



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



102 43RD STREET

BROOKLYN, NY 11232

Hard to Find Cross-Dock Terminal

For Lease in Sunset Park.

**18,000 Sq. Ft.
Warehouse Plus
5,200 Sq. Ft. Parking**

At BQE

Type

Warehouse / Parking



SQUARE FOOT

18,000_{RSF}



ZONING

M3-1



INCREASED CLEAR HT.

17'-0"/21'-4"

PARCEL ID



726

BLOCK



LOADING

6 INTERIOR DOCKS



1

LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

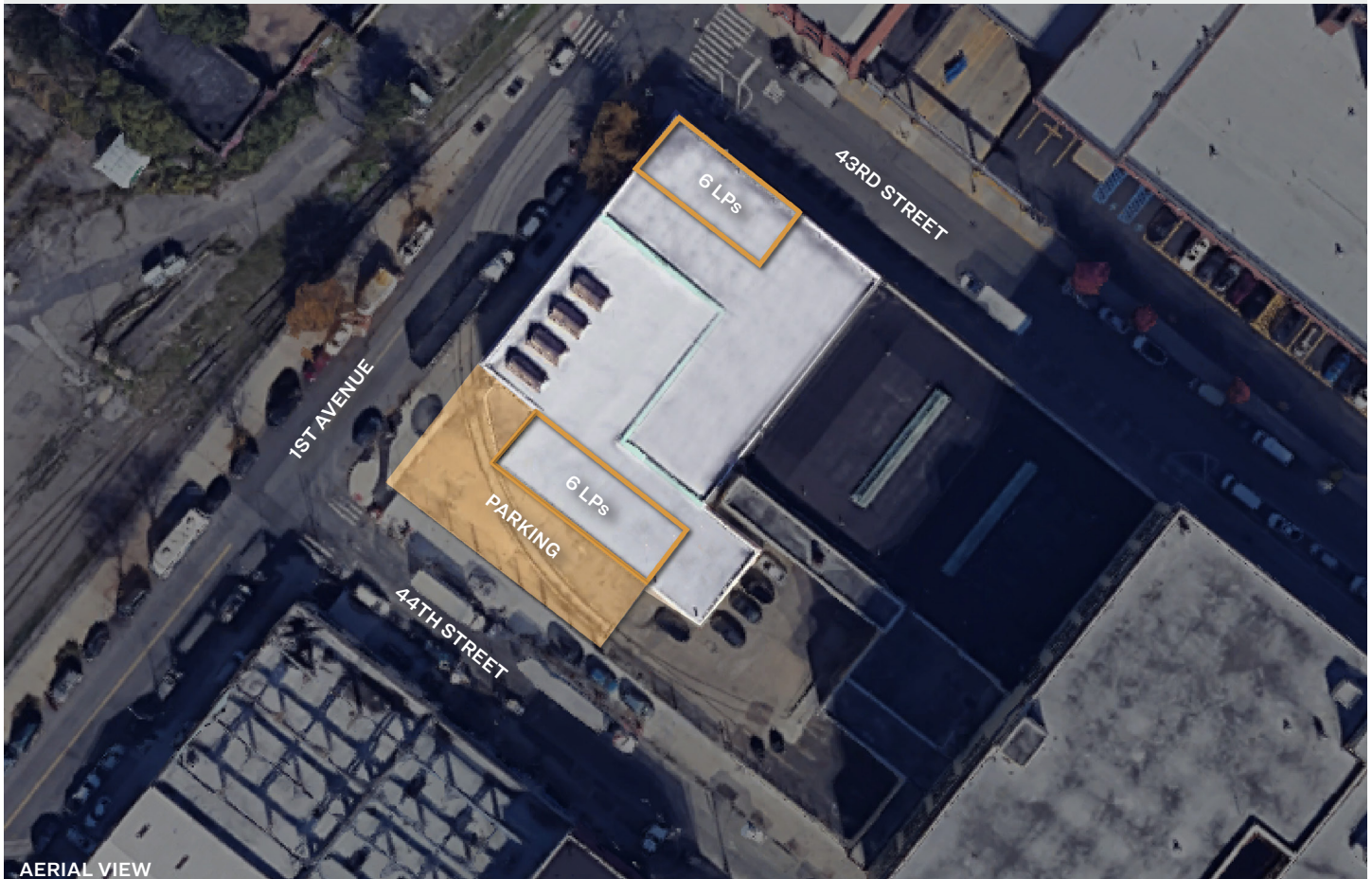
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Property Overview

102 43rd Street is a street-to-street 18,000 SF cross-dock warehouse, perfectly suited for efficient logistics and distribution operations. This versatile property is designed for optimal product flow, with easy access for loading and unloading from two sides. Complementing the warehouse is a spacious 5,200 SF yard, ideal for parking or additional storage. Located in the prime industrial neighborhood of Sunset Park with easy access to the Brooklyn Queens Expressway and Brooklyn Battery Tunnel, 102 43rd Street provides the space and functionality needed for businesses seeking to enhance their operational efficiency in a highly accessible location.

FEATURES

- 6 Interior Loading Platforms on 43rd Street
- 6 Interior Loading Platforms on 44th Street
- 17'-0" - 21'-4" Ceiling Height
- Heavy Electric Power
- Sprinklered
- 5,200 Sq. Ft. Parking
- 3-Street Frontage
- Gas Heat
- Adjoining 1,200 Sq. Ft. Unit is Also Available



AERIAL VIEW

PICTURES



44TH STREET FRONTAGE



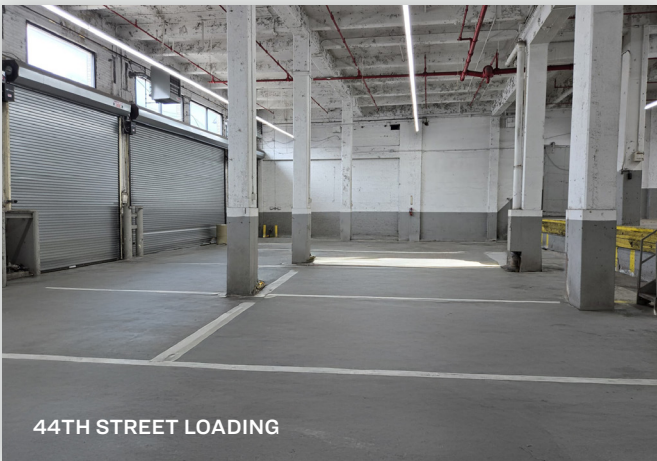
43RD STREET FRONTAGE



44TH STREET ACCESS



43RD STREET ACCESS



44TH STREET LOADING



43RD STREET LOADING

ACCESSIBILITY

Ideally Positioned



WORLD TRADE CENTER **5**

GRAND CENTRAL
TERMINAL **3**

4

LAGUARDIA AIRPORT



LGA



BARCLAYS CENTER

ATLANTIC TERMINAL-BARCLAYS CTR **1**



PROSPECT AVE STATION **2**

N R W 36TH STATION

N R W 45TH ST STATION

INTERSTATE 278

BQE

2.7 MI

KEY DISTANCES



BY SUBWAY

1	ATLANTIC AVE/BARCLAYS	18 MIN
2	UNION SQUARE	40 MIN
3	GRAND CENTRAL TERMINAL	43 MIN
4	WORLD TRADE CENTER	40 MIN



BY CAR

5	JFK AIRPORT	30 MIN
6	LAGUARDIA AIRPORT	35 MIN
	BROOKLYN QUEENS EXPY	7 MIN



**PINNACLE
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OF NEW YORK, LLC

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:



STEVE NADEL

Associate Broker
snadel@pinnaclereny.com
718-784-5907



NECHAMA LIBEROW

Associate Broker
nliberow@pinnaclereny.com
718-371-6420



LEVI JUNIK

Salesperson
ljunik@pinnaclereny.com
718-371-6401

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