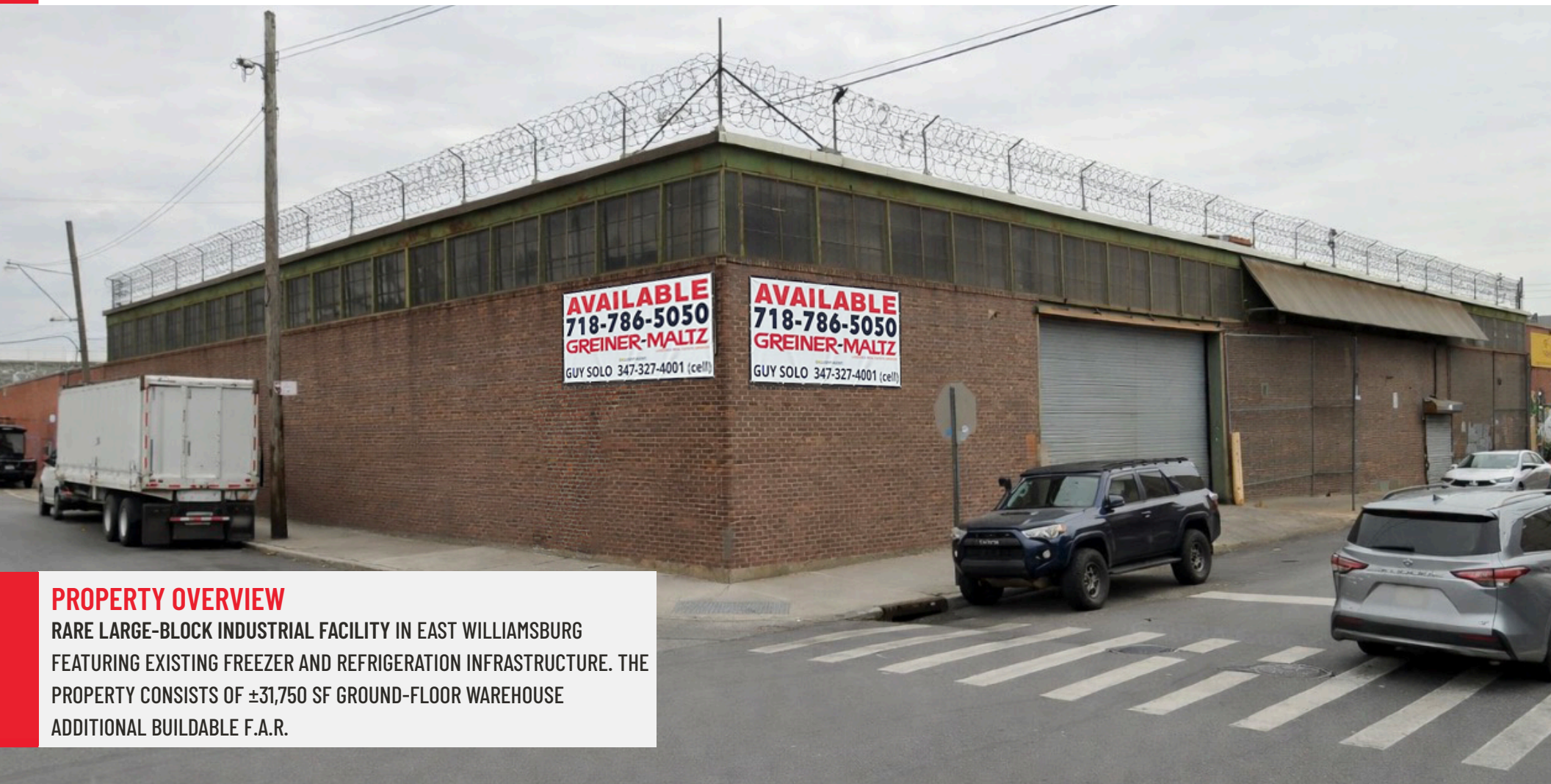


200 STEWART AVENUE

EAST WILLIAMSBURG | BROOKLYN, NY 11237

FOR SALE - FIRST TIME OFFERED
31,750 SF ADDITIONAL 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
ADDITIONAL BUILDABLE F.A.R.

GREINER-MALTZ
REAL ESTATE

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER

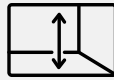
GUY SOLO | +1-347-327-4001 (DIRECT) | gsolo@greiner-maltz.com

24-09 38TH AVENUE, LONG ISLAND CITY, NY 11101 | 1-718-786-5050 | 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
- REAL ESTATE TAXES ± 225,000
- THREE-STREET FRONTAGE
(STEWART AVE, MEADOW ST., STAGG ST.)
- QUALIFIED OPPORTUNITY ZONE



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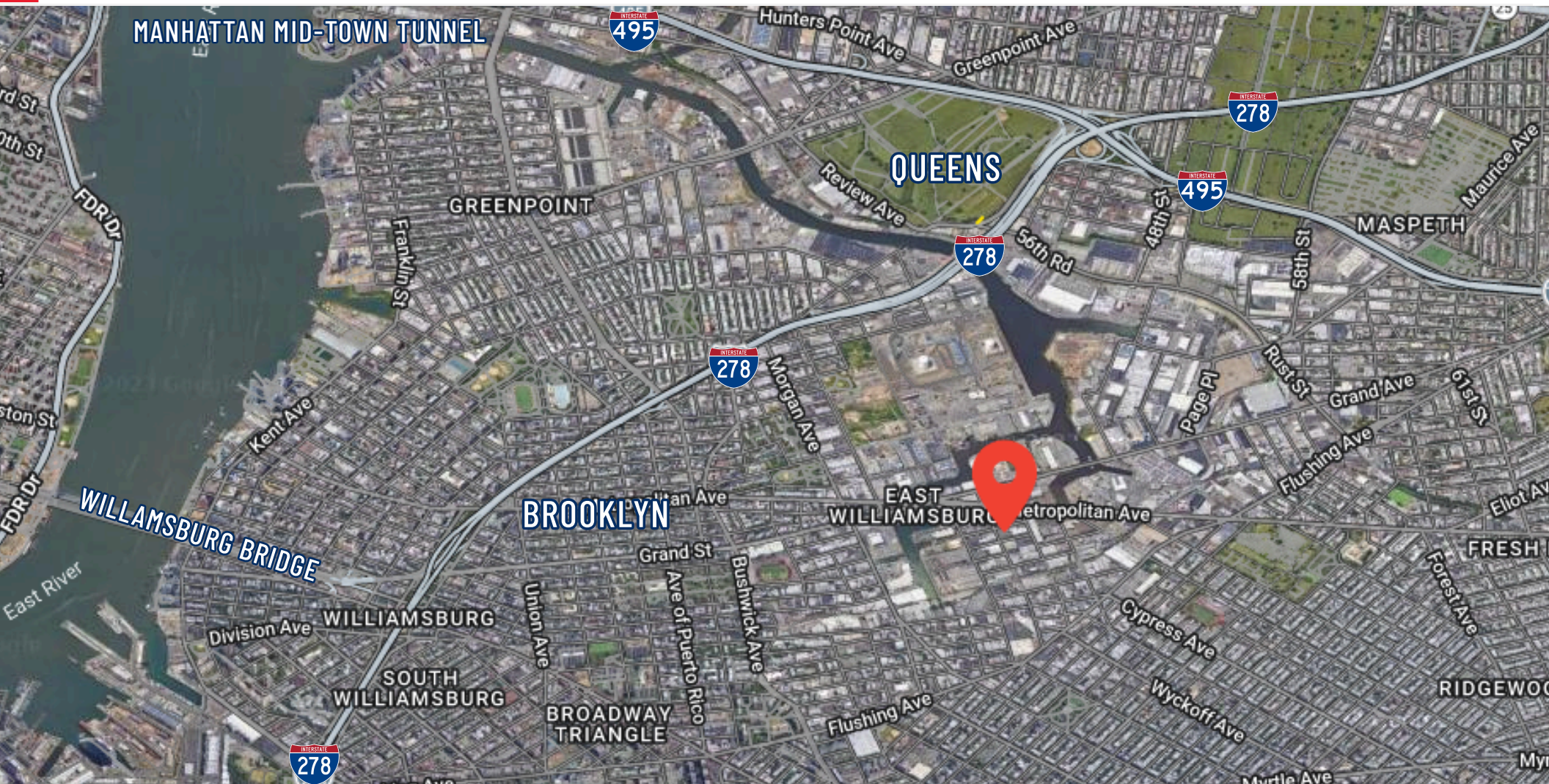
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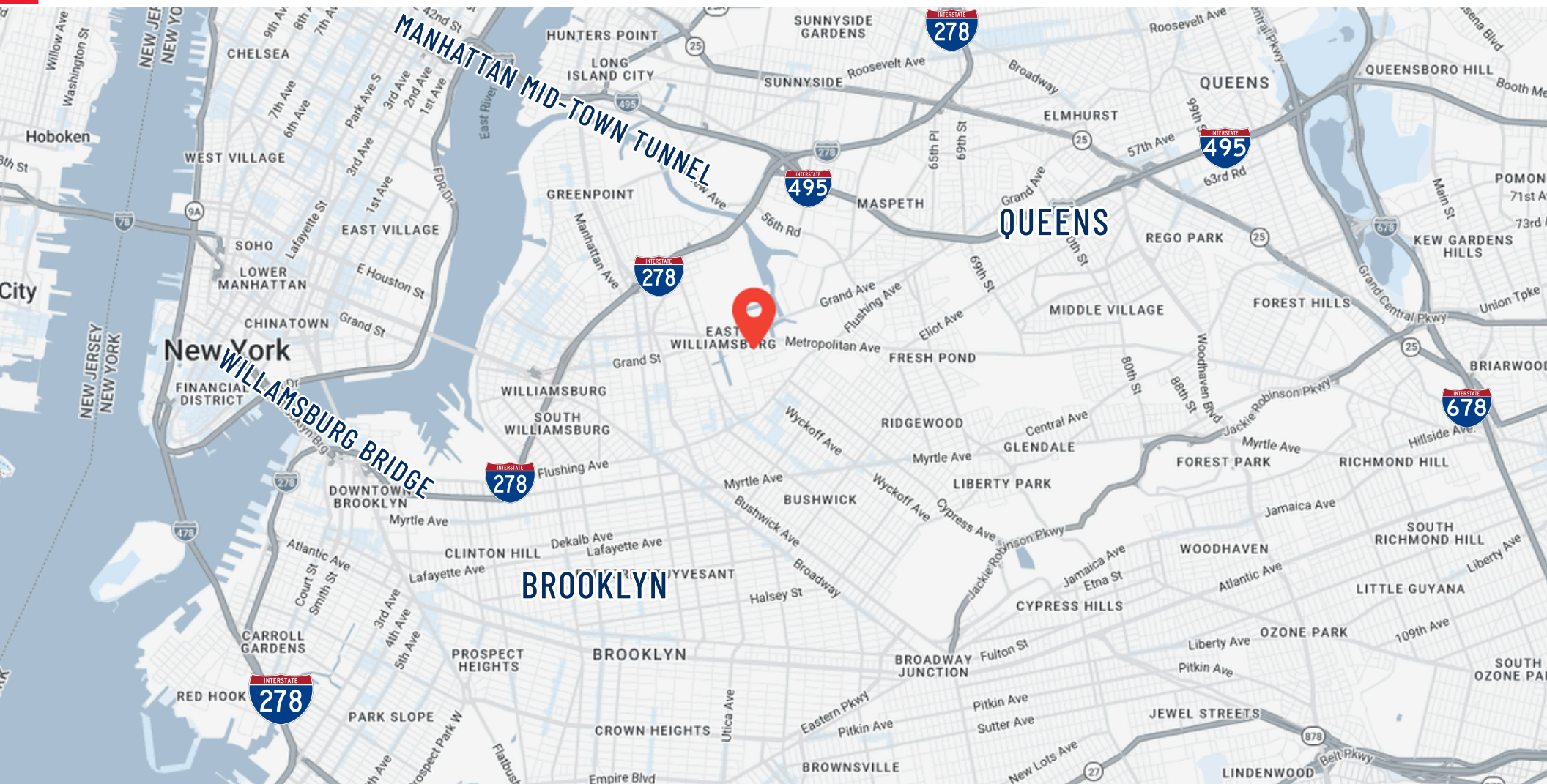
LOCATION & ACCESS

- 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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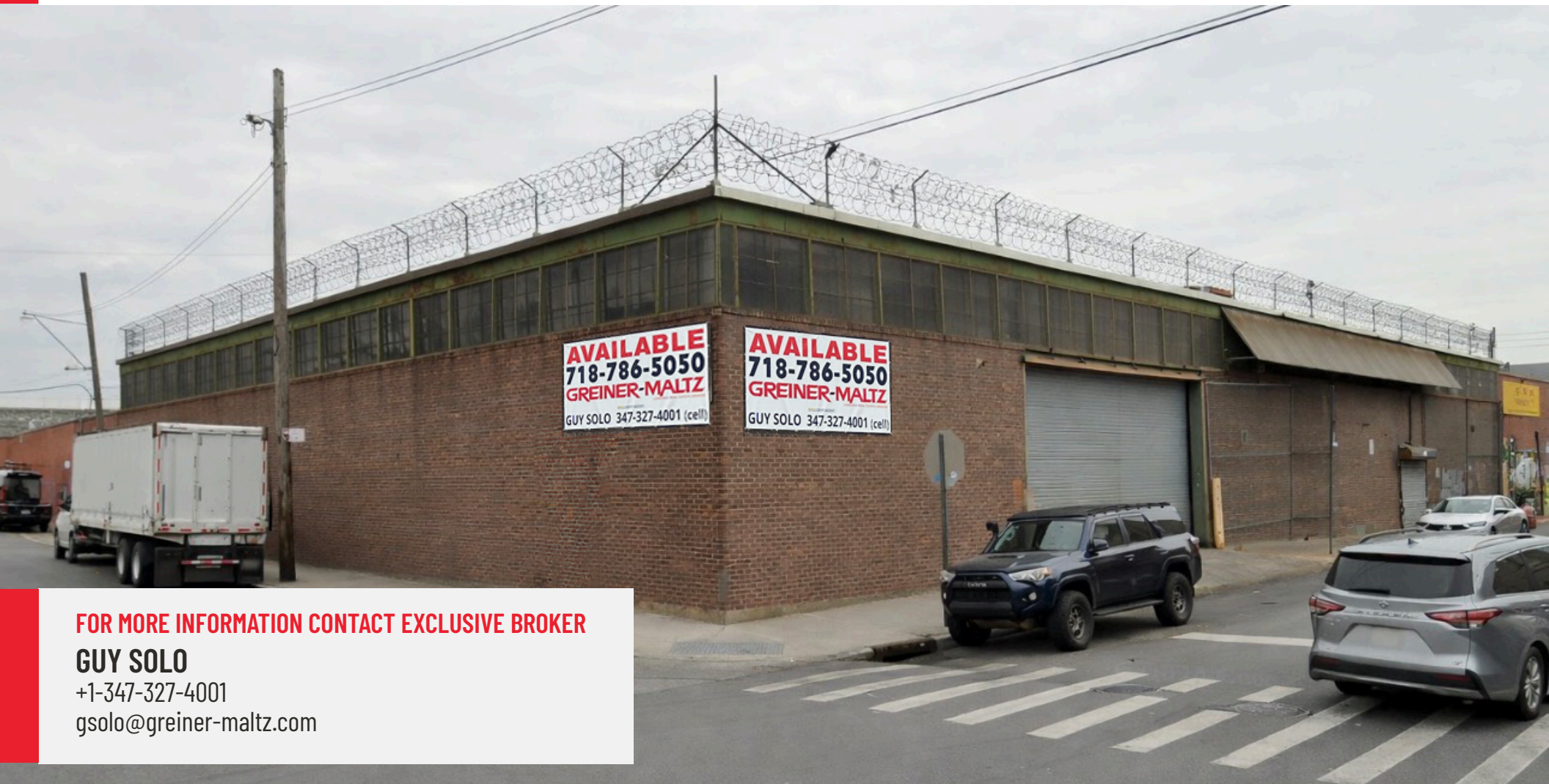
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IDEAL FOR

- 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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