

**EXCLUSIVE**

**FOR LEASE: UP TO 44,000 SF**  
**VERTICAL LOGISTICS WAREHOUSE**  
**4411 2nd Avenue | Brooklyn, NY 11232**



**UP TO 44,000 SF VERTICAL WAREHOUSE SPACE AVAILABLE  
WITH DEDICATED STAGING AREA / FREIGHT ELEVATOR**

**VERTICAL WARHOUSE STACKING PLAN**

- **GROUND FLOOR SPACE:** 3,000 SF
- **LOWER LEVEL SPACE:** UP TO 11,000 SF
- **UPPER LEVEL SPACE:** UP TO 30,000 SF (DIVISIBLE)
- **ALL FLOORS LINKED WITH STAGING AREA, OVERHEAD DOOR AND FREIGHT ELEVATOR!**

**NEARBY TRANSPORTATION:**

- DIRECTLY OFF OF: 
- WALK TO **N R W**
- MINUTES TO MANHATTAN!

**PERFECT OPPORTUNITY FOR:**

- LOGISTICS USER
- DISTRIBUTION
- STORAGE
- SHOWROOM/WAREHOUSE

**HIGHLIGHTS**

- DEDICATED STAGING AREA
- FREIGHT ELEVATOR TO ALL FLOORS
- ON SITE PARKING!
- HIGH-CUBE SPACE!

**CONTACT EXCLUSIVE AGENT:**

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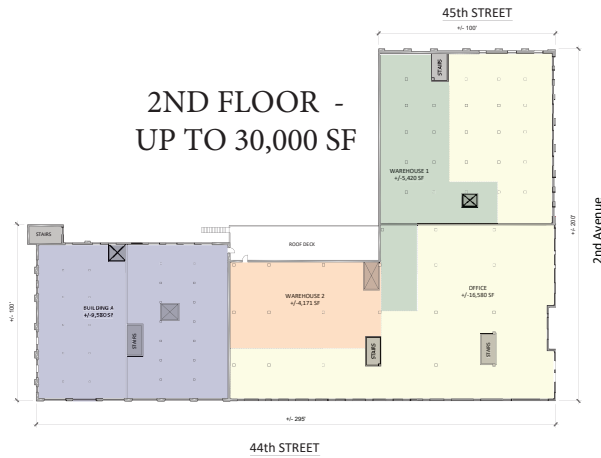
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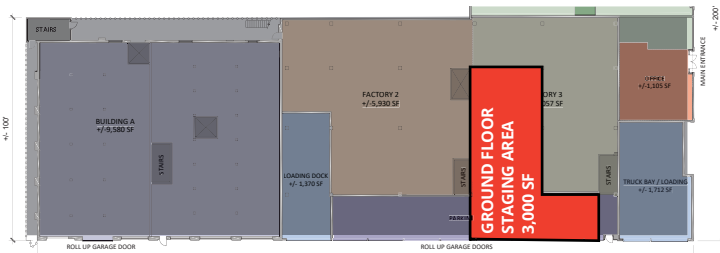
**44,000 SF ON THREE LEVELS WITH STAGING AREA**



**UP TO  
30,000 SF  
2ND FLOOR  
3-SIDE  
EXPOSURE**



**GROUND FLOOR  
STAGING AREA - 3,000 SF**



**STAGING  
AREA  
3,000 SF**



**LOWER LEVEL - 11,000 SF**



**11,000 SF  
HIGH-CEILING  
LOWER LEVEL  
SPACE**



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