



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



495 GRAHAM AVENUE

BROOKLYN, NY 11222

Turn Key Contractors Set Up at the Foot of McCarren Park

Warehouse & Office Located
at the BQE

Type

Industrial / Warehouse / Office / Flex



SQUARE FOOT

4,570_{RSF}



ZONING

R6B



CLEAR HEIGHT

10'



PARCEL ID

2719

BLOCK



LOADING

1_{DRIVE-IN}



23

LOT

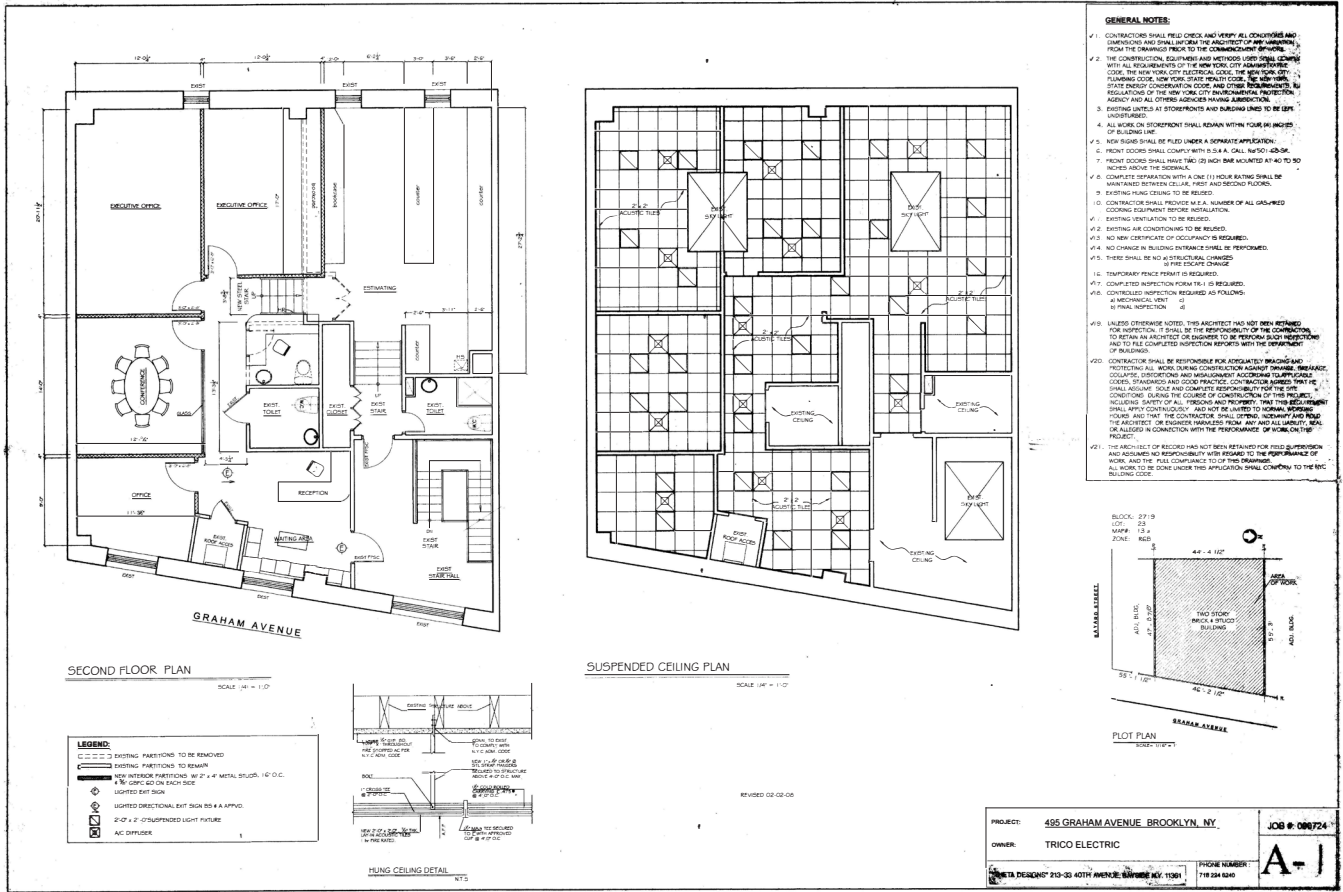
PRICE

Upon Request

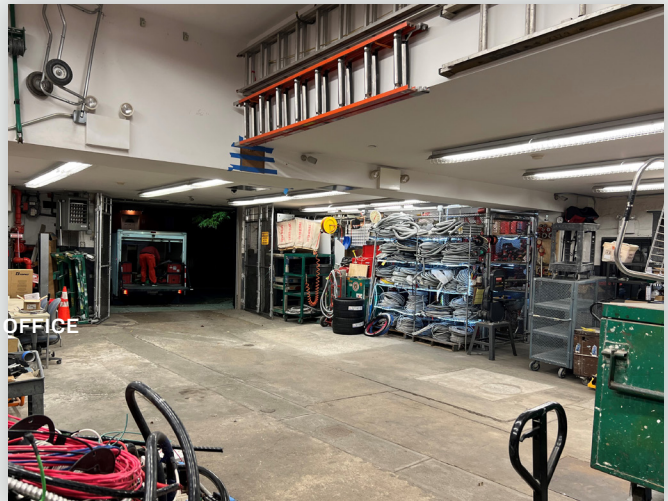
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All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

FLOOR PLAN



PICTURES



Property Overview

Features

- 2,285 Sq. Ft. Warehouse Space
- 2,285 Sq. Ft. Finished 2nd Floor Air Conditioned Office
- Fully Sprinklered
- 1 Drive-In Door
- Wide Street
- Renovated Whitebox Space
- Well Maintained Building
- Central Location
- Subway Location

Ideal For

- Contractor
- Artist
- Studio
- Office with Parking
- Workshop
- Storage
- Creative Uses
- Retail



TRANSPORTATION

 GRAHAM AVENUE

 BROOKLYN QUEENS EXPY

 MCCARREN PARK

 B43: GRAHAM AVENUE/BAYARD STREET



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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENT:



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