

EXCLUSIVE FOR LEASE OR SALE

IMMEDIATE POSSESSION @ BQE + BRIDGES

30,000 SF ONE-STORY + MEZZ. + PARKING + 25' CLEAR HIGH CEILINGS

EXCELLENT DISTRIBUTION WAREHOUSE - MANUFACTURING - ASSEMBLY



**29 53RD STREET
BROOKLYN, NY 11232**







**COMPLETE ENVIRONMENTAL
CLEAN SURVEY**

29 53RD STREET BROOKLYN, NY 11232

- **ON GRADE:** 30,000 SF WAREHOUSE
- **MEZZANINE:** 5,000 SF OFFICE
- **PARKING:** 4,500 SF OUTDOOR PARKING
- **BLDG. DIM:** 299' X 100'

**PURCHASE IN THE HEART OF BROOKLYN!
UNRESTRICTED USE / HEAVY INDUSTRIAL ZONING**

FEATURES:

ZONING:	M3-1 (BUILDABLE TO 60,000 SF)
LOADING:	TWO DRIVE-IN DOORS
UTILITIES:	HEAVY POWER & GAS
SPRINKLER:	FULLY SPRINKLERED / DRY SYSTEM
RE TAXES:	\$123,320 PER ANNUM (\$3.52 PSF)
ACCESS	     

**MINUTES TO MANHATTAN!
ACCESS B.Q.E + TUNNEL + BRIDGES!**



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BROOKLYN, NY 11232**

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"CREATING OPPORTUNITIES TOGETHER"

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