

47 Washington Avenue

CLINTON HILL
BROOKLYN, NY



Location: Between Flushing Ave & Park Ave

Ground Floor: 2,500 sf

Lower Level: 2,500 sf

Ceiling: 14 ft

Frontage: 25 ft on Washington Ave

Highlights:

- Single-story industrial space available between Brooklyn Navy Yard and the burgeoning commercial hub -- Myrtle Avenue.
- Lower level space available for additional storage; a rare feature in warehouses.
- Space delivered in vanilla box condition with two new skylights installed.
- New HVAC system will be brought in per Tenant's requirements.
- Landlord would consider doing additional work such as venting for a restaurant.
- High pressure gas service is available.
- All uses considered.

Exclusive Leasing Broker

Keat Chew

keat@kineticreg.com

347.571.3338

TENANTS

NEIGHBORING

SHARED
ROASTING

BROOKLYN
NAVY | YARD

BROOKLYN
ROASTING COMPANY

MONOLITH STUDIO

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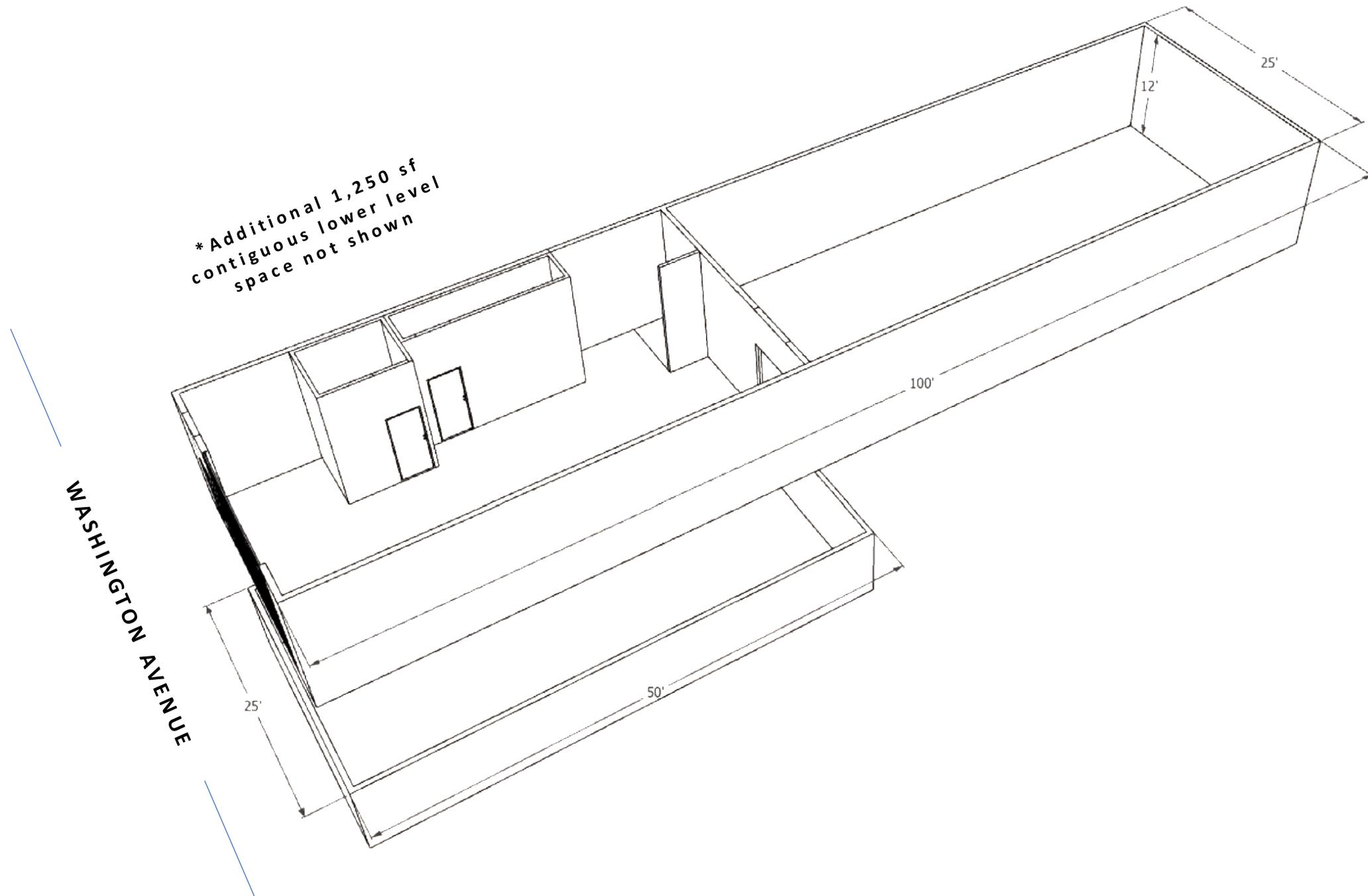
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IL PORTO
RISTORANTE & WOOD FIRED PIZZA
Established 2008

MAT
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FUL

COUGHLIN SCHEEL ARCHITECTS

FLOOR PLAN



INTERIOR PHOTOS



INTERIOR PHOTOS

