



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Sale



# Warehouse With Parking For Sale

22,400 SF

333 Moffat Street • Brooklyn • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
☎ 718.437.6100  
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**Avrum Deutsch**  
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## Location Overview

333 Moffat Avenue is located in Bushwick, one of the fastest growing neighborhoods in New York City. It's a quickly evolving industrial area characterized by colorful street art and converted warehouses that house artist studios, coffee shops, and thrift stores. There are restaurants from all over the world, and a funky nightlife scene that thrives in its bars and clubs. With easy access to public transportation and proximity to other popular Brooklyn neighborhoods.

Nearest Transit: L train at Wilson Ave & the B20, B26, & B60 bus lines.

Nearby tenants include Family Dollar, McDonald's, Taco Bell Cantina, KFC, CVS, AutoZone Auto Parts, Dunkin', Walgreens Photo, Planet Fitness, Salud Bar & Grill, and more!



**22,400 SF**

Total Building Size



**M1-1**

Zoning

## Main Highlights

- ▶ 21' height of ceiling
- ▶ 1 drive-in door
- ▶ 1 drive-in loading dock 70 feet deep
- ▶ 35 x 30 column space
- ▶ A portion of the building is column-free
- ▶ Parking available
- ▶ Delivered vacant

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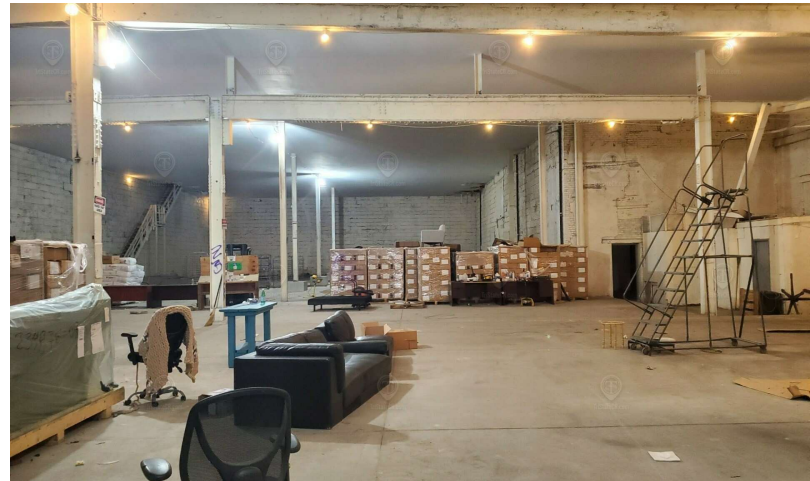
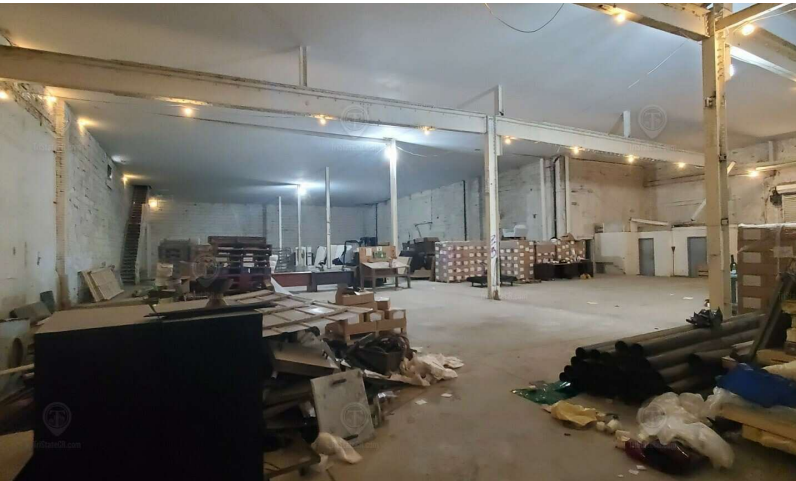
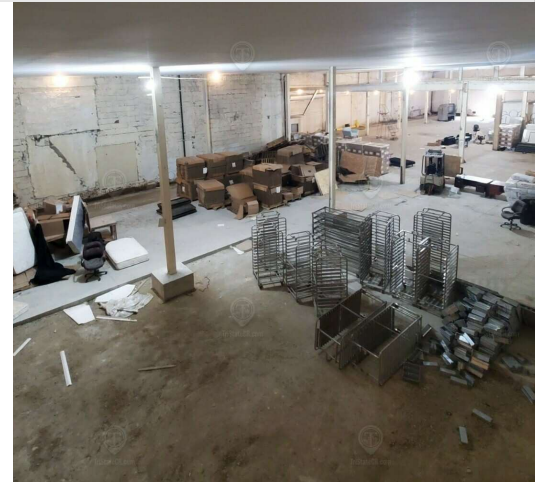
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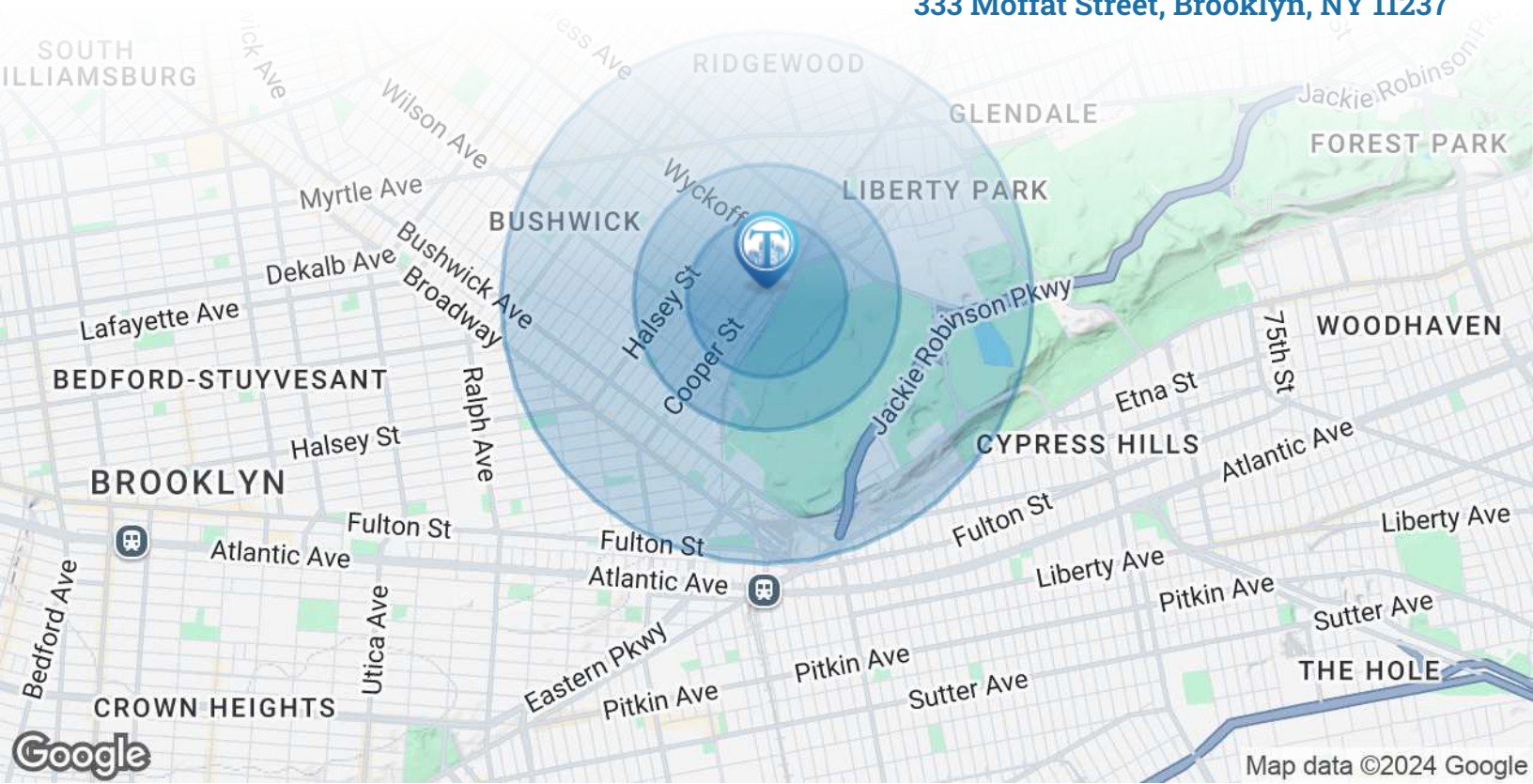
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,688	25,195	117,830
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	37	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,688	8,609	42,163
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$87,983	\$103,137	\$98,242
Average House Value	\$981,298	\$1,076,328	\$1,054,806



**117,830**

People within 1 Mile



**\$98,242**

Avg Household Income

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**SITE SOURCE**  
RETAIL BROKER NETWORK