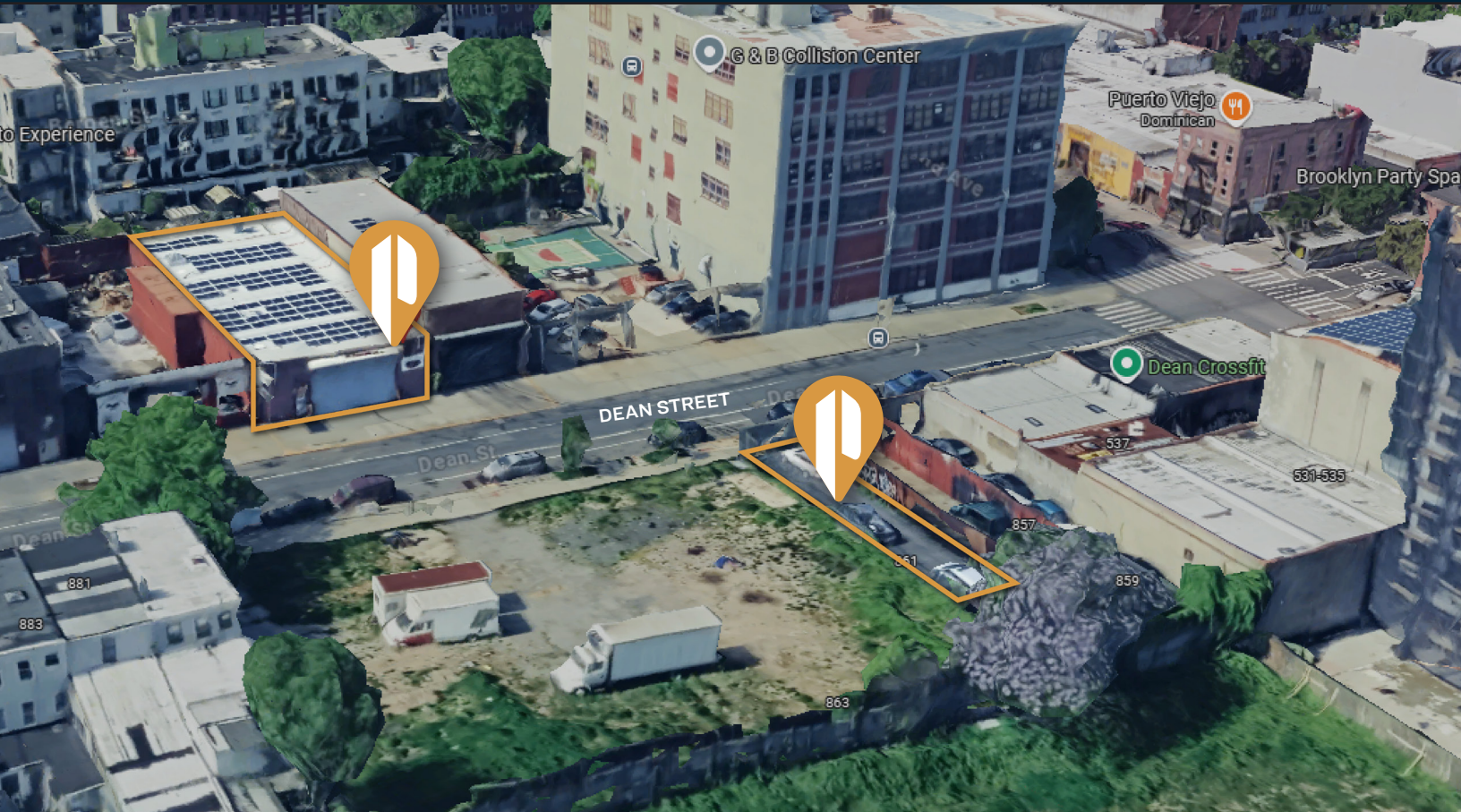




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



870 DEAN STREET

BROOKLYN, NY 11238


**5,000 Sq. Ft.
Warehouse/Flex
Space + 1,833 Sq. Ft.
Parking in Prime
Prospect Heights**

Ideal For: Storage, Creative Use, Retail,
Parking

Type
Warehouse / Flex

SQUARE FOOT
 **5,000^{RSF}**
WAREHOUSE
1,833^{RSF} PARKING

 ZONING
M1-1

PARCEL ID
 **1141, 19**
BLOCK, LOT

 **1133, 89**
BLOCK, 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.

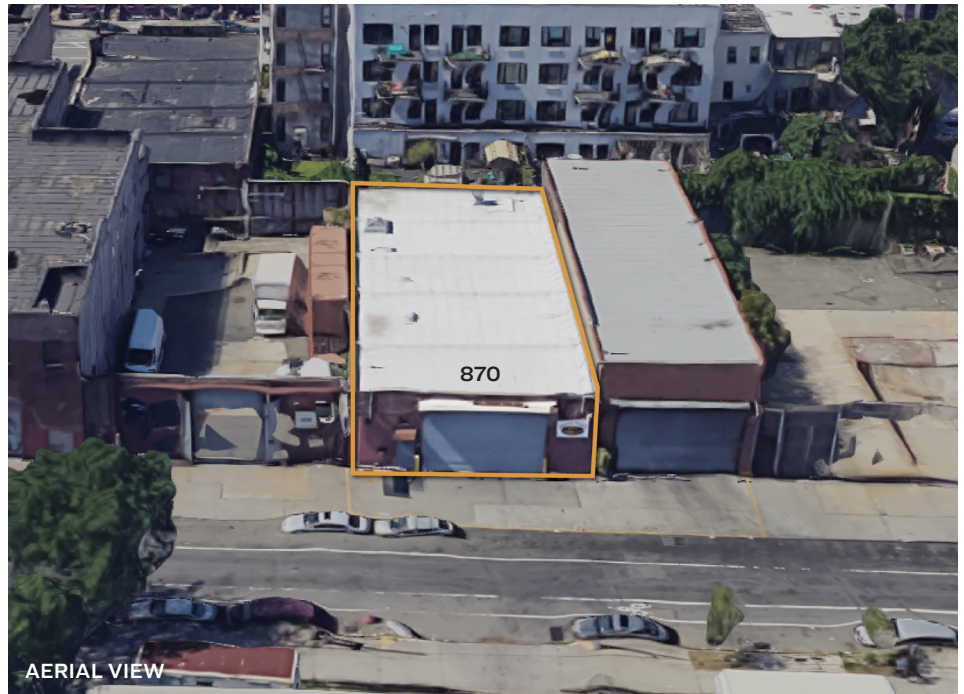
Property Overview

Warehouse Features

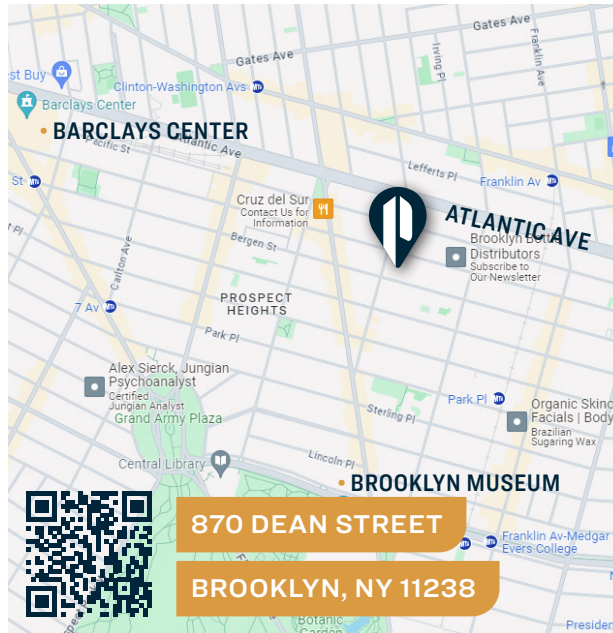
- 5,000 Sq. Ft. Lot
- 13' Ceiling
- 1 Drive-In Door
- 220v Electric
- Gas Heat, Drains, New Roof
- Solar Panels
- Small Cellar Storage
- Small Office
- Heavy Populated Area with Lots of New Apartments Under Constructions
- *Properties Could Be Leased Separately

Parking Features

- 1,833 Sq. Ft. Yard Available at 861 Dean Street Across the Street





AERIAL VIEW



TRANSPORTATION

A C FRANKLIN AVENUE

 ATLANTIC AVE
FLATBUSH AVE
BROOKLYN-QUEENS EXPY

 **B65: GREEN ST/
GRAND AVENUE**
**B48: CLASSON AVE
/ BERGEN AVE**



34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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