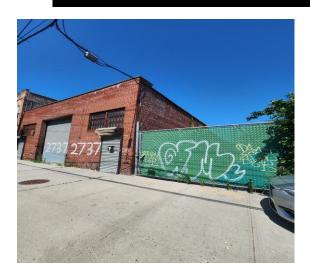
Brooklyn, NY – Coney Island Area Industrial – Commercial Property for Sale or Lease 5,000 SF 1-Story Warehouse + 5,000 SF Vacant Lot







For More Information and Prices Contact Exclusive Broker Gary Mayzlin Office 718-571-9758 / Cell 718-809-6106 Email: garymayzlin@gmail.com Real Estate Trade Co, Inc Industrial - Commercial 44 Court Street, Suite 1217, Brooklyn NY 11201 Licensed RE Broker

Address: 2737 – 2741 West 15th Street, Brooklyn NY 11224 Block 6997 / Lot 33 & 31

Features:

- Warehouse Size: 5,000 SF (tax lot #33)
- Vacant Lot Size: 5,000 SF (tax lot #31)
- Total Plot Size: 10,000 SF (approx.)
- Zoning M1-2 (FAR 2.0 & 4.8 w/ community facility bonus)
- 15 Feet Ceilings
- Fully Sprinklered
- Heavy Power
- Gas (4.8 Million BTU's)
- Floor Drains
- Large Overhead Drive-In Door
- Curb Cuts
- No Columns
- Open Layout
- Each Tax Lot Can Be Built to 24,000 SF or Both Tax Lots to 48,000 SF
- Dense Residential and Commercial Area
- Near Subway (D Q F N) and Bus Lines (B64 & B68)
- Easy Access to Belt Pkwy & Major Roadways
- Located in Opportunity Zone
- Warehouse and Vacant Lot Can Be Sold or Leased Together or Separately
- RE Taxes @ \$20,000 P/Y for Each Tax Lot
- Former Bakery (C of O for Food Manufacturing)



<u>Great Opportunity For:</u> Warehouse - Distribution – Fabrication Manufacturing – Assembly – Food Processing Offices – Flex – Medical – Laboratory Auto Repairs & Auto Body Works Car Rentals – Auto Sales / Showroom