



303 LOUISIANA AVENUE
BROOKLYN, NY 11207

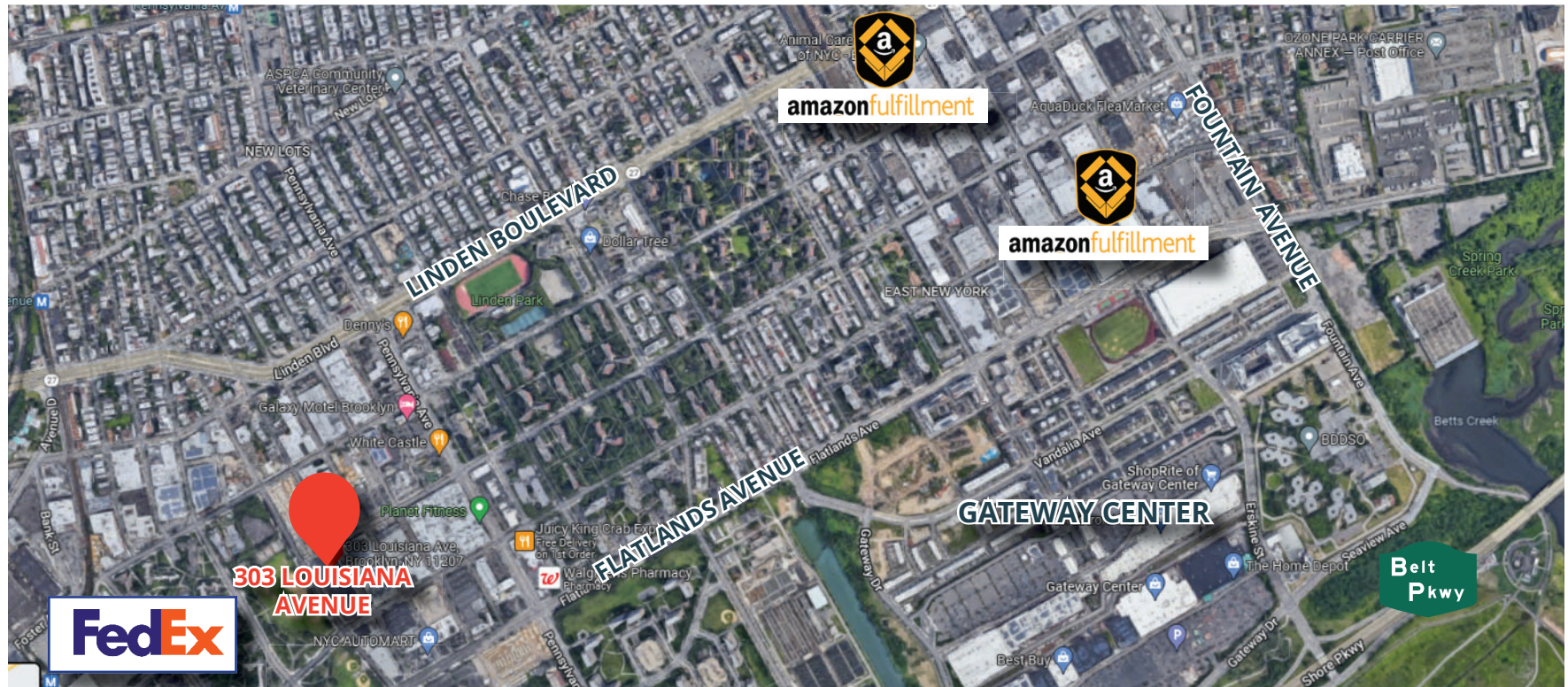
ENTIRE CITY BLOCK FOR SALE OR LEASE
INDUSTRIAL LOGISTICS WAREHOUSE
EAST NEW YORK, BROOKLYN I.B.Z

GREINER-MALTZ
REAL ESTATE

303 LOUISIANA AVENUE BROOKLYN, NY 11207

PROPERTY HIGHLIGHTS:

- **BLOCK / LOT:** 4386 / 1
 - **LOT SF:** 99,400
 - **BUILDING SF:** 88,500
 - **PARKING:** 10,900 SF
 - **ZONED:** M1-1
 - **CEILING HEIGHT:** 19.6 FT CLEAR
 - **R.E TAXES:** \$185,587
 - **COLUMN SPACING:** 33' x 48'
- 60' DOUBLE INTERIOR LOADING DOCK
 - MULTIPLE DRIVE-IN DOORS
 - HEAVY POWER SUPPLY
 - CLOSE PROXIMITY TO **AMAZON, FEDEX AND UPS**
DISTRIBUTION CENTERS
 - MINUTES TO JFK INTERNATIONAL AIRPORT



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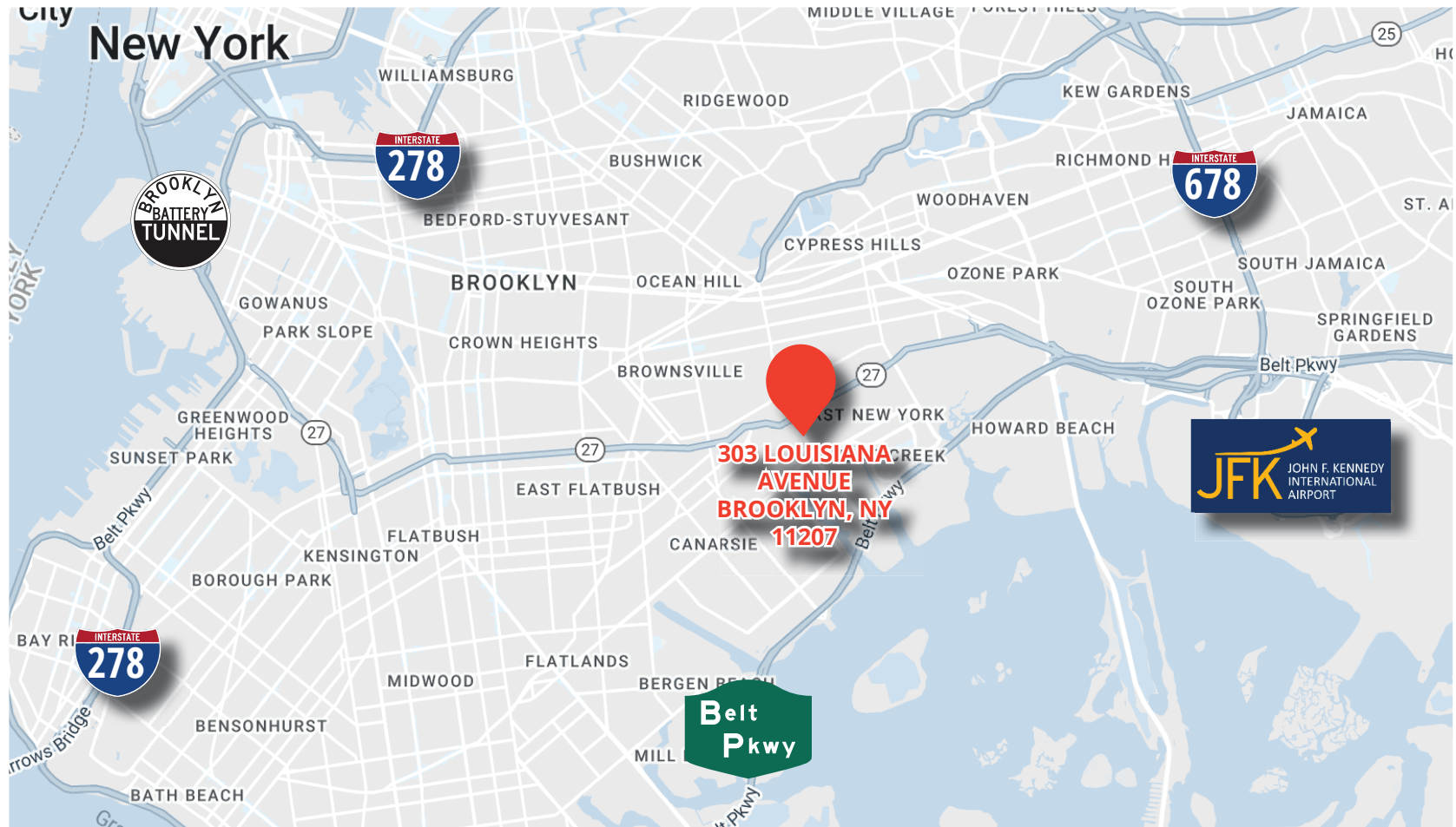
EXECUTIVE SUMMARY

Greiner-Maltz Real Estate is proud to present 303 Louisiana Avenue for sale or lease. This subject property, which consists of an entire city block, is a 99,400 SF lot containing approximately 88,500 SF of industrial warehouse space.

303 Louisiana Avenue is located in one of the hottest industrial pockets in New York City. With excellent freight access, ample transit options and immediate proximity to Manhattan.

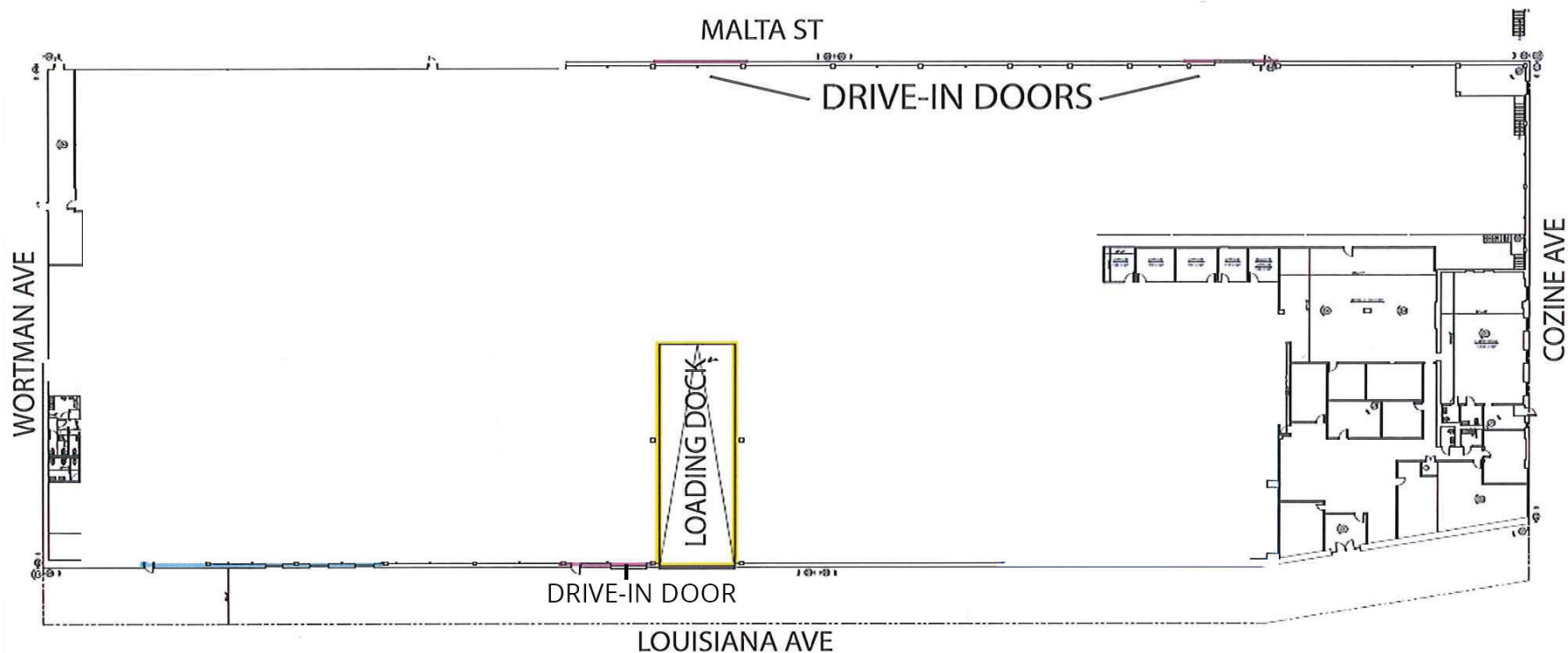
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AREA MAP:



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