

2413 ATLANTIC AVE

BROOKLYN, NY 11233



INDUSTRIAL PROPERTY | FOR LEASE



PROPERTY DESCRIPTION

Renovated Warehouse located on Atlantic Avenue. Total of 6400 SF on 1st floor with additional 2000 SF mezzanine and 3000 SF of basement. May be divisible to 3100 SF. 15'-17' ceiling heights with 4 large overhead doors 11.5' - 12.5'. 400-600 Amps of power. New electric and LED lighting. 2000 SF mezzanine and 3000 SF basement included in rental price.

PROPERTY HIGHLIGHTS

- 15'-17' Ceilings
- Busy Atlantic Avenue - Brooklyn Corridor
- 4 Overhead doors
- 400-600 Amps
- 2000 Mezzanine included
- 3000 SF basement included.

OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (Gross)
Number of Units:	1
Available SF:	3,100 - 6,400 SF
Lot Size:	8,450 SF
Building Size:	12,085 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,152	10,614	49,682
Total Population	6,914	30,103	134,285
Average HH Income	\$69,702	\$68,343	\$72,614

RAYMOND MORDEKHAI

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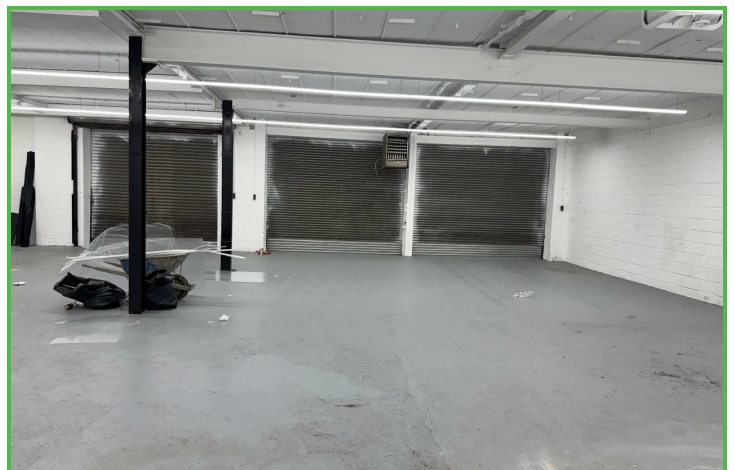
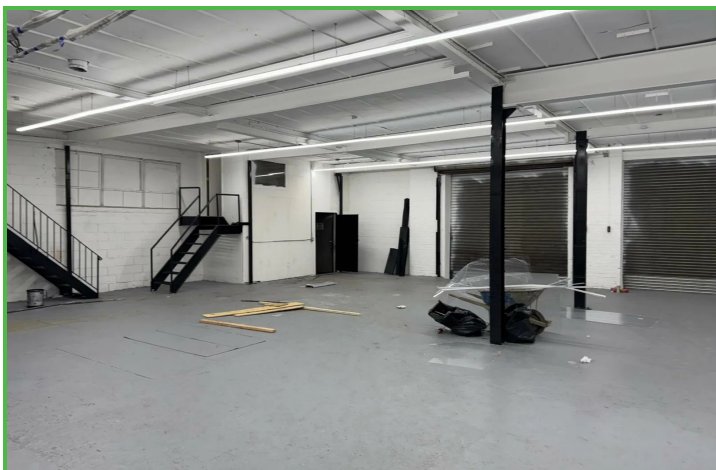
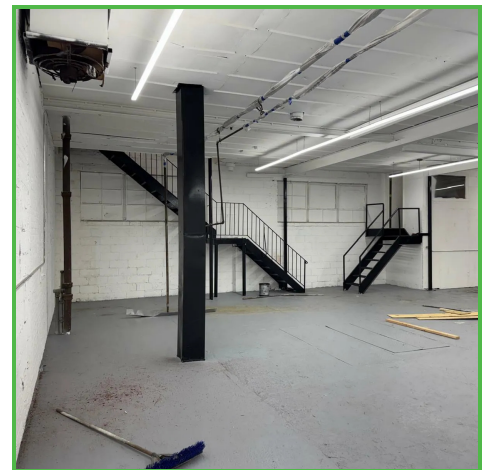
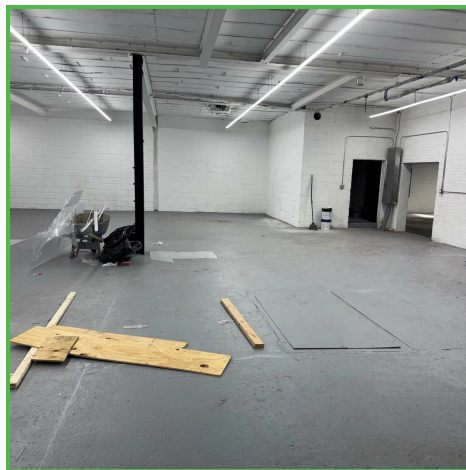
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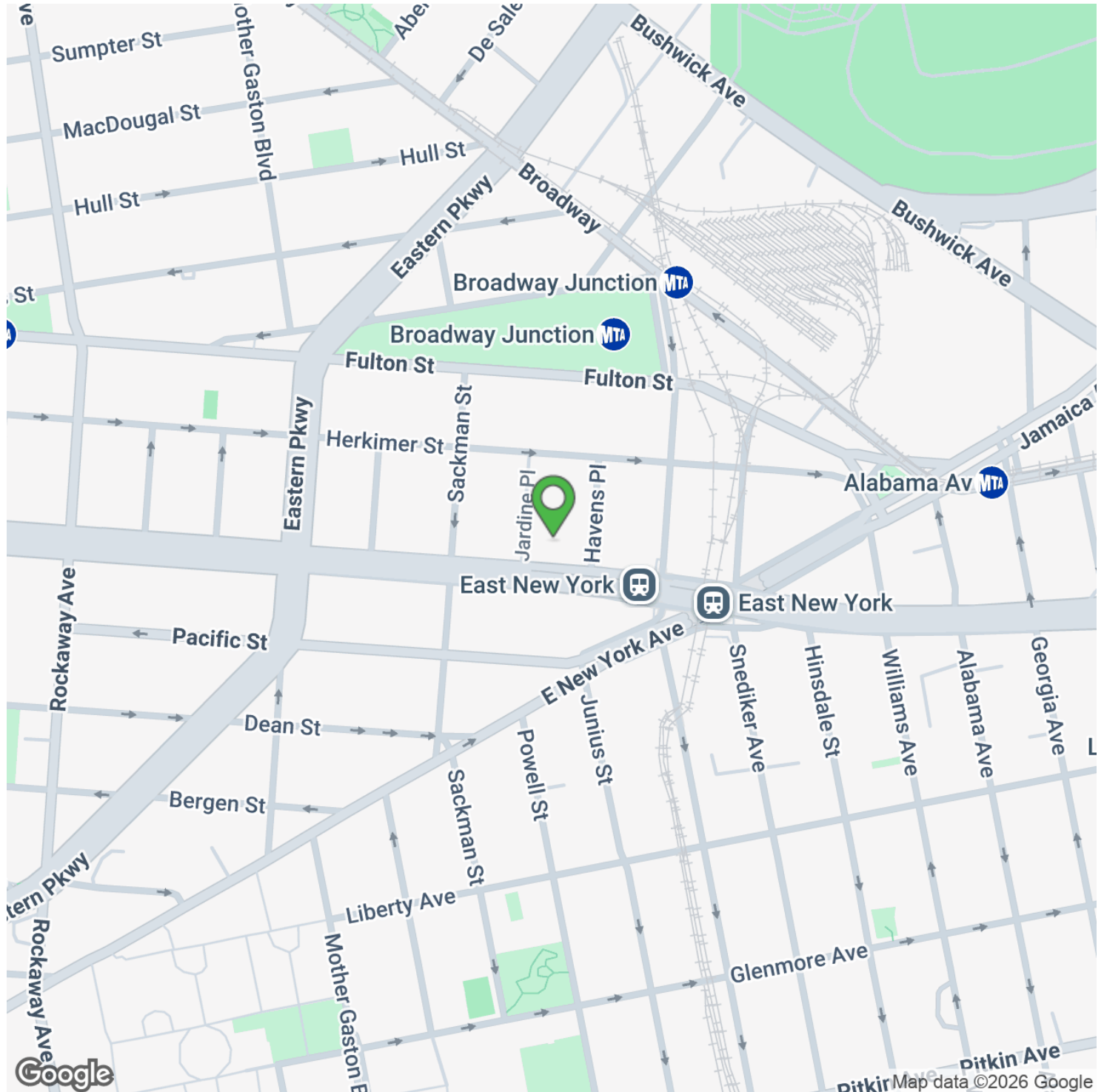
ADDITIONAL PHOTOS

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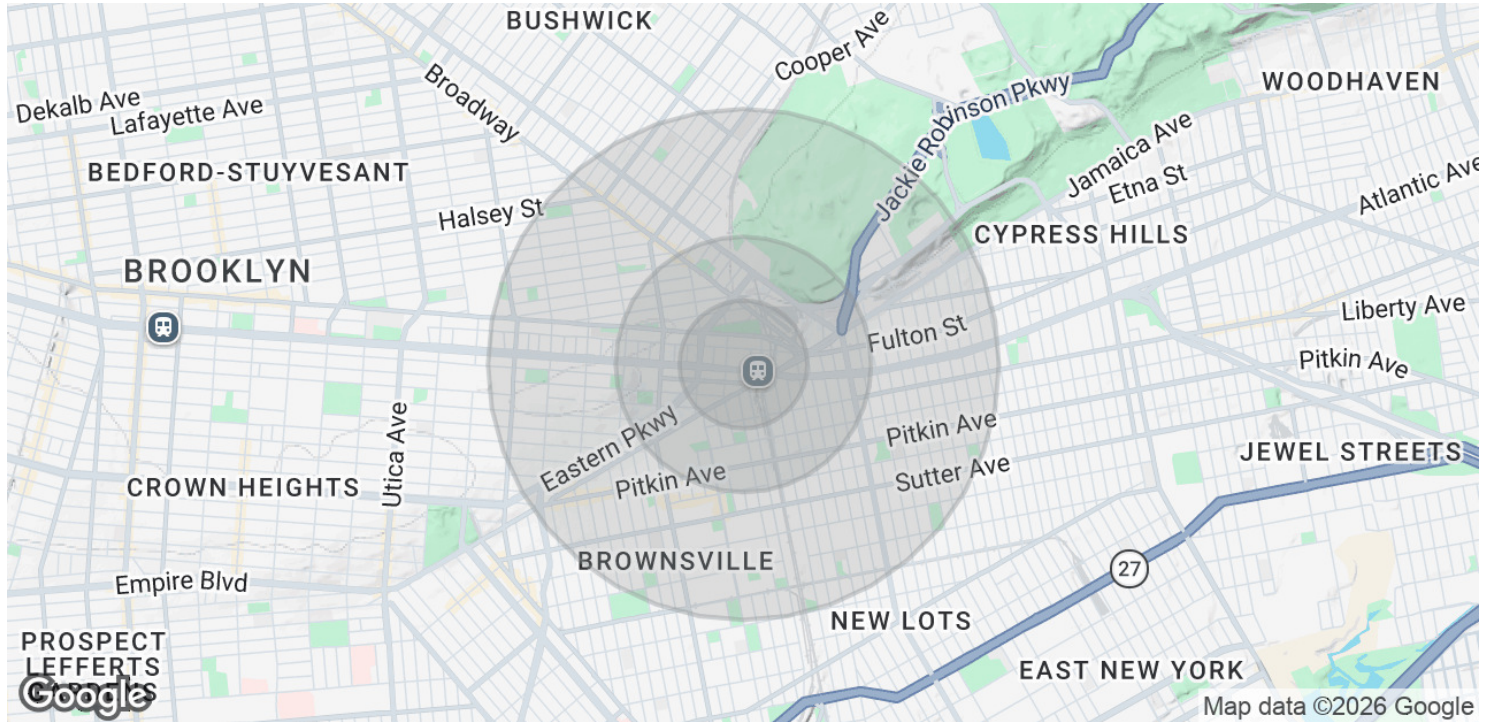
LOCATION MAP

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,914	30,103	134,285
Average Age	33.2	33.8	34.9
Average Age (Male)	34.6	34.3	32.7
Average Age (Female)	33.6	35.6	38.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,152	10,614	49,682
# of Persons per HH	3.2	2.8	2.7
Average HH Income	\$69,702	\$68,343	\$72,614
Average House Value	\$417,112	\$388,892	\$609,166

2023 American Community Survey (ACS)

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DEMOGRAPHICS MAP & REPORT