



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**137 18TH STREET**

**BROOKLYN, NY 11215**

## Perfect One-Story Building Situated Between Sunset Park and Park Slope.

It's a rare find, and a great opportunity for small businesses looking to expand. The location offers easy access to Manhattan and excellent transportation options.

Type

**Warehouse / Retail / Industrial**



SQUARE FOOT

**2,875<sub>RSF</sub>**



CLEAR HEIGHT

**16'**



ZONING

**M1-2D**



PARCEL ID

**630**

BLOCK



**15**

LOT

**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

## Features

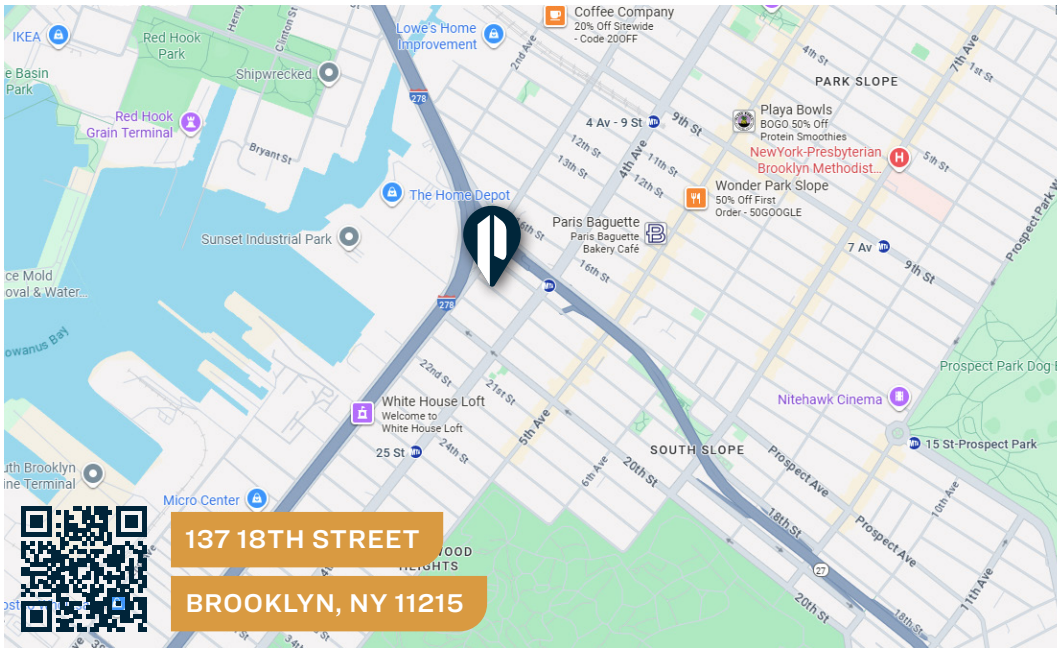
- 2,875 Total Sq. Ft.
- 1,875 Sq. Ft. Ground Level
- 1,000 Sq. Ft. Mezzanine
- Existing Office Space
- 1 Drive-In
- 16'2" Ceiling Heights
- Gas Heat
- 220 Amps 3-Phase Power
- Skylights
- 75' x 25'



EXTERIOR



INTERIOR





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## TRANSPORTATION

**D N** PROSPECT AVENUE  
**R W**

 PROSPECT EXPY  
GOWANUS EXPY

 **B37: 3RD AVE/ 20TH STREET**



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