



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



42 2ND AVENUE AKA 76 6TH ST







BROOKLYN, NY 11215

33,000 Sq. Ft. Wide-Span 1-Story Warehouse With Parking

Located in the Heart of Gowanus

TYPE

Industrial / Warehouse

 SQUARE FT. 33,000 RSF	 ZONING M2-1
 CLEAR HEIGHT 18'	 PARCEL ID 990 BLOCK
 LOADING 2 Drive-in Doors 1 Exterior Loading Dock	 369 LOT
 ELECTRIC POWER 200 AMPS	

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

- 33,000 Sq. Ft. Building
- 18 Ft. Ceiling Height
- 2 Drive-In Doors
- 1 Exterior Loading Dock
- Dry Sprinkler System
- 35' x 35' Column Spacing
- 10 Parking Spots
- 200 Amps 3 Phase Power
- Modine Heating Units
- Utilities - Sub Metered
- Heavy Floor Load Over 12 inches



TRANSPORTATION

G F SMITH-9TH STREET

GOWANUS EXPY

42 2ND AVENUE

BROOKLYN, NY 11215



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101
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TAX MAP



FLOOR PLAN

ZONING ANALYSIS
 LOT AREA = 51234 SQFT.
 FL AREA = 33698 SQFT.
 FAR = 33698/51234 = 0.66
 MAX FAR = 2.0 SECT. 43-12Z

PARKING ZONING ANALYSIS
 SECT. 44-21 (a) 1/3 EMPLOYEES PROPOSED
 N=10/3=3.3 SECT. 44-23
 WAIVER = 15. NONE REQUIRED

BLOCK: 990
 LOT: 369-TENTATIVE
 ZONE: 112-1
 MAP: 16c

EXISTING PRIVATE ROAD TO 2ND AVE

INDEX OF VENTILATION (IV)
 $IV = \frac{V}{N} + FA \times \frac{10}{N} + WC \times \frac{200}{N}$
 $= \frac{33698}{22/10} + 33698 \times \frac{10}{10}$
 $+ \frac{10 \times 0}{10}$
 $74135.6 + 33698 + 0 = 107833.6$
 TABLE = 12-2 OVER 1650 NO SUPPLY OR EXHAUST REQUIRED

WAREHOUSE
 USE GROUP-16 (P.R.C.-G)
 OCCUPANCY GROUP B-2

INSIDE HEIGHT OF BUILDING = 22'-0"

FIRST FLOOR PLAN
 SCALE: 1" = 20'-0"

NOTE:
 -CLASS 3 BUILDING- OLD CODE
 -CLASS 2B BUILDING- NEW CODE
 -BUILDING HAS EXISTING SPRINKLER SYSTEM

302340090
 DEPT. OF BLDGS.

HAROLD WEINBERG P.E.
 CONSULTING ENGINEER P.C.
 76 COURT STREET SUITE 20
 BROOKLYN, N.Y. 11201
 TEL: (718) 858-5033
 SHEET 1 OF 1



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PICTURES



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FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



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