

# 563 Johnson Ave, Brooklyn, NY 11237

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Winzone Realty

Price: \$10,500,000.

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# Listing Price: \$10,500,000.

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This 18-years-new building, positioned at the dynamic border of East Williamsburg and Bushwick - one of Brooklyn's fastest-growing neighborhoods - this property represents a rare opportunity to acquire a turnkey asset in an area undergoing significant transformation. The combination of strong current cash flow and future upside potential makes this a true hidden gem for discerning investors.

Prime East Williamsburg/Bushwick border location  
Excellent access to transit and major routes



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This fully occupied industrial building (19,000 SF total) offers exceptional potential for investors or owner-users. Key features include:- 3-story brick structure rebuilt in 2007 • 1st Floor: 7,000 SF, with a ceiling height of 17.6 feet • 2nd Floor: 6,000 SF, with a ceiling height of 12.3 feet • 3rd Floor: 6,000 SF, with a ceiling height of 12.6 feet- 1 loading dock, complemented by a 3,000-square-foot exterior loading/parking area- 100% occupied with quality tenants- Excellent transportation access: • 5-minute walk to L train • 20-minute drive to JFK Airport • Convenient highway access



# Primer East Williamsburg/Bushwick Border Location

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## Property Photos



Building Photo



Building Photo

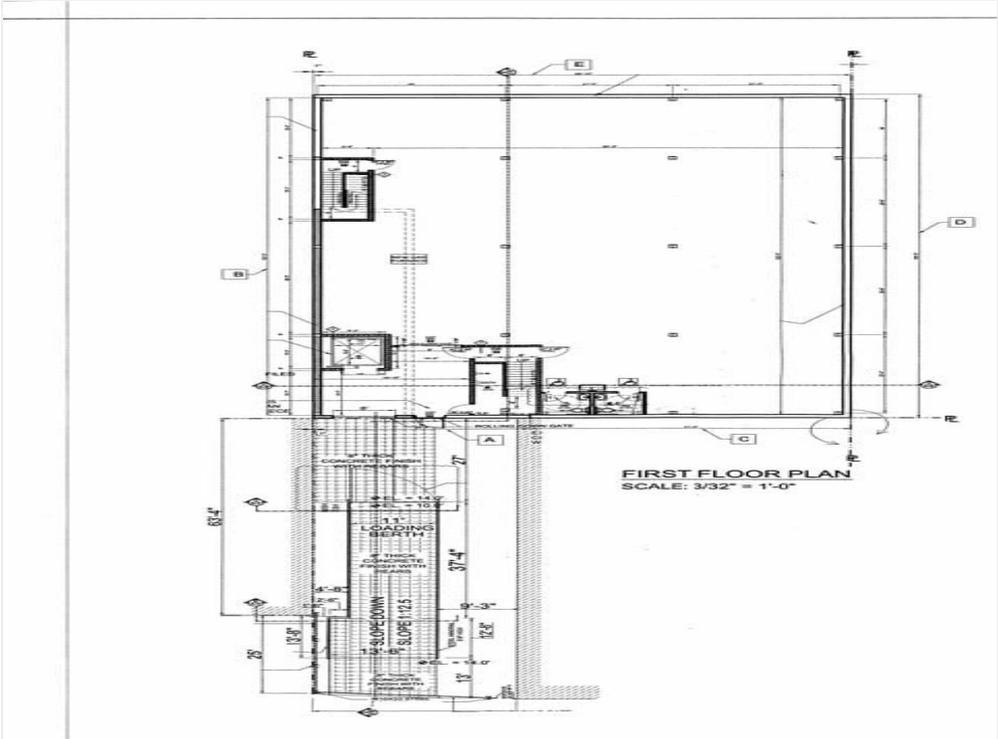
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## Property Photos



Interior Photo

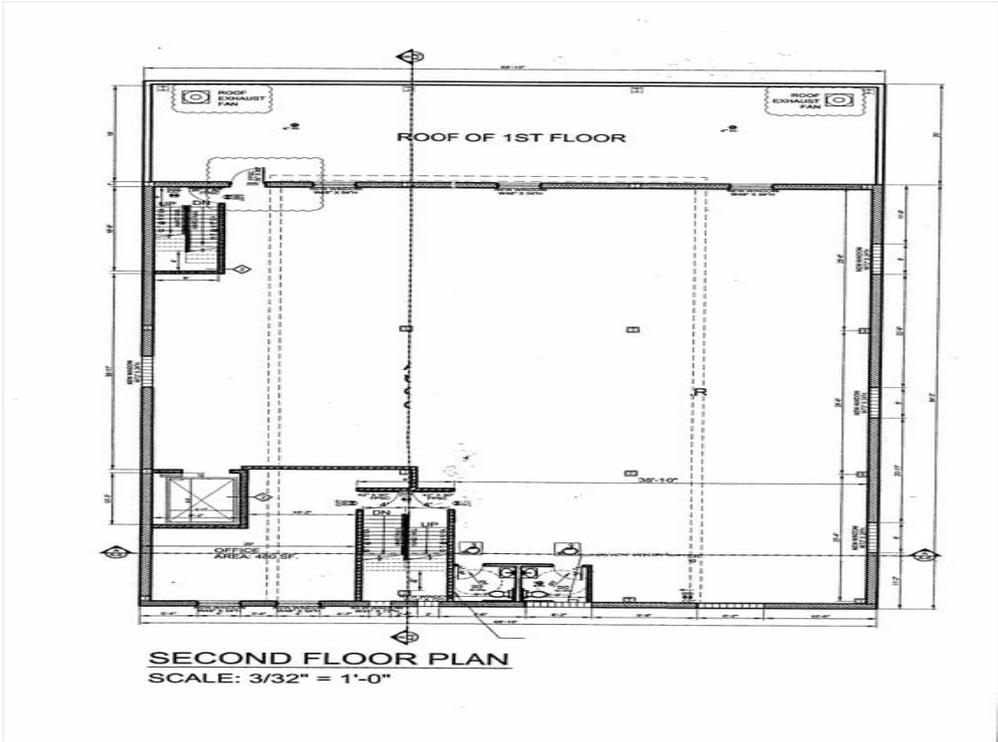


1st Floor Plan

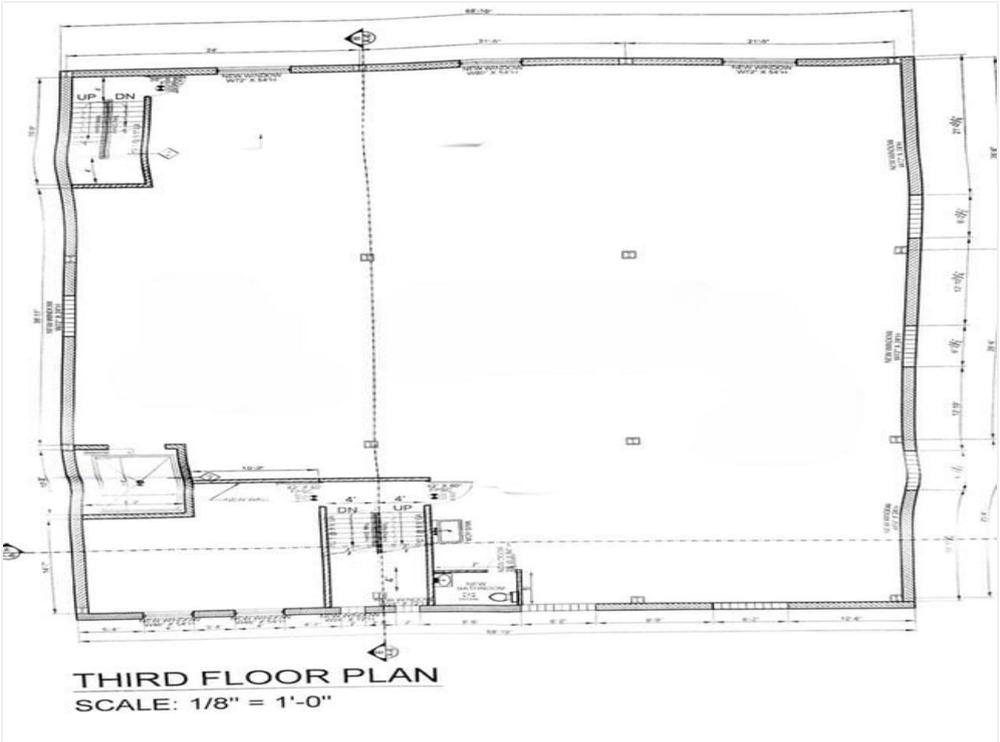
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## Property Photos



2nd Floor Plan

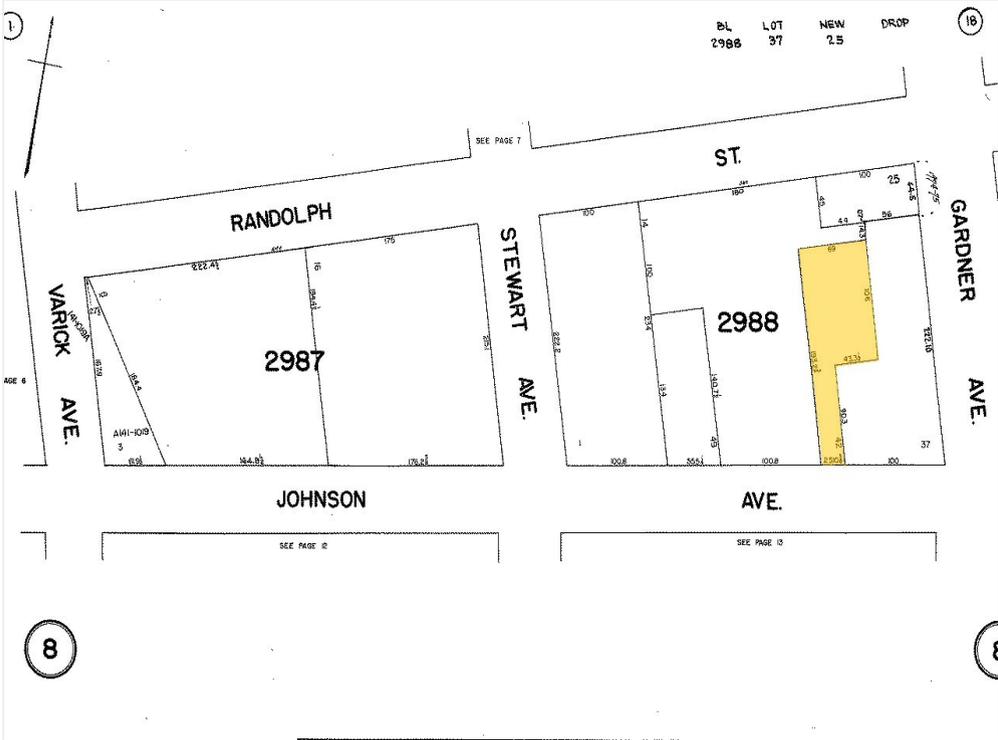


3rd Floor Plan

# Primer East Williamsburg/Bushwick Border Location

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## Property Photos



Plat Map

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Location

