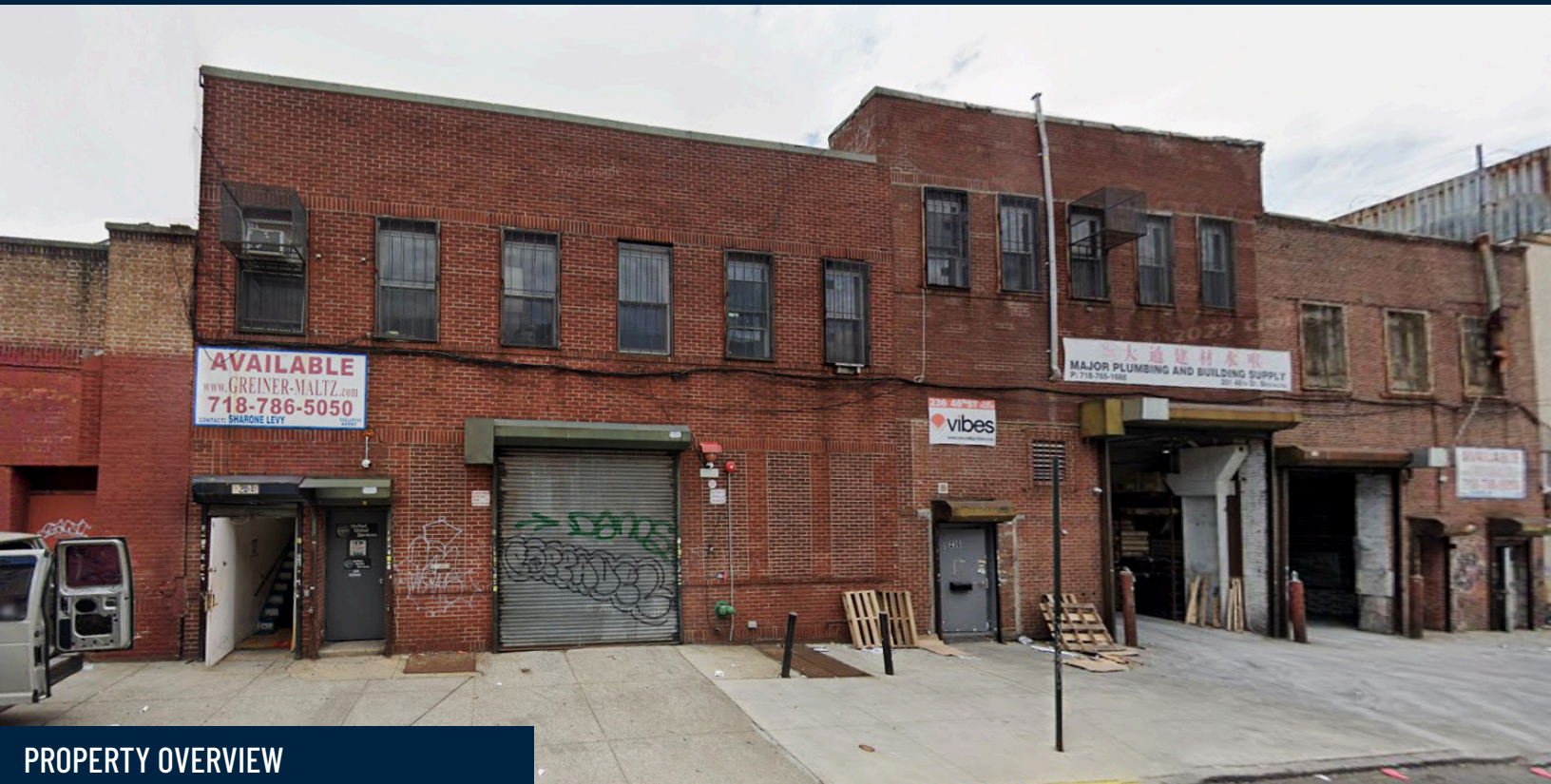


EXCLUSIVE FOR LEASE


228-248 46TH STREET | BROOKLYN, NY 11220

INDUSTRIAL OPPORTUNITY IN PRIME BROOKLYN LOCATION 6,700 SF WAREHOUSE IN SUNSET PARK

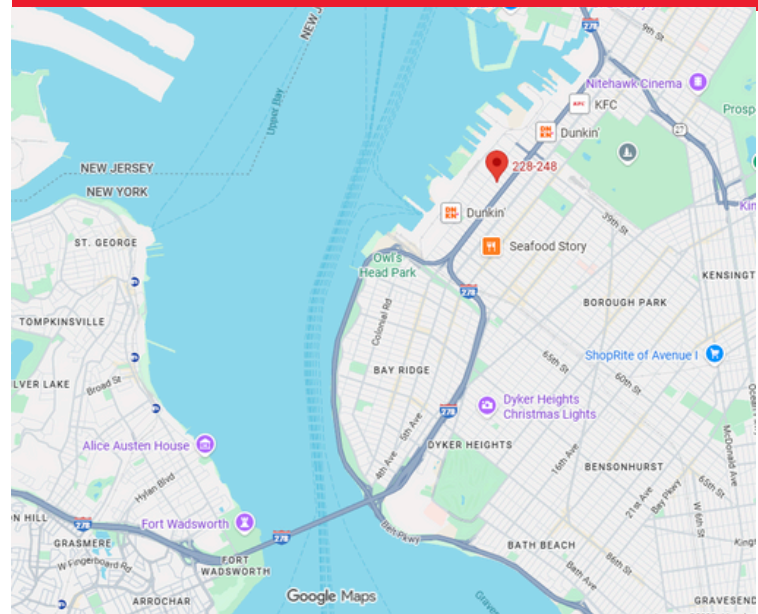


PROPERTY OVERVIEW

GREAT SPACE FOR: WAREHOUSING, MANUFACTURING, CONTRACTORS

- **SIZE:** 6,700 SF WAREHOUSE
- 2 OVERHEAD DRIVE-IN DOORS
- CEILING HEIGHTS 15'-18' FEET
- FLEXIBLE LEASE TERMS
- OPTIONAL 2ND FLOOR ADDITIONAL STORAGE / OFFICE SPACE
- **ZONED:** M1-2D
- **BLOCK:** 754 / LOT: 17
- EASY ACCESS TO MANHATTAN, QUEENS, AND STATEN ISLAND
- NEARBY SUBWAYS N/R/W AND NYC WATER TAXI
- DIRECTLY OFF B.Q.E AND I-278
- MINUTES FROM BELT PKWY, PROSPECT PKWY, AND BROOKLYN-BATTERY TUNNEL 

EASY ACCESS TO ALL OF NYC



CONTACT EXCLUSIVE AGENT

SHARONE LEVY
718-786-5050 x.222
slevy@greiner-maltz.com

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