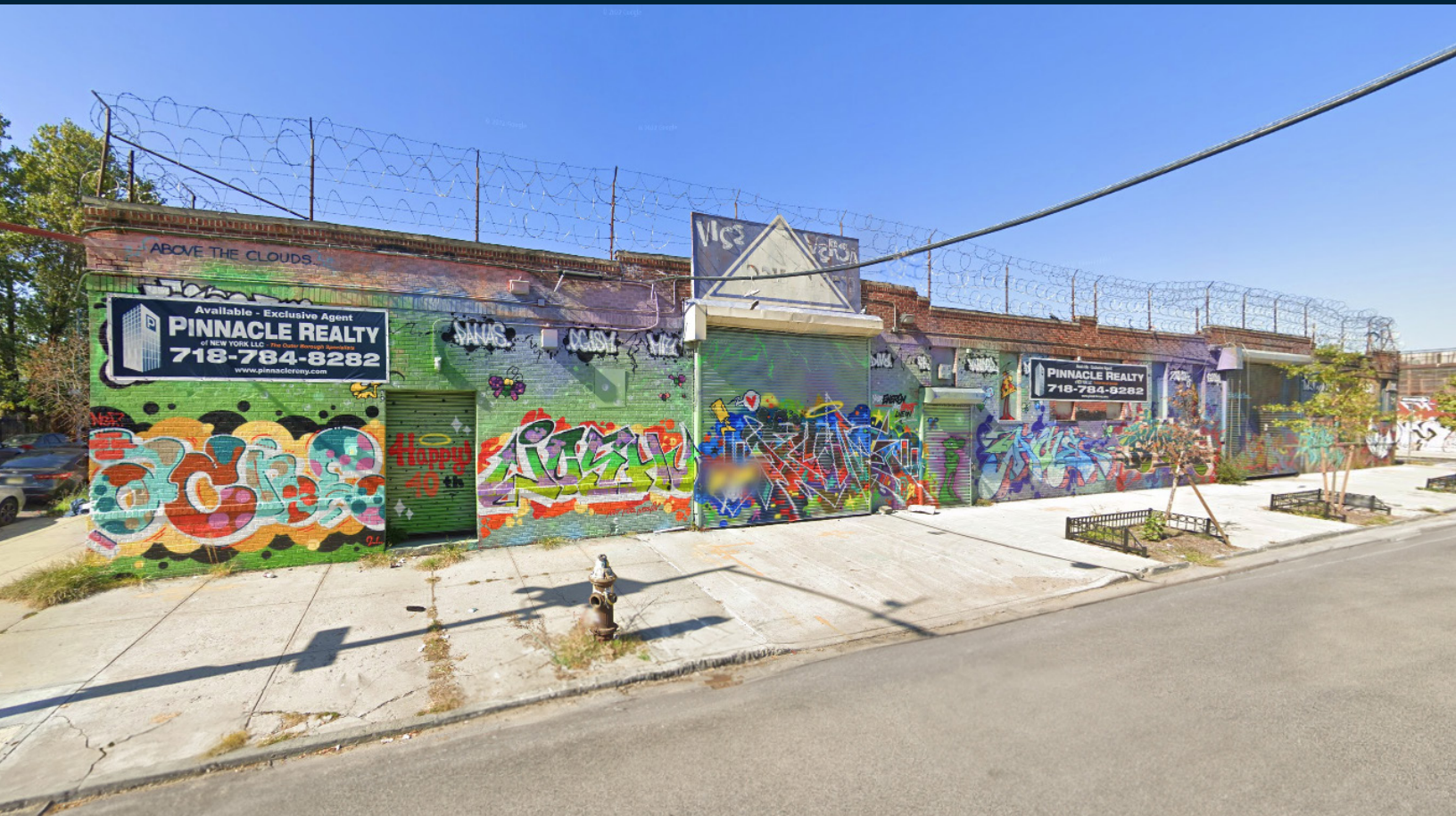




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / FOR LEASE



71 WHITE STREET

BROOKLYN, NY 11206

One of a Kind Opportunity in the Heart of Bushwick.

24,240 Sq. Ft. One Story Industrial Building.
Development Rights up to 64,280 Sq. Ft.

Freshly Renovated!

TYPE

**Warehouse / Industrial /
Film Studio / Sports Venue**



SQUARE FT.

24,240 RSF



ZONING

M1-2



CLEAR HEIGHT

15'

PARCEL ID



3082

BLOCK



LOADING CAPACITY

3 Drive-In
Doors



47

LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

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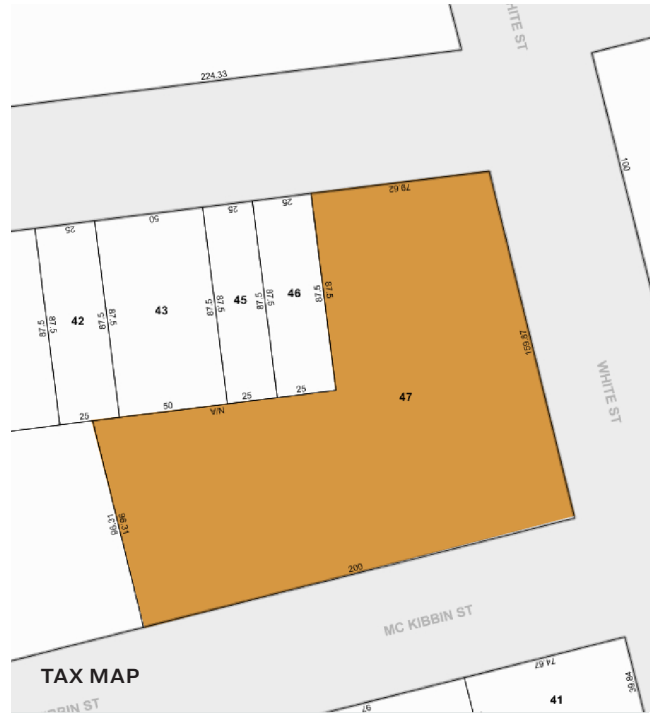
Property Overview

Pinnacle Realty of New York, LLC is pleased to announce that it has been appointed the exclusive agents to facilitate the leasing of 71 White Street Bushwick, Brooklyn. This ideally located 24,240 Sq. Ft. industrial/commercial site is 2 blocks from the Morgan Avenue L train station subway station, minutes to Manhattan, with convenient access to major roadways serving the boroughs of NYC and the tristate metropolitan area.

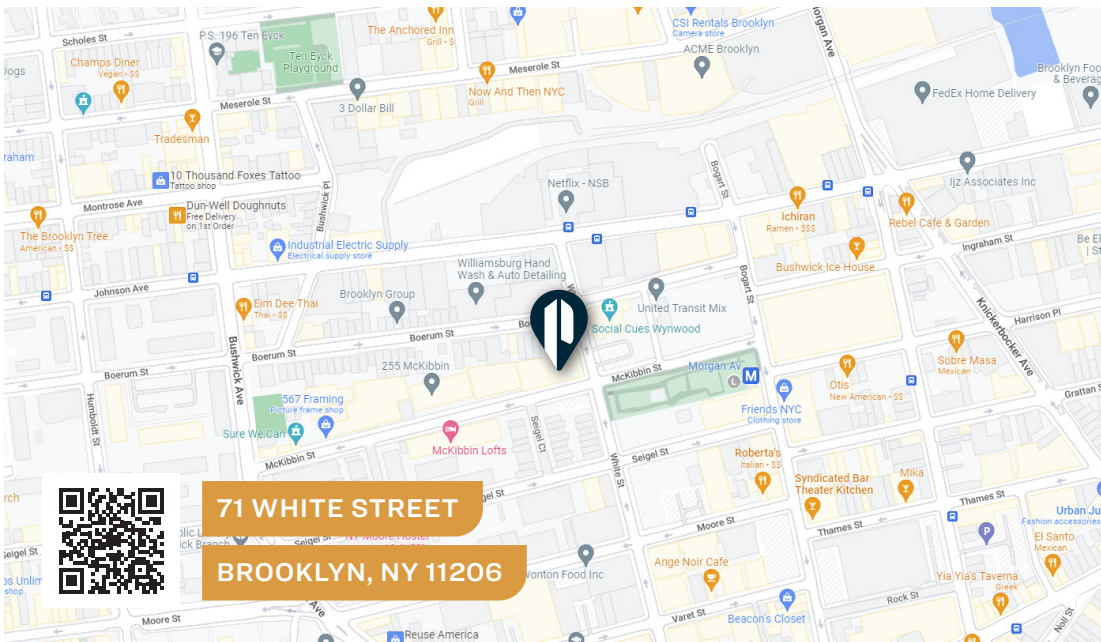
This rare industrial/commercial property is located in a M1-2 zoning district, which allows for up to 2.0 FAR / 48,480 sq. ft. of development and 4.8 FAR / 116,352 Sq. Ft. of community facility development as-of-right. The triple frontage lot boasts 439 feet of frontage on White Street, Boerum Street and Mckibbin street, which provides excellent access and loading. **Landlord can provide multiple concepts, including restoring the roof to original height, raising the roof to 20' – 30' clear or adding a partial or entire second floor.**

FEATURES

- 15 Foot Ceiling Height
- 3 Drive-In Doors
- 1 Loading Dock
- Office Build-to-Suit
- 3-Street Frontage



- Street-to-Street Access
- Building in White Box Condition
- New Roof and Upgraded Utilities
- Immediate Possession



TRANSPORTATION

-  **2 BLOCKS TO L TRAIN**
-  **BROOKLYN-QUEENS EXPRESSWAY**
- LONG ISLAND EXPRESSWAY**
- QUEENS MIDTOWN EXPY**
-  **CITI BIKE: MCKIBBIN ST & BOGART ST**
-  **B60: MORGAN AV/ HARRISON PL**



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AERIAL VIEW



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SURVEY MAP

JOB No.: 14-076736

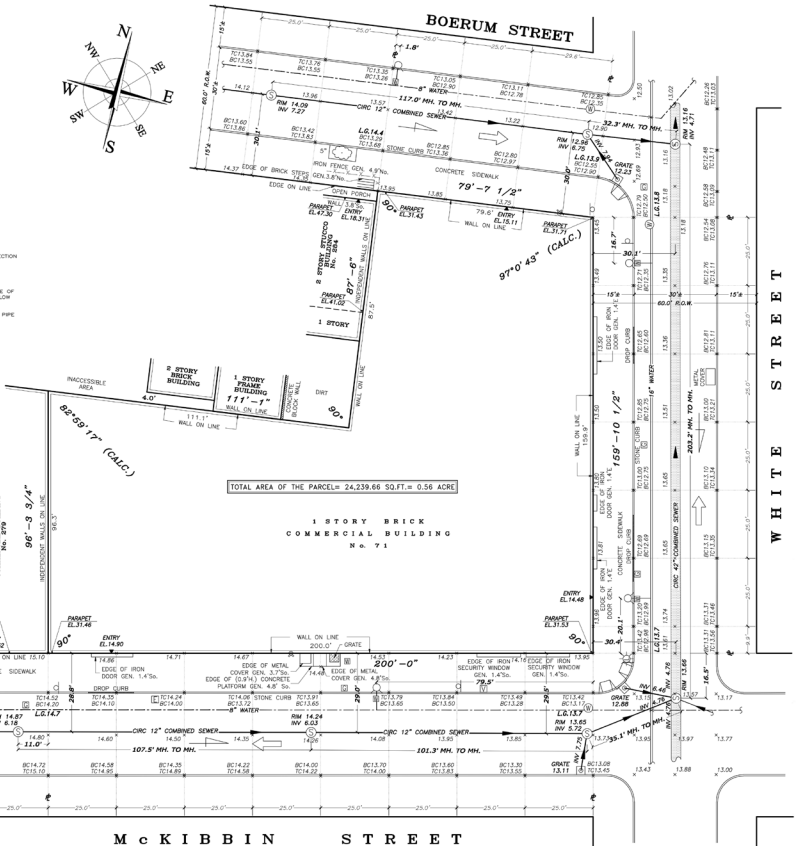
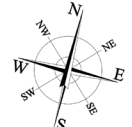
Legend:

- 5" TREE WITH SIZE
- SEWER MANHOLE
- TRAFFIC SIGN
- ELECTRIC WALK
- WATER MANHOLE
- WATER VALVE
- CATCH BASIN
- GAS VALVE
- LIGHT POLE
- UNKNOWN VALVE
- SEWER CONNECTION
- FIRE HYDRANT
- TRAFFIC FLOW AND DIRECTION
- SURFACE WATER FLOW AND DIRECTION
- PEDESTRIAN RAMP
- 12" COMBINED SEWER COMBINED SEWER WITH SIZE OF PIPE AND DIRECTION OF FLOW
- 8" WATER WATER MAIN WITH SIZE OF PIPE
- 14" WATER

- Abbreviations:**
- CON. CONCRETE
 - GEN. GENERAL
 - MAN. MANHOLE
 - CE. CEILING
 - CE. CEILING
 - CE. CEILING
 - CE. CEILING

DATUM CONVERSION TABLE

0	BROOKLYN HIGHWAY DATUM
0	BROOKLYN BEWER DATUM
0	NAVD 1988
0	NOVD 1929



TOTAL AREA OF THE PARCEL = 24,239.66 SQ. FT. = 0.56 ACRE

ARCHITECTURAL SURVEY

OF DESCRIBED PROPERTY
 LOCATED AT:
 BOROUGH OF BROOKLYN, COUNTY OF KINGS,
 CITY AND STATE OF NEW YORK
 TAX DESIGNATION:
 BLOCK: 3082, LOT: 47
 SURVEYED ON: OCTOBER 27, 2014

DRAWN BY: M.K. CHECKED BY: AT

- NOTES:**
- ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREIN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS NOTED OTHERWISE.
 - LEGAL COORDINATE SYSTEMS REFER TO THE USE OF THE CURB OF THE PROCEEDING OF THE PROPERTY LINES.
 - THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO SUBSURFACE OR COMPLETION.
 - NO UTILITY RECORDS OR INFORMATION OTHER THAN SEWER AND WATER ARE SHOWN ON THIS SURVEY. CONSULT WITH AN APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO DECISIONS REGARDING IMPROVEMENTS.
 - SEWER AND WATER MAINS SHOWN HEREIN ARE OBTAINED FROM THE RECORDS OF THE BUREAU OF ENVIRONMENTAL PROTECTION RECORDS, AS SHOWN ON MAP 100-100-100.
 - THE OWNER OF THIS PROPERTY AND/OR ADJACENT PROPERTY AT LEAST 100 FEET FROM ANY CONSTRUCTION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEY AND ANY OTHER CONSTRUCTION.
 - THIS IS TO CERTIFY THAT THERE ARE NO CHANGES IN THE NATIONAL MESH OR DATUM SINCE THE DATE OF THIS SURVEY.
 - THE OFFICE OF ENGINEERING SHALL BE RESPONSIBLE FOR THE SURVEY UNLESS AND UNLESS OTHERWISE SPECIFIED IN THE SURVEY INSTRUMENTS. UNLESS OTHERWISE SPECIFIED IN THE SURVEY INSTRUMENTS, THE SURVEY SHALL BE CONSIDERED TO BE A PART OF THE CITY.
 - THE ENGINEER AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEY AND ANY OTHER CONSTRUCTION.
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ALEXANDER T. STRANDBERG N.Y.S. L.E. #6 000189

Scale 1" = 20'

LEONARD J. STRANDBERG AND ASSOCIATES, INC.
 312 SMITH STREET, FREEPORT, NY 11520
 516-378-2664 • 516-378-4390 • FAX 516-378-6649



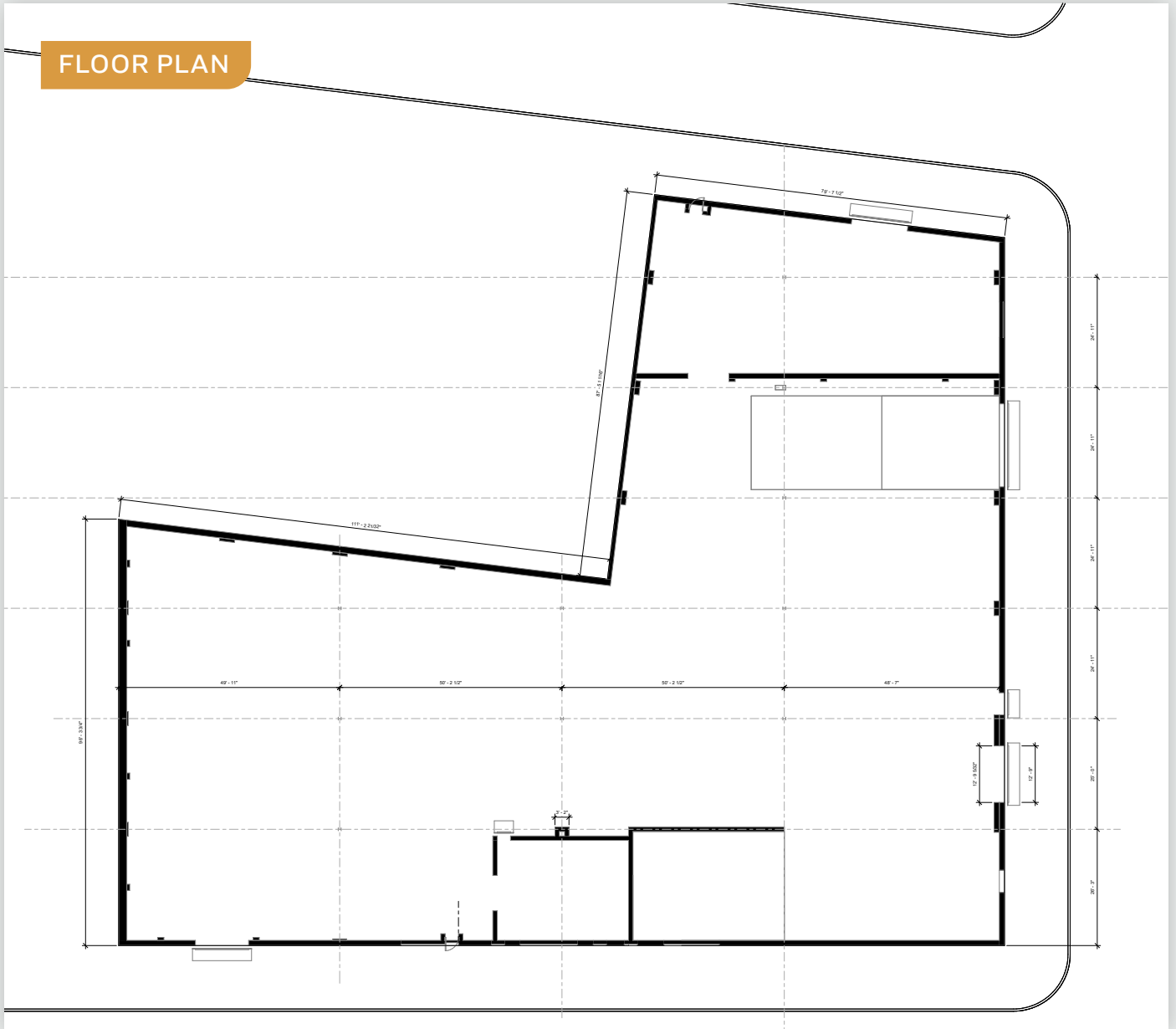
71 WHITE STREET

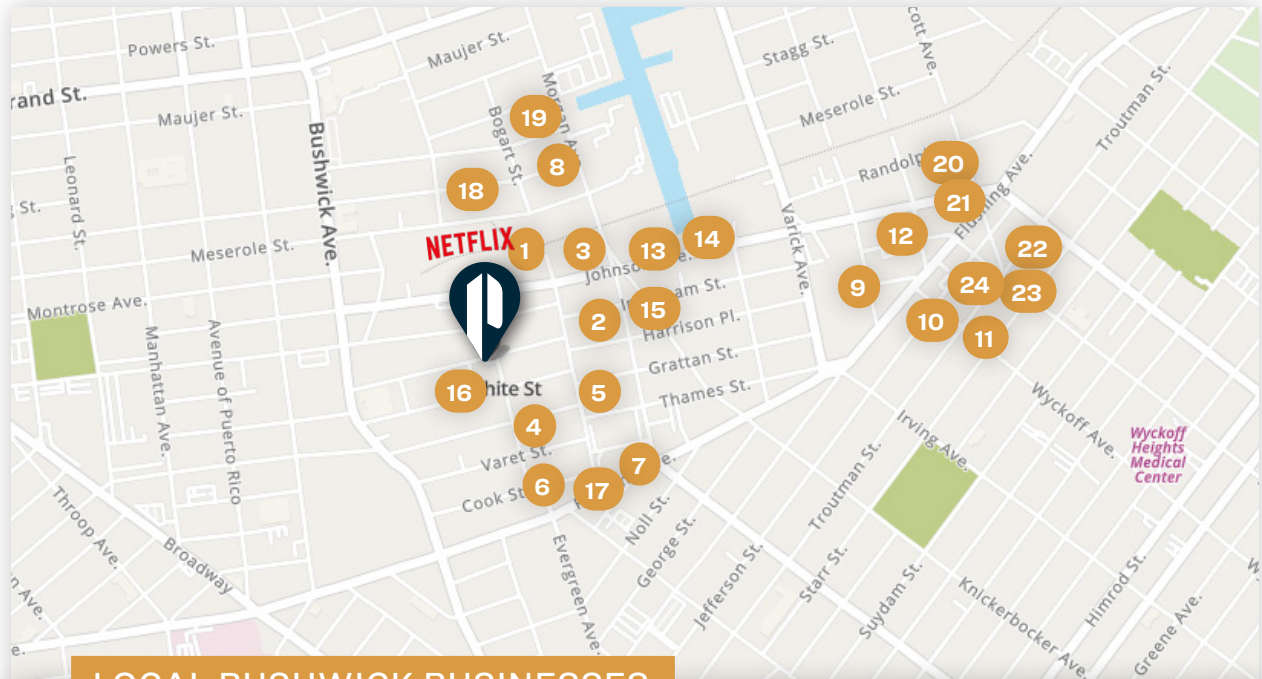


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FLOOR PLAN





LOCAL BUSHWICK BUSINESSES

1 NETFLIX	9 JUPITER DISCO	17 THE NARROWS
2 CUBESMART SELF STORAGE	10 LOT 45 BUSHWICK	18 CITY OF SAINT COFFEE
3 ICHIRAN	11 DOCK	19 ARROGANT SWINE
4 ANGE NOIR CAFE	12 AP CAFE	20 BUNKER VIETNAMESE
5 FOOD GARDEN MARKET	13 GUADALUPE INN	21 ELSEWHERE
6 FORREST POINT	14 SUPERCROWN COFFEE	22 HARD TIMES SUNSET BAR
7 COLLECTIONS	15 CAPE HOUSE	23 LOS HERMANOS
8 OUR WICKED LADY	16 BLUE BOTTLE COFFEE	24 HOUSE OF YES



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pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



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718-784-8436