



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



280 JOHNSON AVENUE

BROOKLYN, NY 11206









Prominent Bushwick Creative / Industrial Space

31,450 Sq. Ft. One-Story Building +
21,540 Sq. Ft. Outdoor Space.

Available For Lease: Adjacent To New Netflix Studio.
Freshly Renovated & Ready for Occupancy!

TYPE

Warehouse / Land

 SQUARE FT. 31,450 RSF BLDG 21,540 RSF LAND	 ZONING M1-2 M1-1
 CLEAR HEIGHT 18' - 22'	 PARCEL ID 3073 BLOCK
 LOADING CAPACITY 4 Drive-Ins Doors	 35 LOT
 ELECTRIC POWER 800 AMPS	

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

280 Johnson Avenue, Bushwick is comprised of a 31,450 Sq. Ft. industrial/creative building, 18-22 ft. ceiling heights, multiple access loading bays, with an additional 21,540 Sq. Ft. of exterior land/parking. The property is ideally situated on a major thoroughfare, which offers easy access and exposure, making the property appealing to multiple uses, such as studio, retail, entertainment venues, office, last-mile distribution, and much more.

Highly accessible, the property is located just blocks from both the Montrose Avenue and Morgan Avenue L Train subway stations.

FEATURES

- Total Lot Size: 52,499 Sq. Ft.
- Building Size: 31,450 Sq. Ft.
- Outdoor Space: 21,540 Sq. Ft.
- 4 Drive-In Doors
- Fully Sprinklered
- 800 AMPs Electric



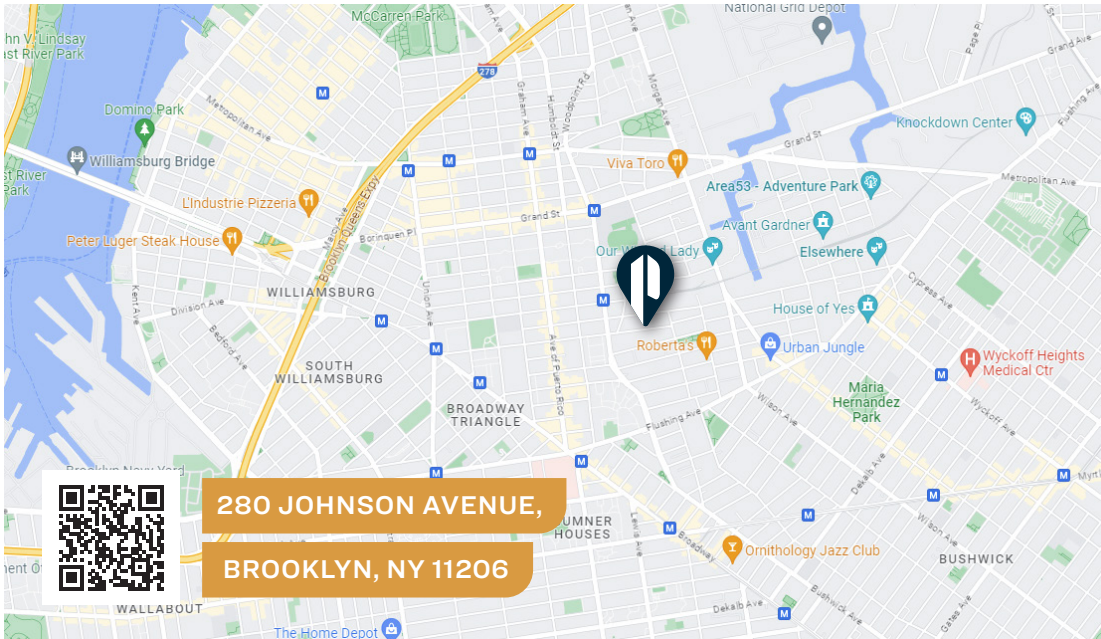
AERIAL VIEW



INTERIOR



GROUND FLOOR



280 JOHNSON AVENUE,
BROOKLYN, NY 11206

TRANSPORTATION



MORGAN AVENUE
MONTROSE AVENUE



BROOKLYN-QUEENS EXPY
METROPOLITAN AVENUE
WILLIAMSBURG BRIDGE
FLUSHING AVENUE



B60: JOHNSON AVE / WHITE ST



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

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LOCAL BUSHWICK BUSINESSES

1 ROBERTA'S	12 COLLECTIONS	23 JUPITER DISCO
2 ICHIRAN	13 SHINOBI RAMEN	24 QUEENS OF FALAFEL
3 BLUE BOTTLE COFFEE	14 ROSE GOLD LOUNGE	25 FARO
4 ANGE NOIR CAFE	15 CAPE HOUSE	26 LOT 45 BUSHWICK
5 BENELUX	16 SUPERCROWN COFFEE	27 AP CAFE
6 983 RESTAURANT	17 GUADALUPE INN	28 THE ROOKERY
7 BUSHNIWA	18 OUR WICKED LADY	29 HOUSE OF YES
8 FORREST POINT	19 CITY OF SAINTS COFFEE	30 DOCK
9 SYNDICATED BAR THEATER	20 ARROGANT SWINE	31 SEA WOLF
10 TOBY'S ESTATE COFFEE	21 FITZCARRALDO	32 LOS HERMANOS
11 THE NARROWS	22 THE COBRA CLUB	33 HARD TIMES SUNSET BAR

Neighborhood

280 Johnson Avenue is located at the center of Bushwick's burgeoning arts and creative industries district, filled with galleries, studios, co-working spaces, boutiques, vintage shops, restaurants, and bars.

The property is in close proximity to both the Morgan Avenue and Montrose Avenue L Train stations, allowing for quick and easy access to nearby Williamsburg, and Union Square in Manhattan.

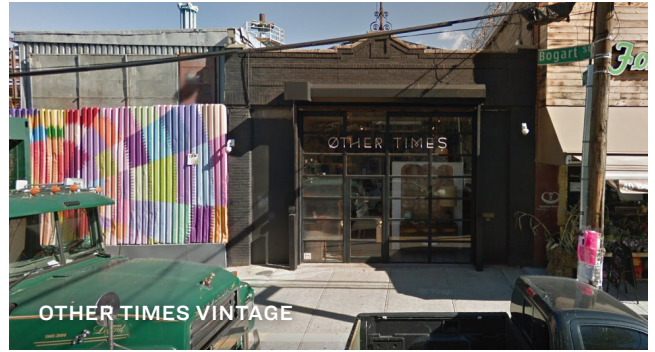
280 Johnson Ave is also within walking distance of Justice Gilbert Ramirez Park, and some of Bushwick's most popular businesses, such as restaurants Roberta's and Blanca, Other Times Vintage store, and music venue Pine Box Rock Shop.

A flourishing artist community, which has existed in Bushwick for decades, is now a main demographic of Bushwick; dozens of art studios and galleries are scattered throughout the neighborhood. There are several open studios programs that help the public visit artist studios and galleries and a number of websites dedicated to promoting neighborhood art and events. Bushwick artists display their works in galleries and private spaces throughout the neighborhood. The borough's first and only trailer park, a 20-person art collective established by founder, Hayden Cummings and ZenoRadio's Baruch Herzfeld for creatives to reside and work was established within a former nut roasting factory.

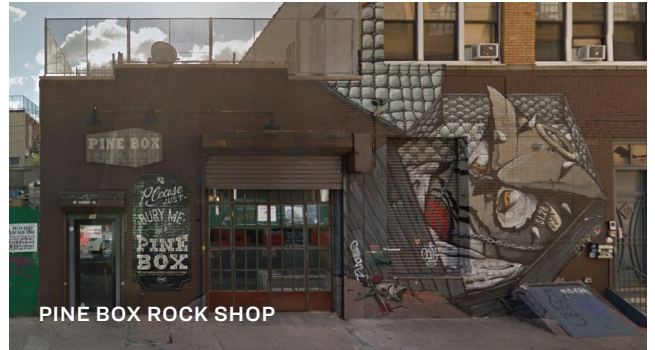
Graffiti art and murals line the streets in a neighborhood bursting with creative energy.



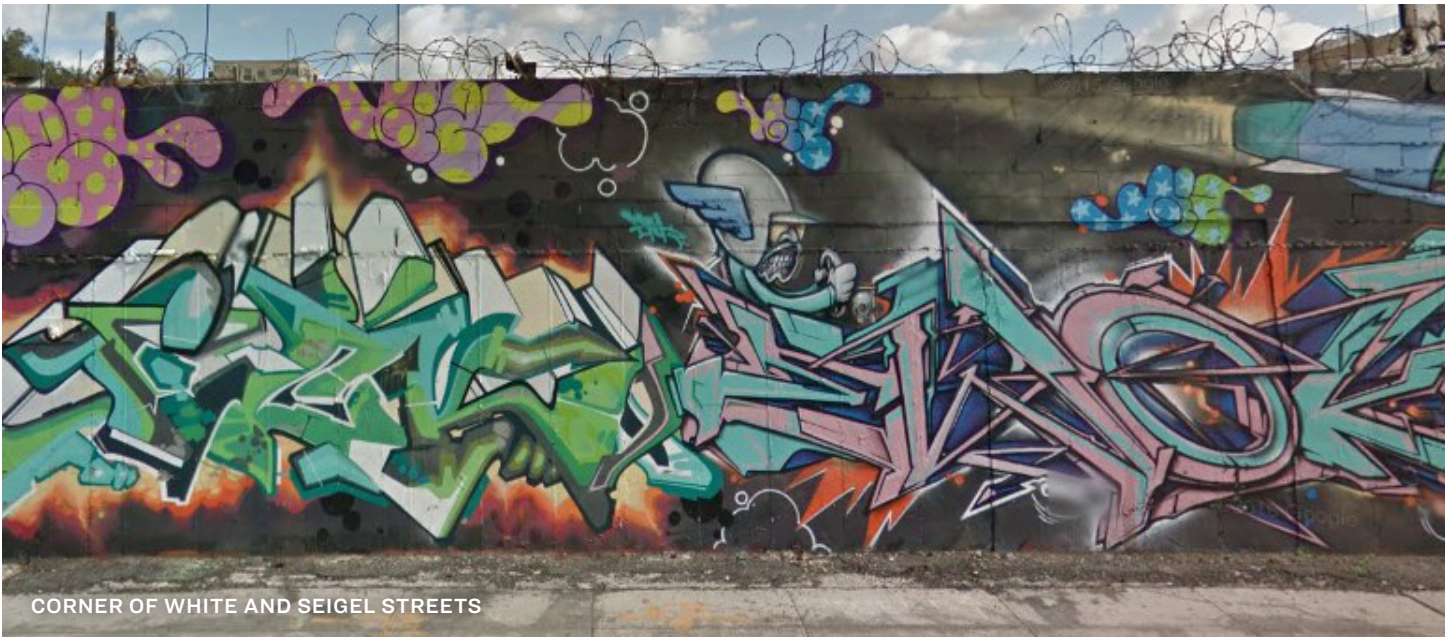
ROBERTA'S



OTHER TIMES VINTAGE



PINE BOX ROCK SHOP



CORNER OF WHITE AND SEIGEL STREETS



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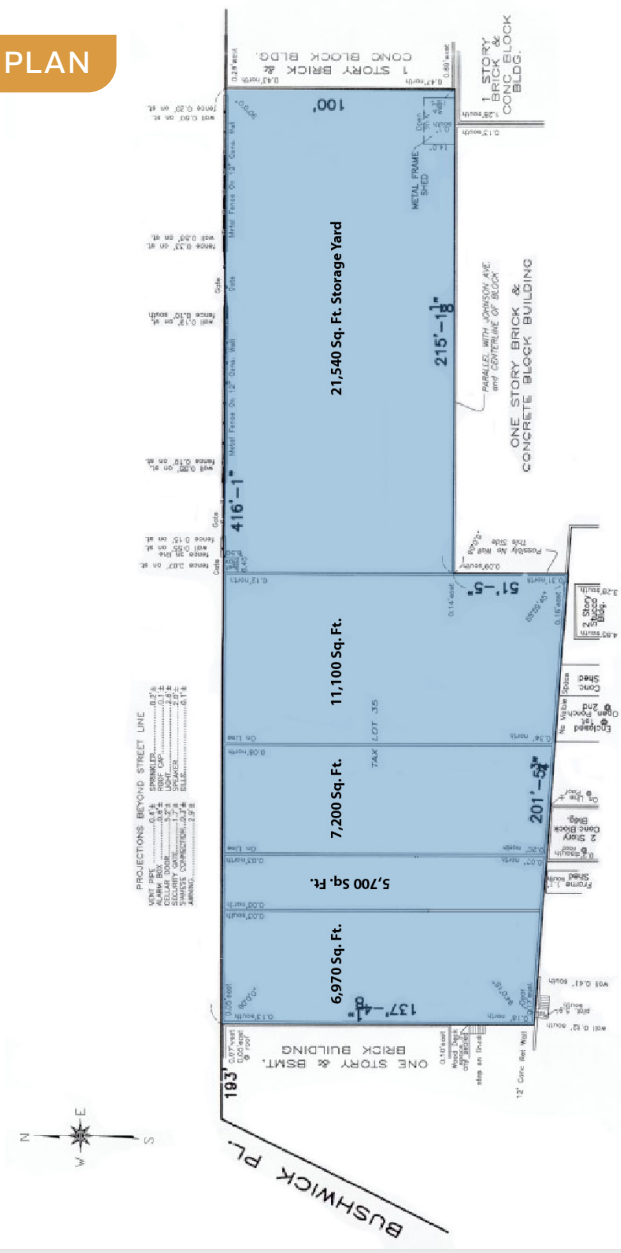
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INTERIOR PHOTOS



FLOOR PLAN



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