273 MESEROLE ST BROOKLYN, NY 11206 NNN LEASE

LEASING OFFER BROCHURE DATED 10/09/2025

EXCLUSIVELY REPRESENTED BY



LICENSED SALESPERON

K LAND REALTY INC.

917-676-8877

yifanding@gmail.com

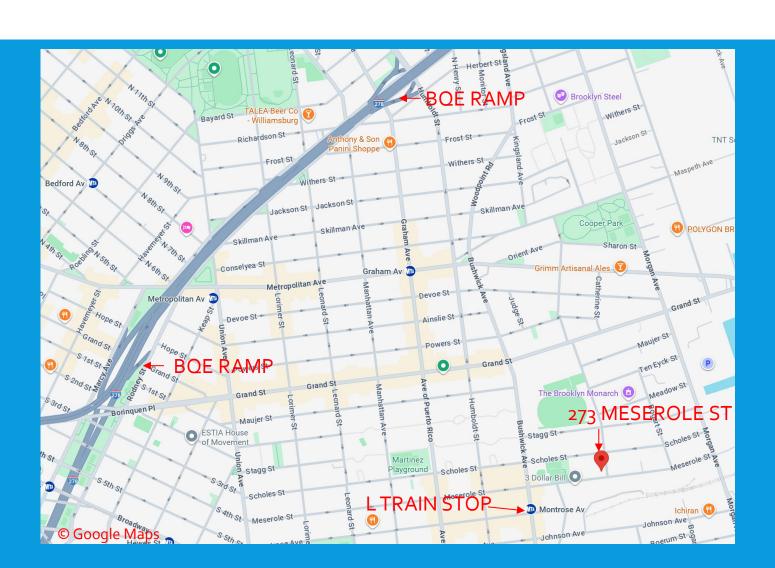


DISCLAIMER: Information is provided from sources believed to be accurate, but no warranty, express or implied, is made. Prospective tenants should conduct their own independent investigation to verify all details, including but not limited to square footage, zoning, and permitted uses.

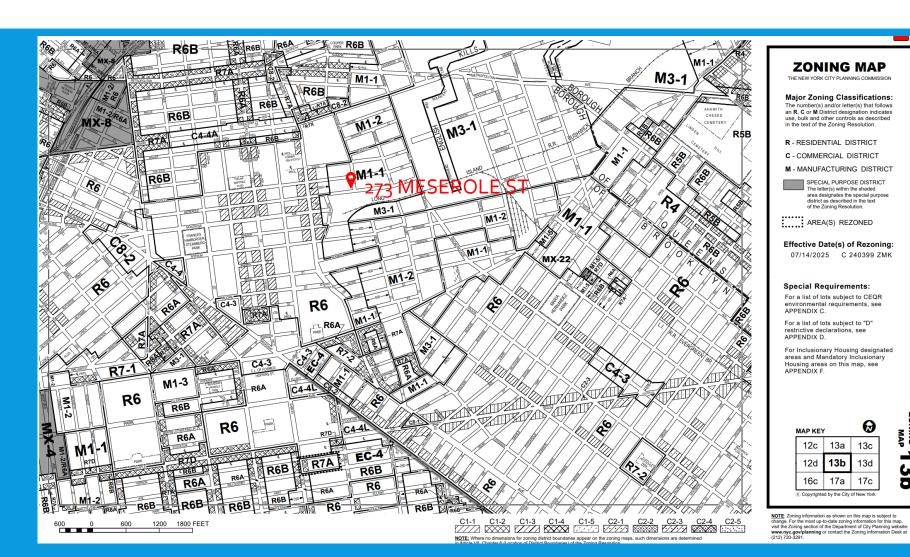
PROPERTY HIGHLIGHTS

- The subject property contains office and warehouse space totaling 6,250 SF.
- 1ST Floor is 5,000 SF. 2ND Floor is 1,250 SF.
- COLUMN FREE interior space of 78 FT X 49 FT (3,822 SF).
- TWO Truck Rollup Gates 13 FT X 14 FT.
- Wearhouse's clear ceiling height is 13.5 FT.
- Former Restaurant space with utility connections ready for Fit out.
- Large Freezer section 830 SF.
- 2nd Floor Office Space for Administration and Conference.
- The property sits just a short walk away from the Montrose Ave ("L") subway station in a dense industrial area.
- 150 Feet of Frontage Along Meserole Street and Waterbury Street.
- Short Walk to the Bushwick and Graham Avenue Retail Corridors.
- 2025 Annual Property Tax is \$41,532.72.
- Triple Net NNN Lease. Minimum 5-year term.

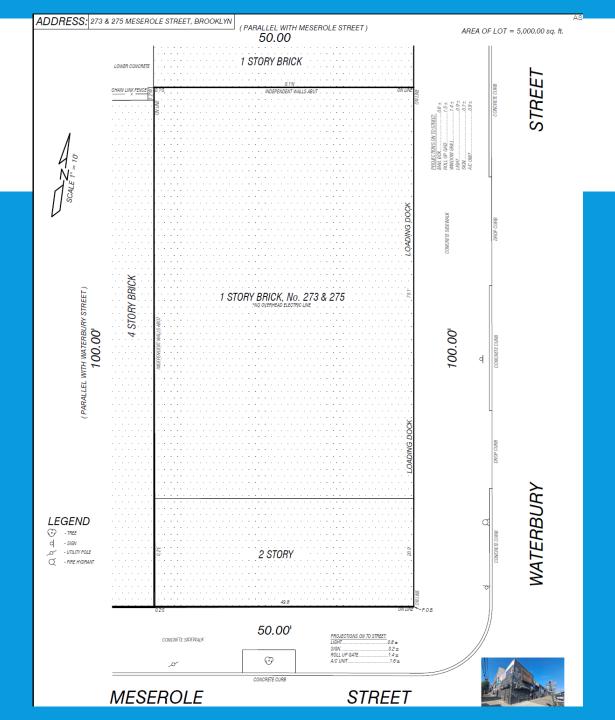
HIGHWAY AND TRANSIT ACCESS



NYC ZONING AND LAND USE



SURVEY



STREET VIEWS





WAREHOUSE INSIDE





WAREHOUSE INSIDE (FREEZER)





GROUND FLOOR (RESTAURANT)





SECOND FLOOR (OFFICE)



