



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

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

Type

Warehouse / Industrial



SQUARE FOOT

21,000^{SF GROUND FL}
6,800^{SF LOWER LEVEL}



CLEAR HEIGHT

23'



LOADING

1 **LOADING DOCK**
***ADDITIONAL DOCKS COULD BE INSTALLED**



ZONING

M3-2



PARCEL ID

3701

BLOCK



1

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

- 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



TRANSPORTATION



LIBERTY AVENUE



ATLANTIC AVENUE



ATLANTIC AVENUE

JACKIE ROBINSON
PKWY

LINDEN BLVD



B20, B83:
PENNSYLVANIA
AVE/ LIBERTY AVE



300 LIBERTY AVENUE

BROOKLYN, NY 11237

ACCESSIBILITY

Ideally Positioned



KEY DISTANCES



BY SUBWAY

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



**PINNACLE
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FOR MORE INFORMATION ABOUT THIS
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