

3-STREET FRONTAGE 70,000 SF WAREHOUSE + PARKING SITE FOR SALE

625 WORTMAN AVE.



AVAILABLE FOR SALE

3-Street
Frontage

BUILDING SQUARE FOOTAGE

59,000 SF

PARKING LOT

11,000 SF

SUBMARKET

Brooklyn

FOR ALL INQUIRIES, CONTACT EXCLUSIVE AGENTS

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GREINER-MALTZ
REAL ESTATE

Property Overview

THE OPPORTUNITY

Greiner-Maltz Co. presents a prime opportunity available for sale at 625 Wortman Avenue in the heart of Brooklyn’s established industrial corridor.

Recently enhanced through a comprehensive capital improvement program, the property delivers a rare combination of functional layout, secure yard space, and immediate operational readiness.

Ideal for warehouse, distribution, manufacturing, or last-mile logistics users.

This strategically located property offers excellent connectivity, with immediate access to major thoroughfares



Property Specifications

BUILDING SF	59,000 SF 1-STORY WAREHOUSE
YARD SF	11,000 SF PAVED & FENCED
CEILING HEIGHT	20' CLEAR
DRIVE-INS	3
LOADING DOCKS	4 EXTERIOR / 2 INTERIOR CAN ACCOMODATE 53' FT TRAILERS
ZONING	M1-1
BUILDABLE	FAR 1.0
BLOCK/LOT	4523/1



Completed Capital Improvements



**NEWLY PAVED
PARKING LOT**

**NEW ROLL-UP
DOORS**

**NEW
SIDEWALKS**

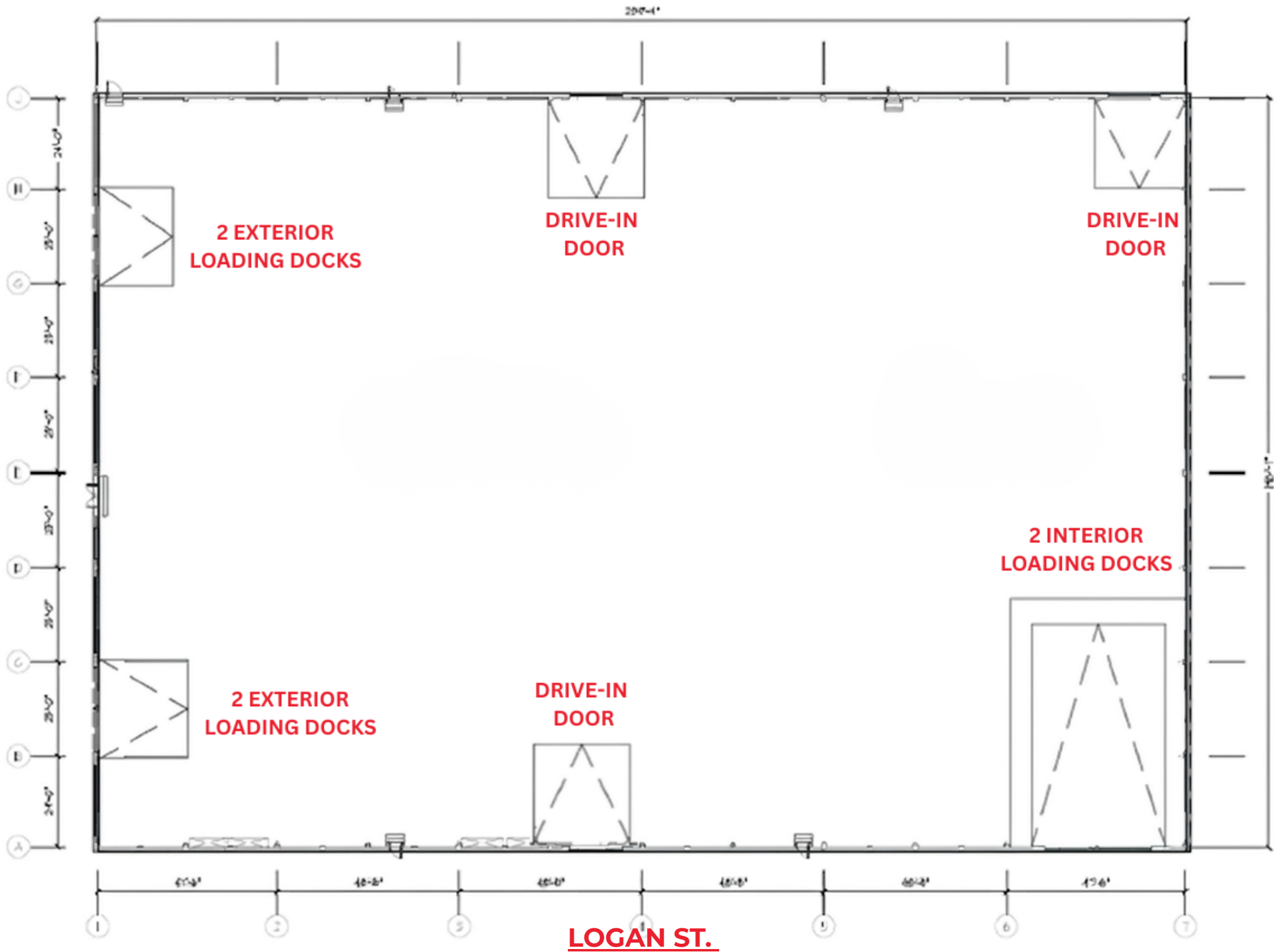
**UPGRADED
FLOORS**

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.

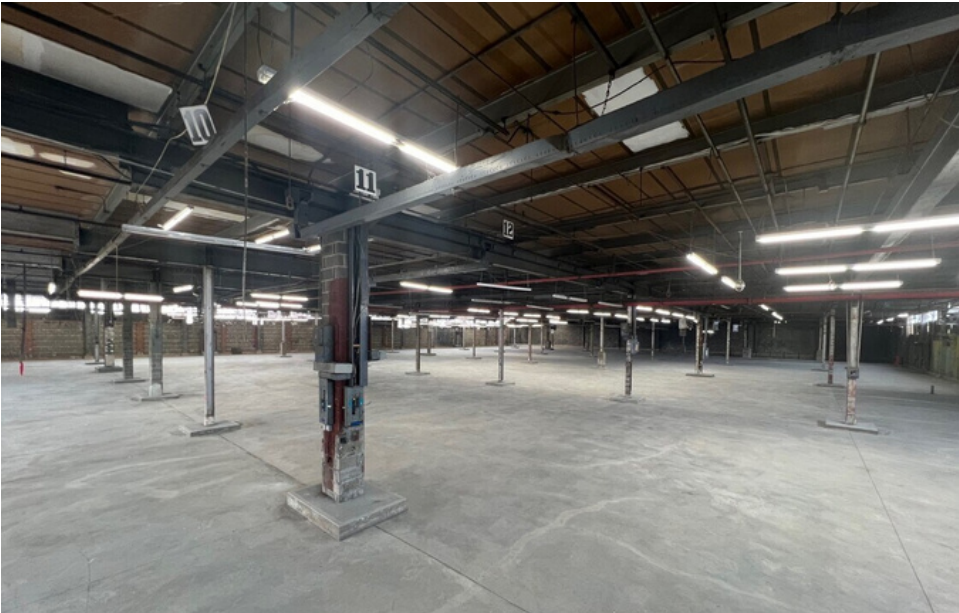
Floorplan

WORTMAN AVE.

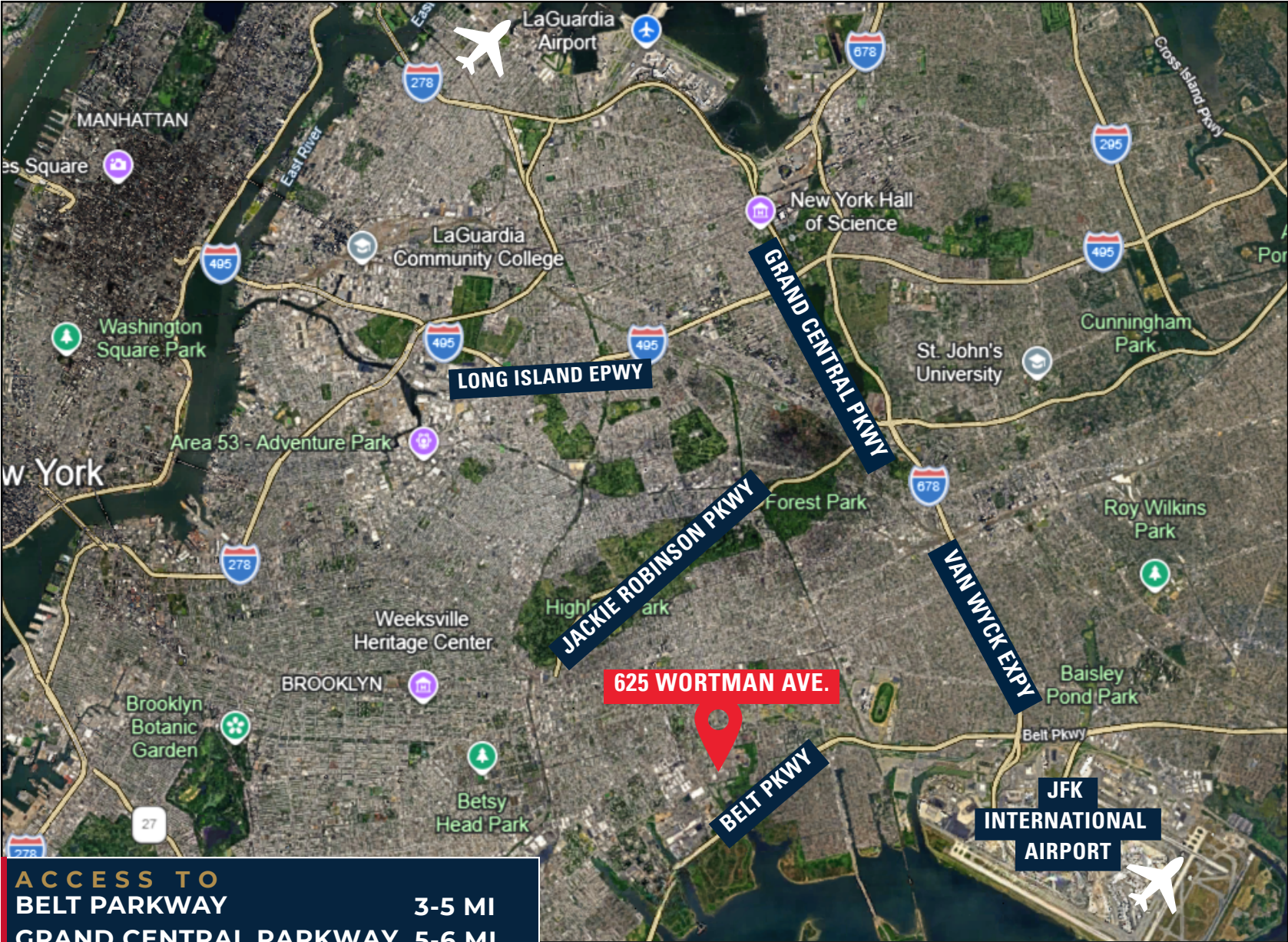
MILFORD ST.



Photos



Location & Aerial Map



ACCESS TO BELT PARKWAY	3-5 MI
GRAND CENTRAL PARKWAY	5-6 MI
DOWNTOWN MANHATTAN	10-12 MI
JFK AIRPORT	5 MI
LGA AIRPORT	13 MI

THE LOCATION

625 Wortman Ave benefits from immediate access to key regional transportation routes, including the Belt Parkway, Van Wyck Expressway, and Brooklyn-Queens Expressway (BQE), enabling efficient connectivity throughout New York City and into Long Island and New Jersey. Just minutes from JFK International Airport, the site is exceptionally positioned for air freight, e-commerce fulfillment, and last-mile delivery operations. With direct access to Brooklyn, Queens, and the broader Tri-State distribution network, 625 Wortman Avenue delivers a rare combination of in-city positioning and regional accessibility, making it a prime location for time-sensitive industrial and distribution operations.