

AVAILABLE FOR LEASE

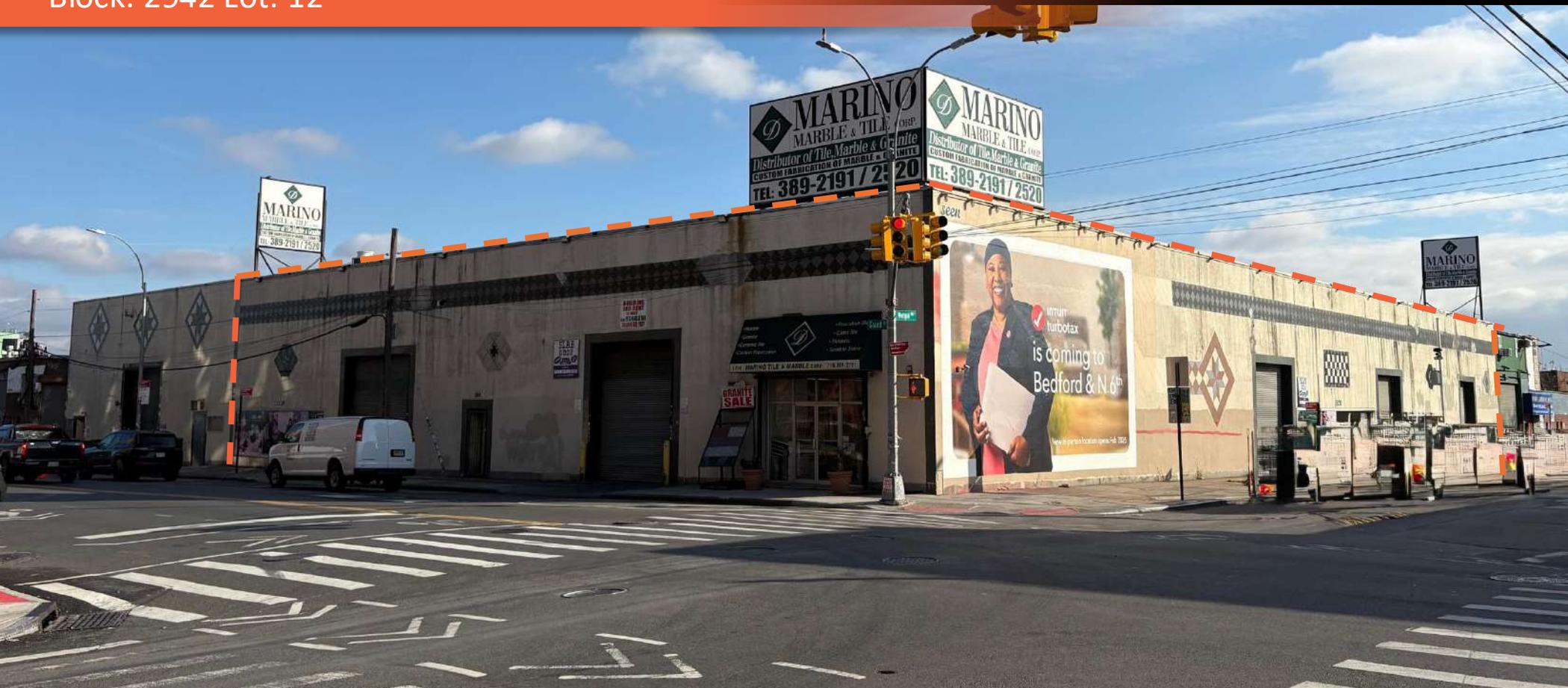
1014 Grand St / 250 Morgan Ave

Brooklyn, NY 11237

Block: 2942 Lot: 12



JAFFE REALTY
INDUSTRIAL - COMMERCIAL



24,000 SF

1 Story High Ceiling Warehouse

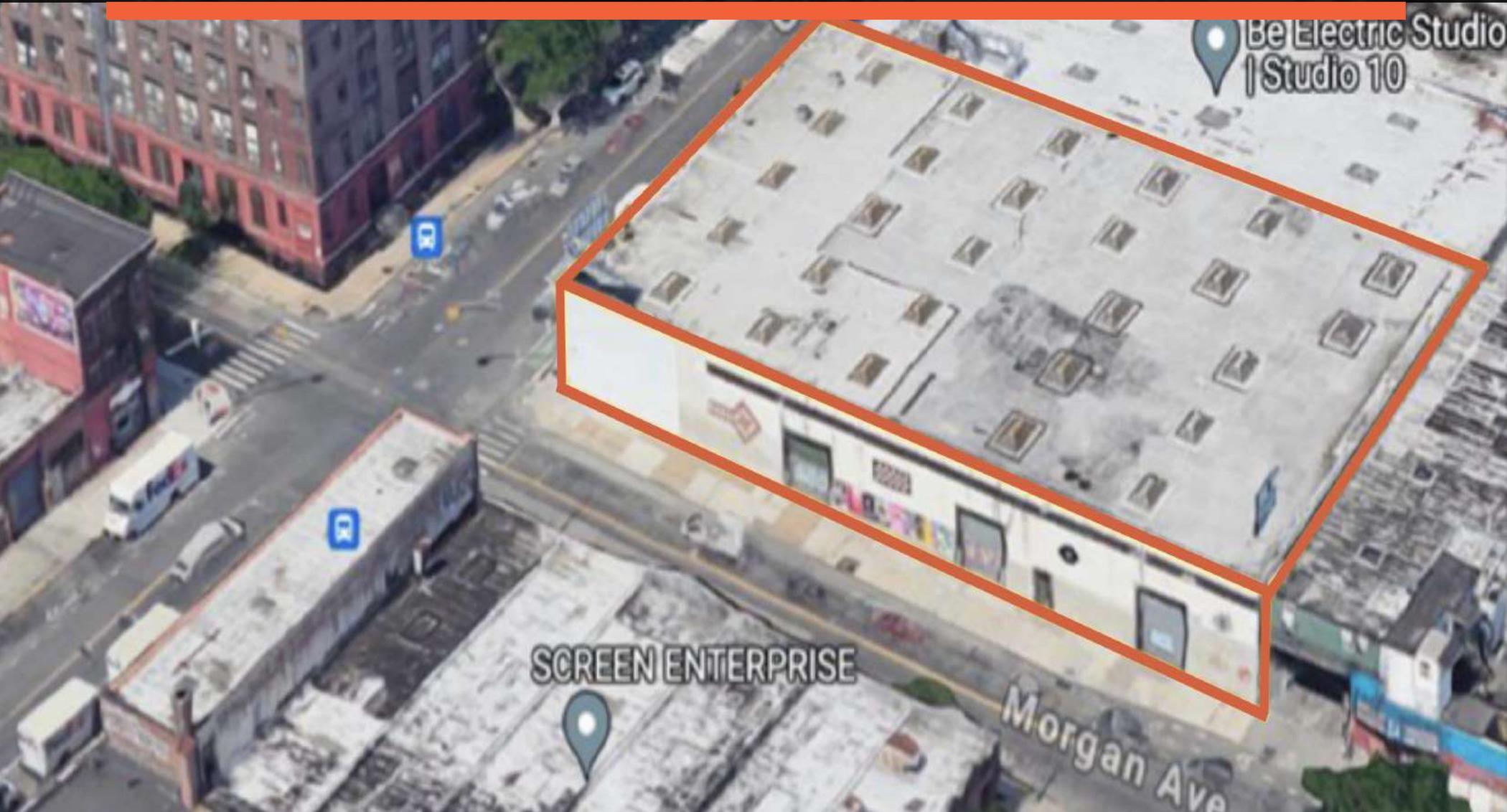
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EXECUTIVE SUMMARY

Part 1

Jaffe Realty, LLC has been retained on an Exclusive basis to arrange the leasing of 250 Morgan Ave aka 1014 Grand Street), in East Williamsburg, Brooklyn NY. This centrally located industrial submarket building in the greater New York area is a total of 24,000 SF. With great traffic visibility, this M3-1 zoned corner building has 23-25' ceiling, limited columns, 1 loading dock, 4 drive in doors, 700 SF showroom, 700 SF 2nd floor office and a 5-ton crane.



EXECUTIVE SUMMARY

Ideal for warehouse and distribution, food manufacturing, food processing, four (4) pallet high stacking, marble fabrication, steel fabrication, lumber yard, building materials, construction equipment and other contractor uses.

Part 2



PROPERTY OVERVIEW

Building Information

Lot and Building Dimensions	120' x 200'
Building Size	24,000 SF
Ground Floor Showroom	Approx. 700 SF
2 nd Floor Office	Approx. 700 SF
Ceiling Height	23' - 25'
Loading Bay	1 (On Morgan Ave)
Drive in Door	4 (Two on each street)
Electrical Power	800 Amps
Sprinkler System	None
Floor Drains	Yes
Electrical Power	Heavy Amps
Zone	M3-1



TRAFFIC
REGULATIONS..



GRAND ST

EXTERIOR
PHOTO

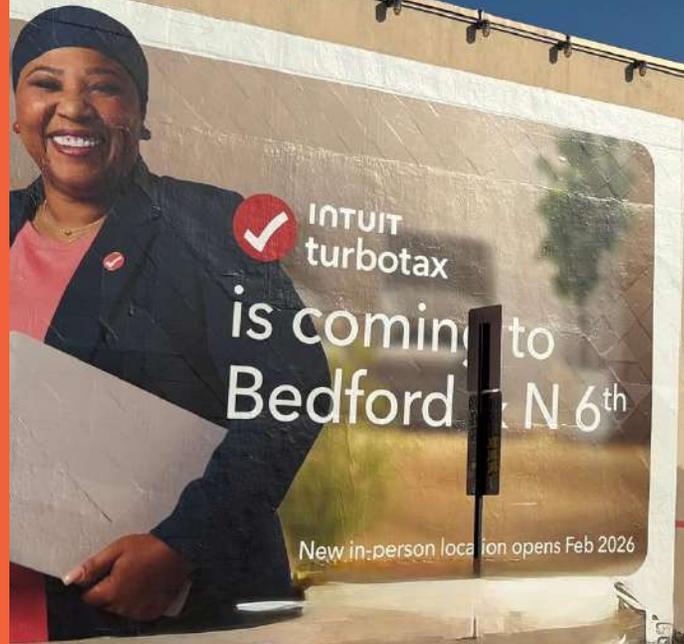


TRAFFIC
REGULATIONS



MORGAN AVE

MARINO
MARBLE & TILE CORP.
of Tile, Marble & Granite
REGISTRATION OF MARBLE & GRANITE
9-2191 / 2520



✔ INTUIT
turbotax
is coming to
Bedford N 6th
New in-person location opens Feb 2026



MARINO
MARBLE & TILE CORP.
of Tile, Marble & Granite
REGISTRATION OF MARBLE & GRANITE
9-2191 / 2520

MORGAN AVE

INTERIOR
PHOTO



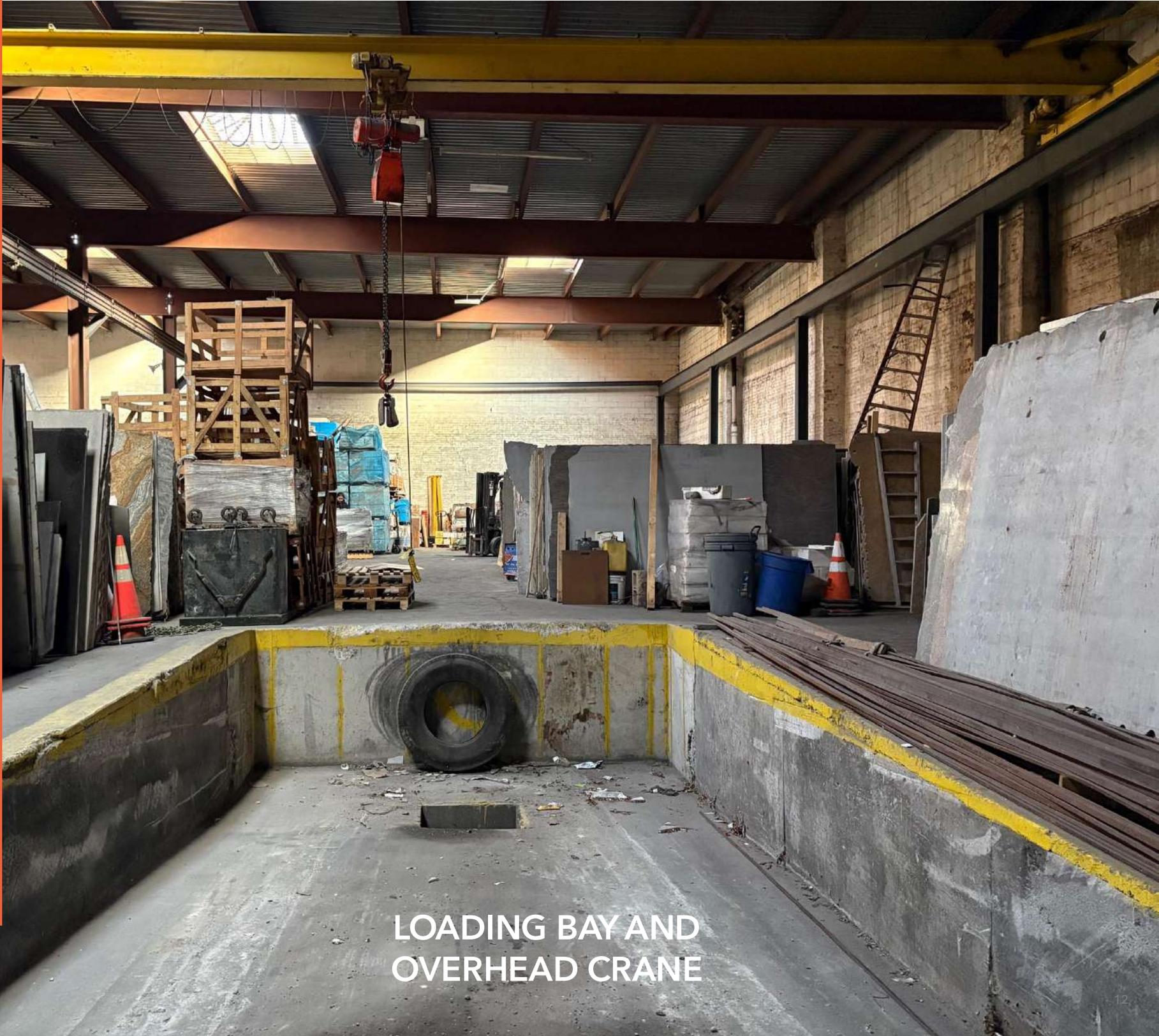
Perma
BASE

INTERIOR
PHOTO



INTERIOR
PHOTO





LOADING BAY AND
OVERHEAD CRANE

DRIVE IN DOOR

DRIVE IN DOOR

LOADING BAY

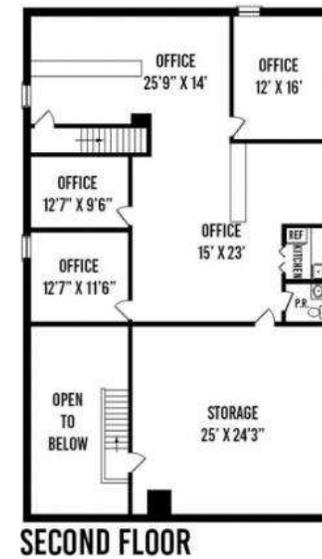
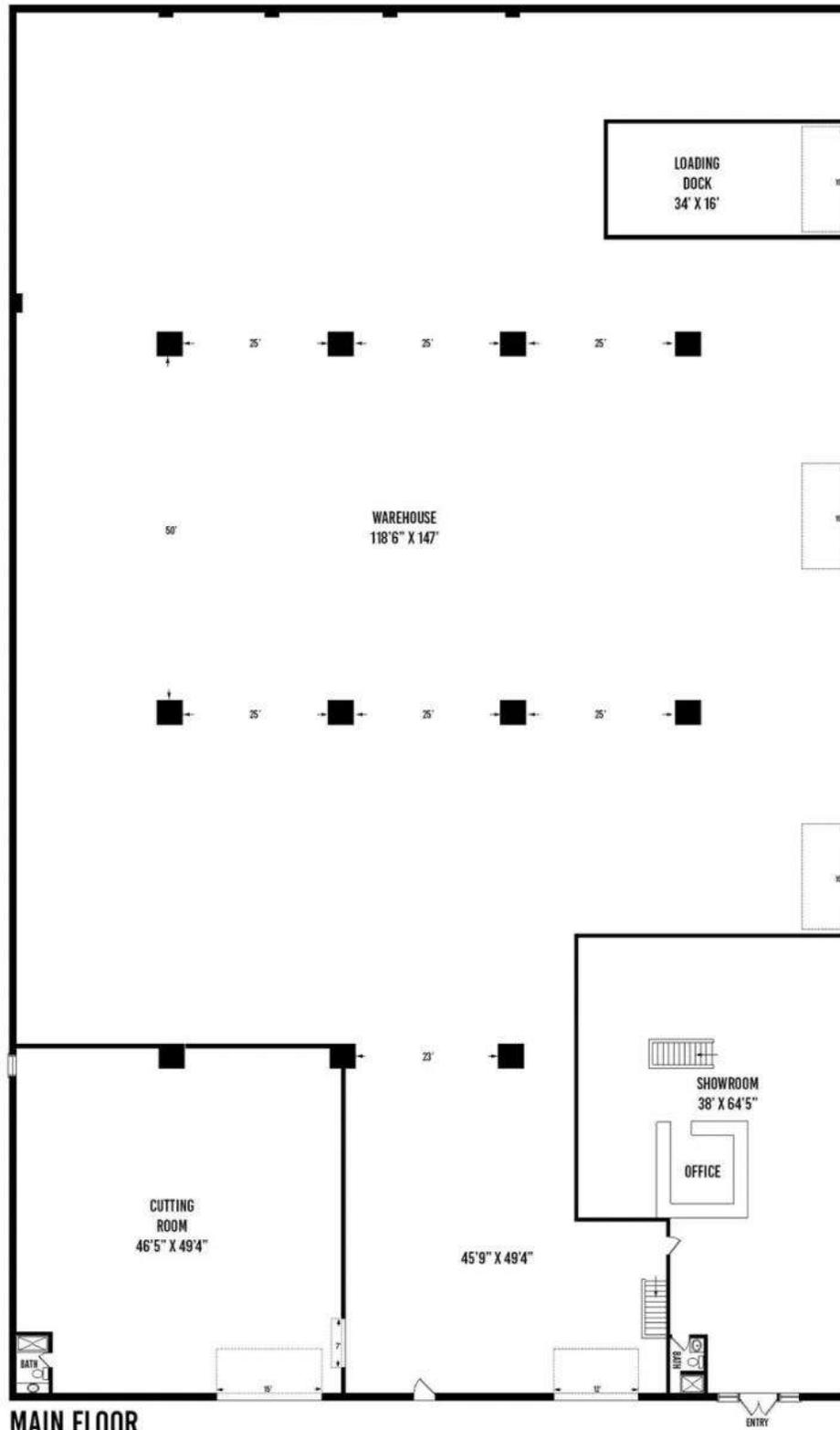


MORGAN AVE



SHOWROOM
CORNER OF GRAND ST AND MORGAN AVE

FLOOR PLAN



PROSPECTIVE TENANTS / USES



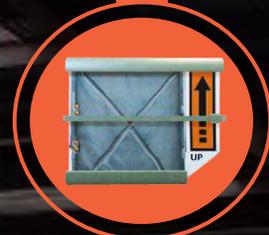
Last Mile Logistics



- Construction Contractors
- Building Materials



E-Commerce



Art Storage



- Food / Beverage Distribution
- Manufacturing
- Frozen / Dry Storage



- TV / Film Production
- Lighting and Grip
- Theater Fabrication



Steel Fabrication



Warehouse Distribution

ROUTE MAP

Nearest L.I.E. Entrance Ramp

1 Mile to Maurice Ave

Nearest L.I.E. Entrance Ramp

2.6 Miles to Metropolitan Ave

Nearest to Brooklyn Queens Expy Ramp

1.2 Miles to Meeker Ave

Williamsburg Bridge

1.2 Miles

TRANSPORTATION

TRANSIT/SUBWAY

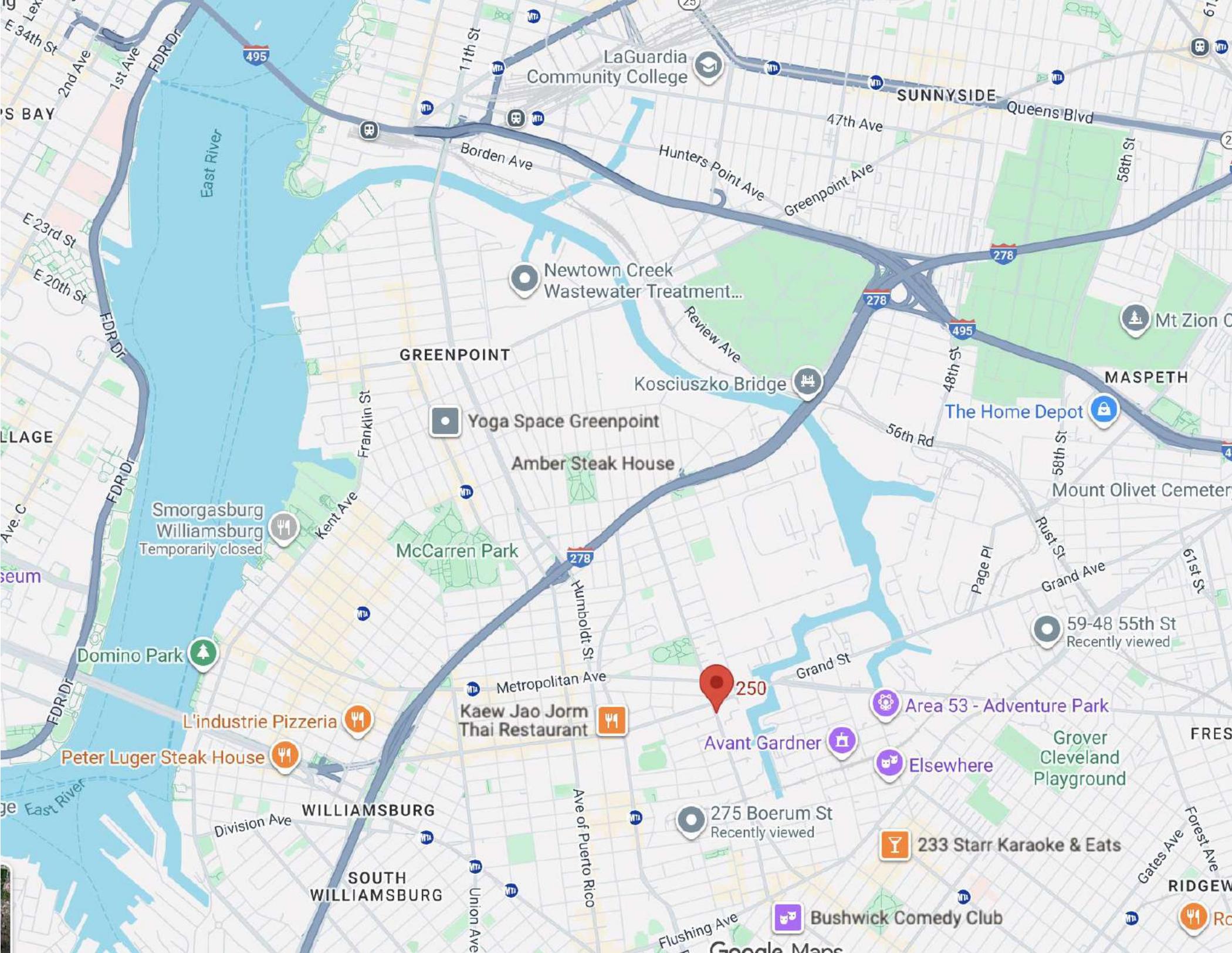
Grand Street (L Line)  	6 min walk	0.3 mi
Morgan Avenue  	10 min walk	0.7 mi
Graham Avenue  	11 min walk	0.6 mi
Montrose Avenue  	12 min walk	0.8 mi
Jefferson Street  	19 min walk	1.1 mi

AIRPORT

LaGuardia 	13 min drive	6.6 mi
John F Kennedy International 	21 min drive	12.0 mi

FREIGHT PORT

NY - Red Hook Container Terminal	11 min drive	5.6 mi
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LaGuardia Community College

Newtown Creek Wastewater Treatment...

GREENPOINT

Yoga Space Greenpoint

Amber Steak House

Smorgasburg Williamsburg
Temporarily closed

McCarren Park

Domino Park

L'industrie Pizzeria

Peter Luger Steak House

Kaew Jao Jorm Thai Restaurant

WILLIAMSBURG

SOUTH WILLIAMSBURG

250

Avant Gardner

Area 53 - Adventure Park

Elsewhere

275 Boerum St
Recently viewed

233 Starr Karaoke & Eats

Bushwick Comedy Club

Grover Cleveland Playground

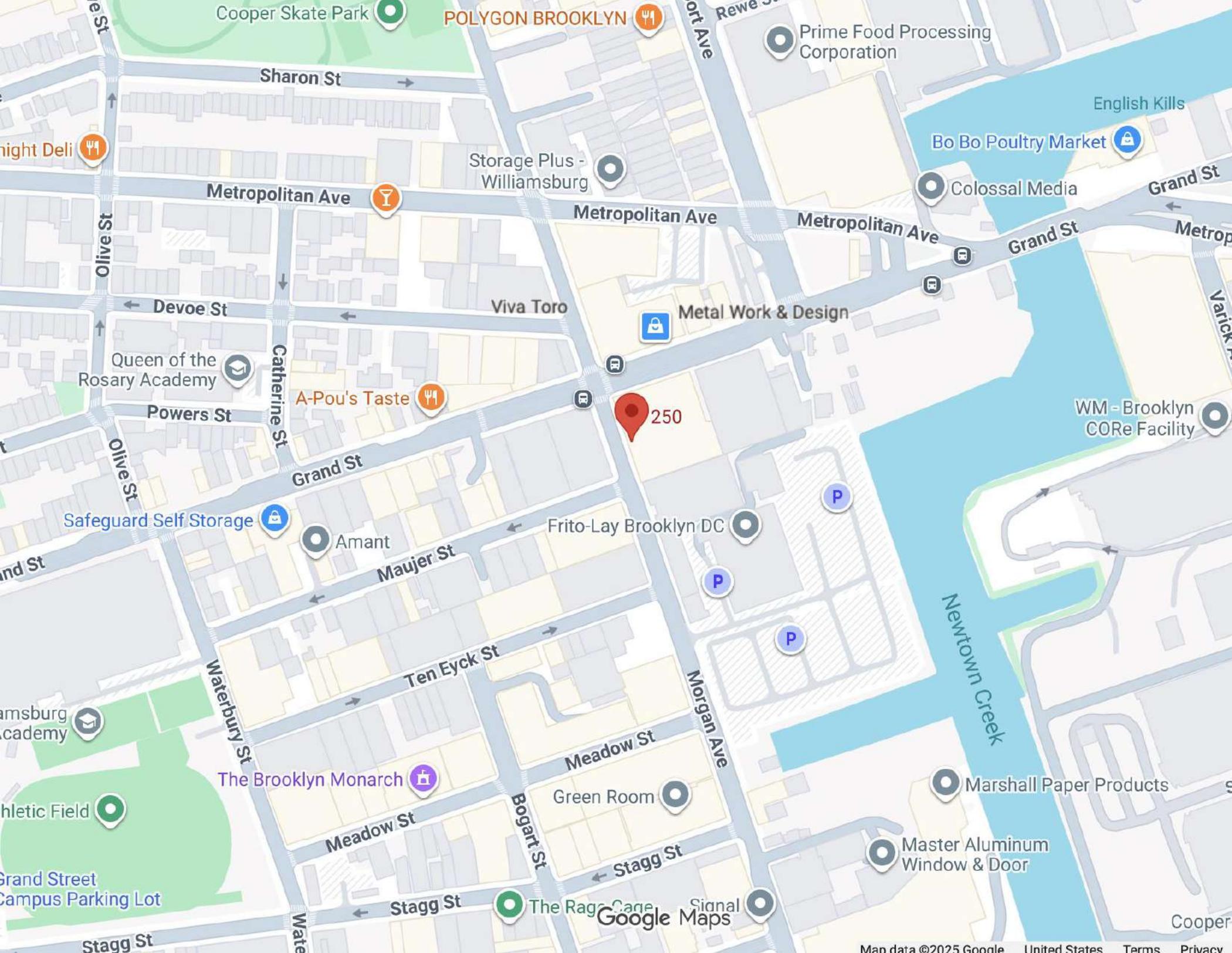
MASPETH

The Home Depot

Mount Olivet Cemetery

59-48 55th St
Recently viewed

RIDGEW



POLYGON BROOKLYN

Prime Food Processing Corporation

Sharon St

English Kills

Bo Bo Poultry Market

Night Deli

Storage Plus - Williamsburg

Colossal Media

Metropolitan Ave

Metropolitan Ave

Metropolitan Ave

Grand St

Grand St

Metrop

Olive St

Devoe St

Viva Toro

Metal Work & Design

Queen of the Rosary Academy

A-Pou's Taste

250

WM - Brooklyn CORE Facility

Powers St

Grand St

Frito-Lay Brooklyn DC

Safeguard Self Storage

Amant

Maujer St

and St

Newtown Creek

Ten Eyck St

amsburg Academy

Waterbury St

Meadow St

Morgan Ave

Marshall Paper Products

The Brooklyn Monarch

Green Room

hletic Field

Meadow St

Bogart St

Stagg St

Master Aluminum Window & Door

Grand Street Campus Parking Lot

Stagg St

The Rage Care

Signal

Google Maps

Stagg St

Water



JAFFE REALTY
INDUSTRIAL - COMMERCIAL

AVAILABLE FOR LEASE
**250 Morgan Ave aka 1014 Grand St
(East Williamsburg)
Brooklyn, NY**

Please Contact Exclusive Broker, Jaffe Realty, LLC

JAFFE REALTY, LLC

Brian Jaffe

(718) 216-6626

Brian@Jaffe-Realty.com