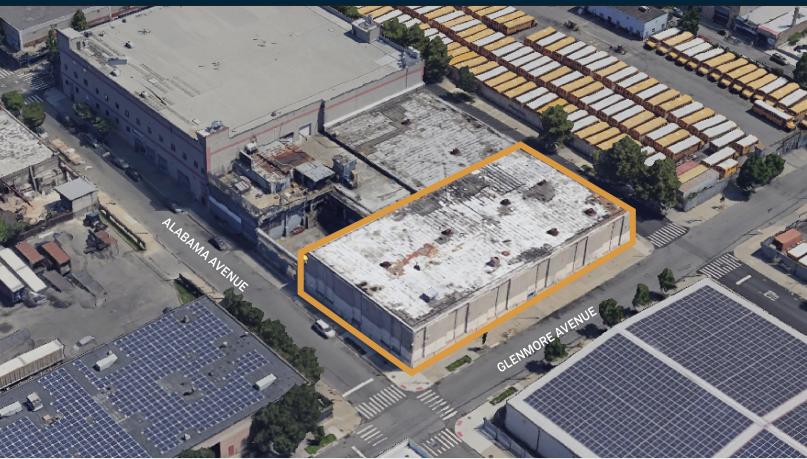


FOR LEASE



300 LIBERTY AVENUE

BROOKLYN NY 11207

21,000 Sq. Ft. High **Ceiling Warehouse Available for Lease in East New York with** Additional 6,800 Sq. Ft. **Lower-Level Space**

Divisions Available. Ideal For: Manufacturing, E-Commerce, Distribution, Storage, Entertainment

Warehouse / Industrial



21,000 SF GROUND FL 6,800 SF LOWER LEVEL

CLEAR HEIGHT



23'

LOADING



LOADING DOCK * ADDITIONAL DOCKS COULD BE INSTALLED

ZONING

M3-2

PARCEL ID



3701

BLOCK



PRICE

718-784-8282 / PINNACLERENY.COM

Property Overview

Features

- Total Ground Floor: 20,000 Sq. Ft.
- 23' Ceiling
- 1,000 Sq. Ft. Ground Floor Office
- 1,000 Sq. Ft. Mezzanine Office
- One Loading Dock
 (Additional Loading Docks Could Be Installed)
- One Row of Columns
- Sprinklered
- Heavy Power
- Gas Heat
- Exhaust Fans
- 4,500 Sq. Ft. Staging Area
- 2" Water Main
- 6,000 lb. Lift to Lower Level











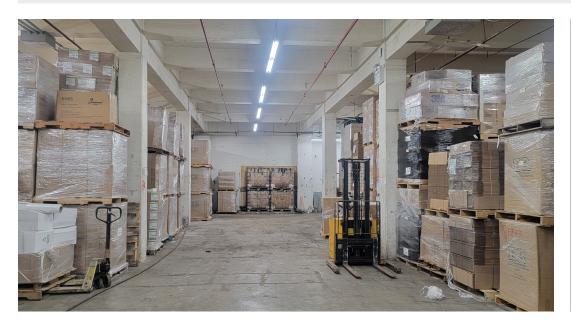


Lower Level

Features

- 6,800 Sq. Ft. Lower Level
- 16.5' Ceiling (15' Clear)
- Wide Column Span
- Sprinklered

- Dedicated Entrance
- Lift Dimensions 5.3' x 5.3'
- · Lift Capacity 6,000 lb





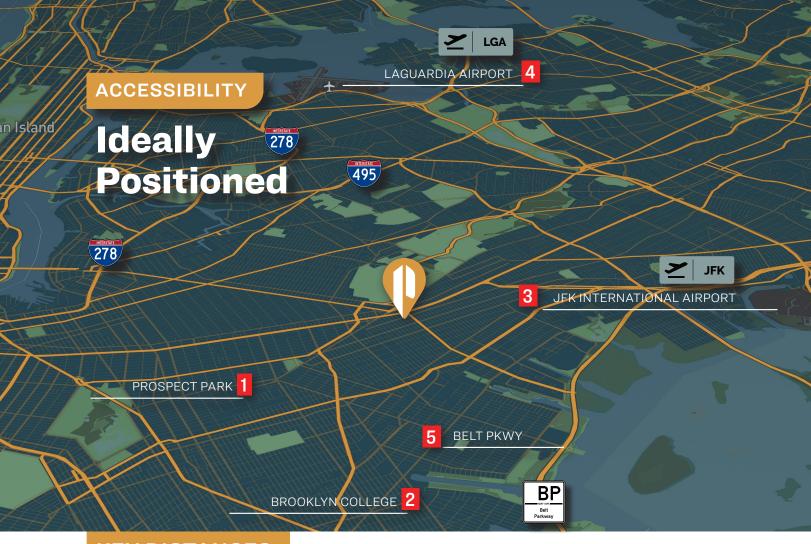




300 LIBERTY AVENUE

BROOKLYN, NY 11237





KEY DISTANCES



1	PROSPECT PARK	41 MIN
2	BROOKLYN COLLEGE	54 MIN



BY CAR

3	JFK AIRPORT	24 MIN
4	LAGUARDIA AIRPORT	35 MIN
5	BELT PKWY	19 MIN



34-07 Steinway Street, Suite 202 Long Island City, NY 11101 718-784-8282 pinnaclereny.com FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENT:



NECHAMA LIBEROW Associate Broker nliberow@pinnaclereny.com 718-371-6420