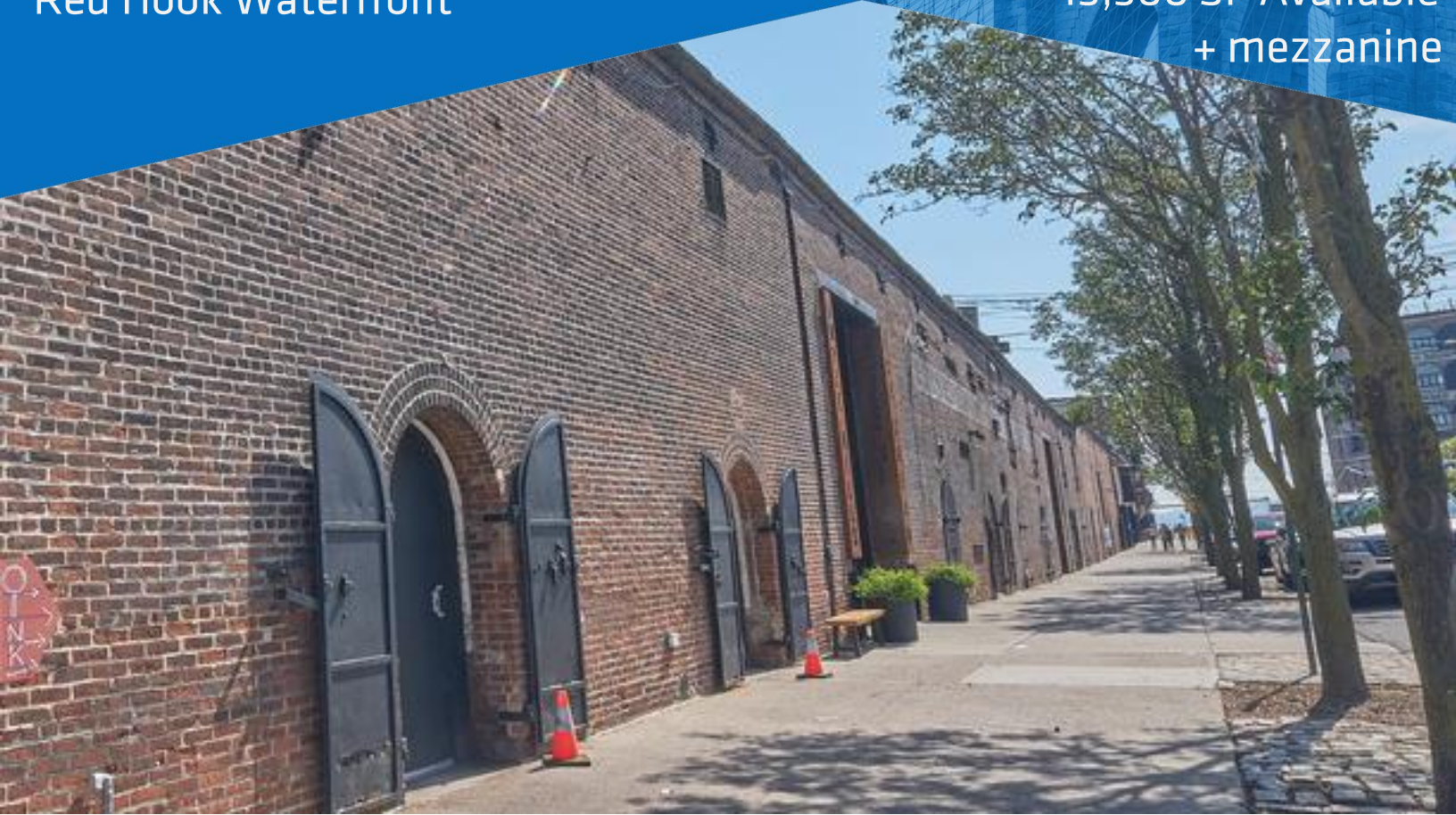


# 459 Van Brunt Street

Red Hook Waterfront

Commercial Space for Lease  
15,500 SF Available  
+ mezzanine



## SUMMARY

459 Van Brunt represents a unique potential for a tenant with production and retail uses; prime location opposite Hometown BBQ and adjacent to both Ample Hills Creamery and an incoming bourbon distillery.

The space boasts 20'-foot or higher dramatic wood-beam ceilings and up to 10 egresses using a second frontage on the rear waterfront pier for easy loading and deliveries.

There is wide, 19'3" column spacing on the single level space. The 16' high, 10' wide street-level loading bay opens directly to Van Brunt St. A 1,200 sf mezzanine provides an office space overlooking the production area.

## LEASABLE AREA

15,500 SF Ground Floor  
plus mezzanine

## CEILING HEIGHT

21-23 ft

## CROSS STREETS

Beard & Reed Street

## ZONING

M3

## TRANSPORTATION

 Smith-Ninth Streets

 Red Hook Ferry

## NEIGHBORING TENANTS



THE GOOD FORK



For more information, contact exclusive agents:

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**Abbie Cheng**  
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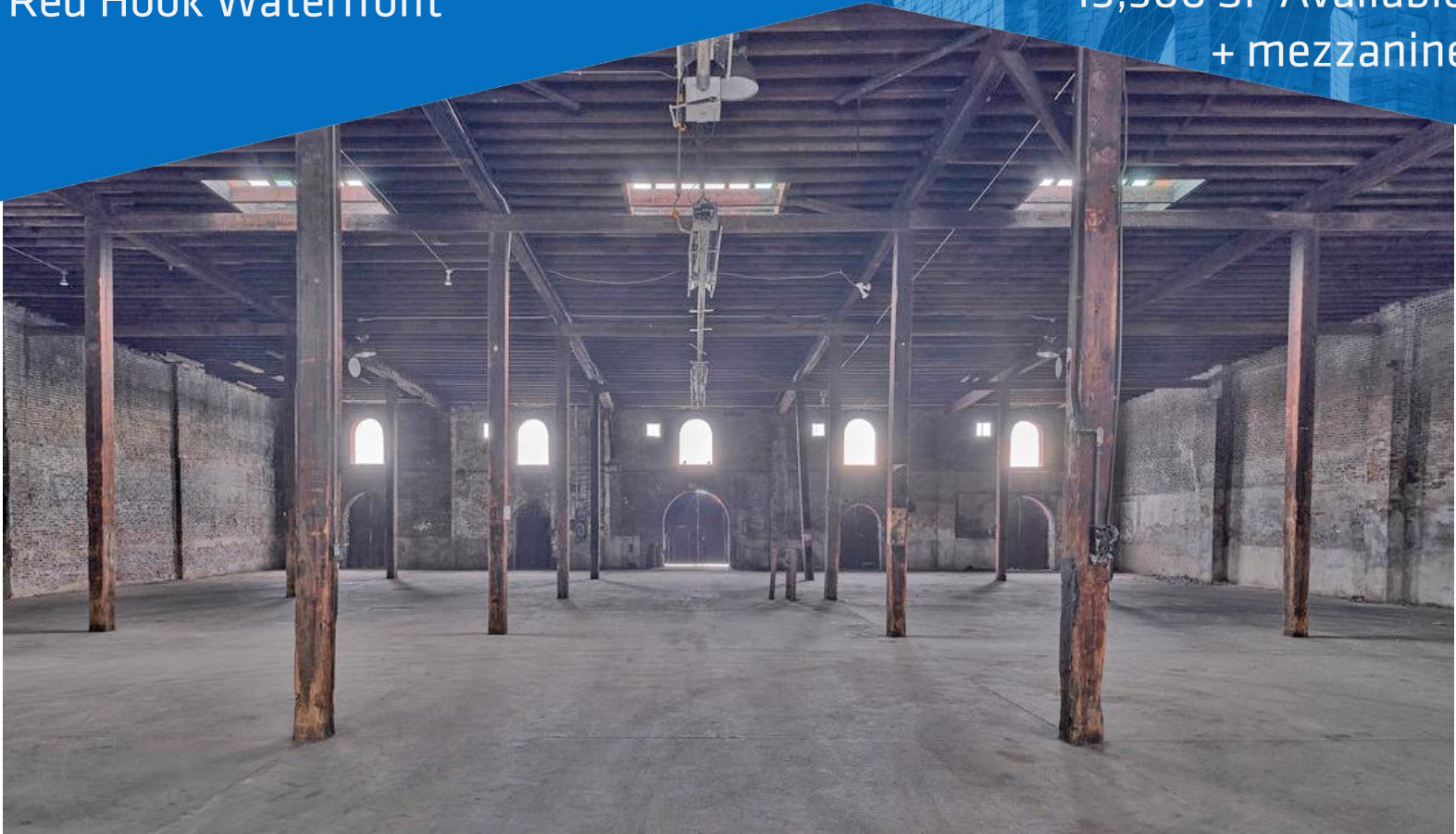
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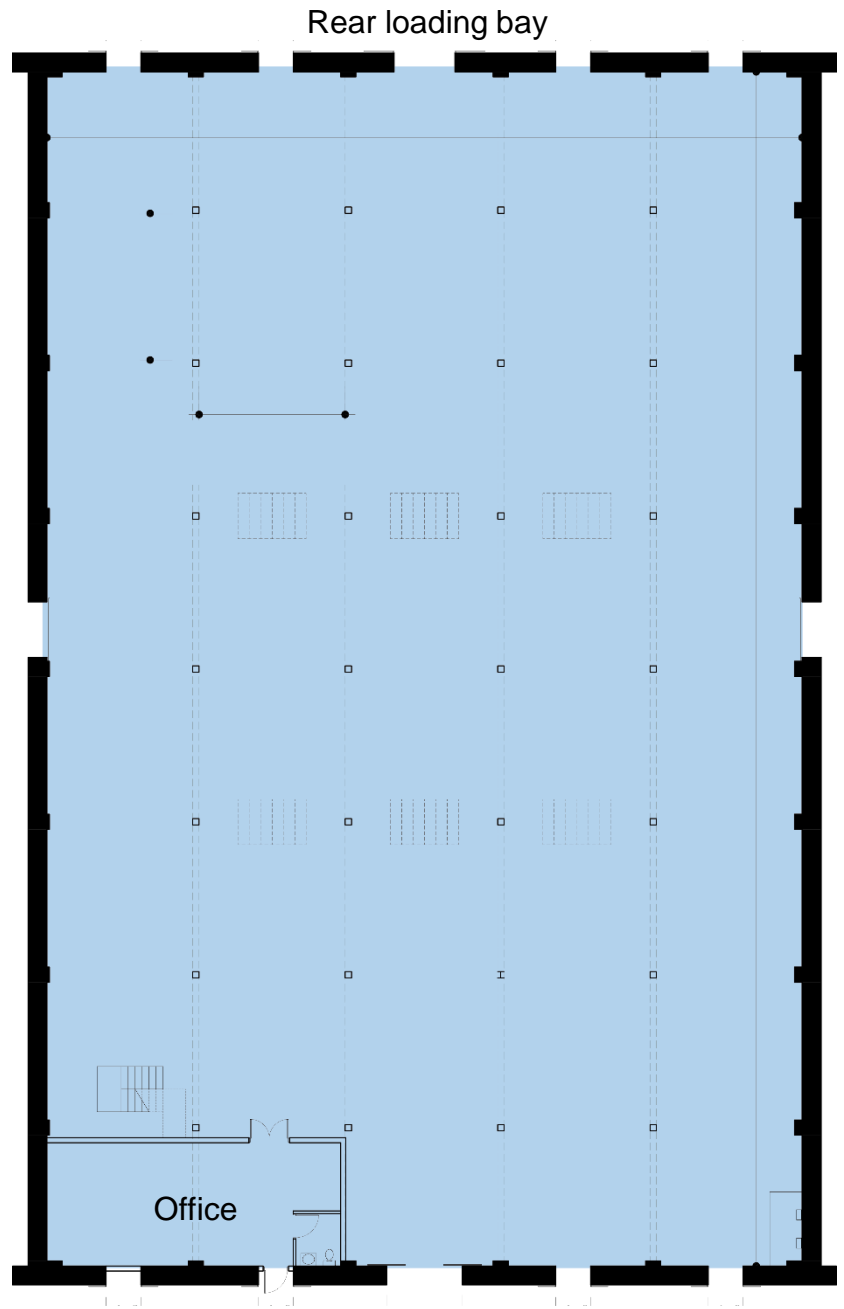
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