



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

LEASE / SALE



1014 STANLEY AVENUE

BROOKLYN, NY 11208

40,000 SF Mostly One-Story Warehouse + 5,000 SF Parking

Lease/Sale in Spring Creek
Former USDA Approved Facility

Type

Warehouse / Industrial



SQUARE FOOT

40,000 RSF



CLEAR HEIGHT

14' - 19'



LOADING

2 LOADING DOCKS

4 DRIVE-IN DOORS



ZONING

M1-1



PARCEL ID

4525

BLOCK



29

LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

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.

Property Overview

Features

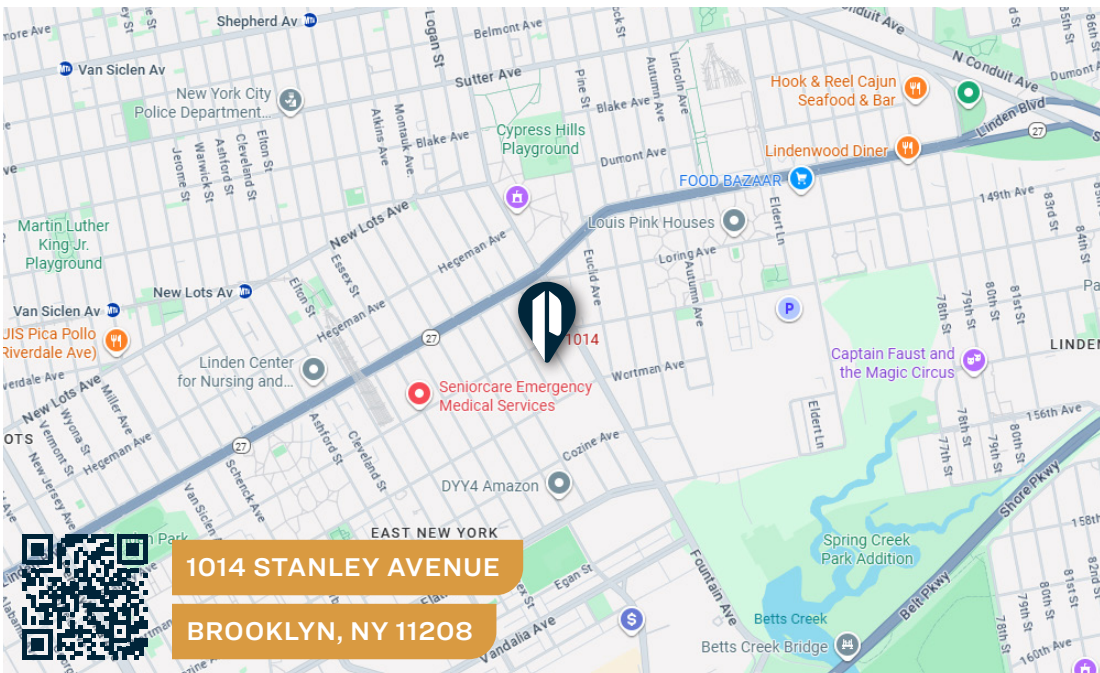
- **Lot:** 40,000 Sq. Ft.
- **Lot Dimensions:** 200x200
- **Building:** 40,000 Sq. Ft.
- **Building Dimensions:** 200x150

Ground Floor Warehouse

- 35,000 Sq. Ft.
- Ceiling Height: 14'-19'
- 2 Loading Docks
- 4 Drive-In Doors
- Wide Column Spacing 36'x23'
- Gas Heat
- Sprinkler
- New LED Lighting
- Surveillance System
- 3,300 Amps Power
- Formerly USDA Approved Facility
- Existing Insulation for Freezer/Refrigeration
- Floor Drains
- Tiled Rooms for Processing

Second Floor & Mezzanine Offices

- 5,000 Sq. Ft. State of the Art 2nd Floor Offices
- 300 Sq. Ft. Mid-Mezzanine Private Office
- Ground Floor Executive Office Suite
- Passenger Elevator
- Fully HVAC
- Conference Room
- Kitchen
- Private Executive Offices with Private Facilities
- Open Ball Pen Area
- **Finished Rooftop** to Accommodate Events
- **Parking:** 5,000 Sq. Ft.



TRANSPORTATION

3

NEW LOTS AVE/
WARWICK ST



LINDEN BLVD
BELT PKWY

JACKIE
ROBINSON PKWY



Q8:
FOUNTAIN AVE/
WORTMAN AVE

B20, BM5:
LINDEN BLVD/
LOGAN ST



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PICTURES



LOADING & PARKING



WAREHOUSE

PICTURES



PICTURES



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718-784-8282
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FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



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NECHAMA LIBEROW

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ACCESSIBILITY

Ideally Positioned



LAGUARDIA AIRPORT 4



3 JFK INTERNATIONAL AIRPORT



PROSPECT PARK 1

5 BELT PKWY

BROOKLYN COLLEGE 2



KEY DISTANCES



BY SUBWAY

1	PROSPECT PARK	30 MIN
2	BROOKLYN COLLEGE	45 MIN



BY CAR

3	JFK AIRPORT	15 MIN
4	LAGUARDIA AIRPORT	31 MIN
5	BELT PKWY	6 MIN