

6,500 SF WAREHOUSE | FULLY LEGAL SPRAYBOOTH



**6,500 SF**  
TOTAL

**5,000 SF**  
GROUND FLOOR

**1,500 SF**  
2ND FL. OFFICE

**14'**  
CEILING HEIGHT

**M1-1**  
ZONING

**BROADWAY JUNCTION STATION**  
East New York · Subway & LIRR access



**LIRR**  
LONG ISLAND RAIL ROAD

**FULLY LEGAL SPRAYBOOTH**  
Turnkey for finishing & auto-body use

**DUST COLLECTION SYSTEM**  
Installed system stays with the space

**DRIVE-IN LOADING**  
Overhead door, 12' clearance

**HEAVY POWER**  
3-phase heavy electric service

**PROPERTY HIGHLIGHTS**



WTD Realty Partners is pleased to present **145 Snediker Avenue, Brooklyn, NY 11207** — a 6,500 SF warehouse in East New York featuring a fully legal spraybooth and drive-in loading.

**PROPERTY HIGHLIGHTS**

TOTAL SIZE	6,500 SF
GROUND FLOOR	5,000 SF (50' × 100')
SECOND FLOOR	1,500 SF Office / Storage
LOADING	1 Drive-In Door (12' clearance)
CEILING HEIGHT	14'
ZONING	M1-1
ELECTRIC	3-Phase Heavy
HEAT	Gas



**DUST COLLECTION SYSTEM TO STAY**

**FULLY LEGAL SPRAYBOOTH**

**PUBLIC TRANSPORTATION**

Broadway Junction Station — Subway & Long Island Rail Road

