



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**300 LIBERTY AVENUE**

**BROOKLYN NY 11207**

**32,500 Sq. Ft. High Ceiling Warehouse Available for Lease in East New York with Additional 6,800 Sq. Ft. Lower Level Space**

Divisions Available.  
Ideal For: Manufacturing, E-Commerce, Distribution

Type

**Warehouse / Industrial**



SQUARE FOOT  
**39,300<sup>RSF</sup>**



ZONING  
**M3-2**



CLEAR HEIGHT  
**23'**



PARCEL ID  
**3701**  
BLOCK



LOADING  
**1 LOADING DOCK**  
**\*ADDITIONAL DOCKS COULD BE INSTALLED**



**1**  
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

- Total Ground Floor: 32,500 Sq. Ft.
- Divisions Available: 10,000 Sq. Ft. & 20,000 Sq. Ft. + Office
- 23' Ceiling
- One Loading Dock (Additional Loading Docks Could Be Installed)
- One Row of Columns
- Sprinklered
- Heavy Power
- Gas Heat
- Exhaust Fans
- 2000 Sq. Ft. Ground Floor Office
- 2500 Sq. Ft. Mezzanine Office
- 4,500 Sq. Ft. Staging Area
- Direct Access to the Lower Level From the 20k Sq. Ft. Section
- 2" Water Main
- 6,000 lb Lift to Lower Level



STAGING AREA



LOADING DOCK



INTERIOR



LOADING AREA



# Lower Level

## Features


- 6,800 Sq. Ft. Lower Level
- 16.5' Ceiling (15' Celar)
- Wide Column Span
- Sprinklered
- Dedicated Entrance
- Lift Dimensions 5.3' x 5.3'
- Lift Capacity 6,000 lb




## TRANSPORTATION

**A C** LIBERTY AVENUE

**L** ATLANTIC AVENUE

 ATLANTIC AVENUE  
JACKIE ROBINSON  
PKWY  
LINDEN BLVD

 **B20, B83:**  
PENNSYLVANIA  
AVE/ LIBERTY AVE

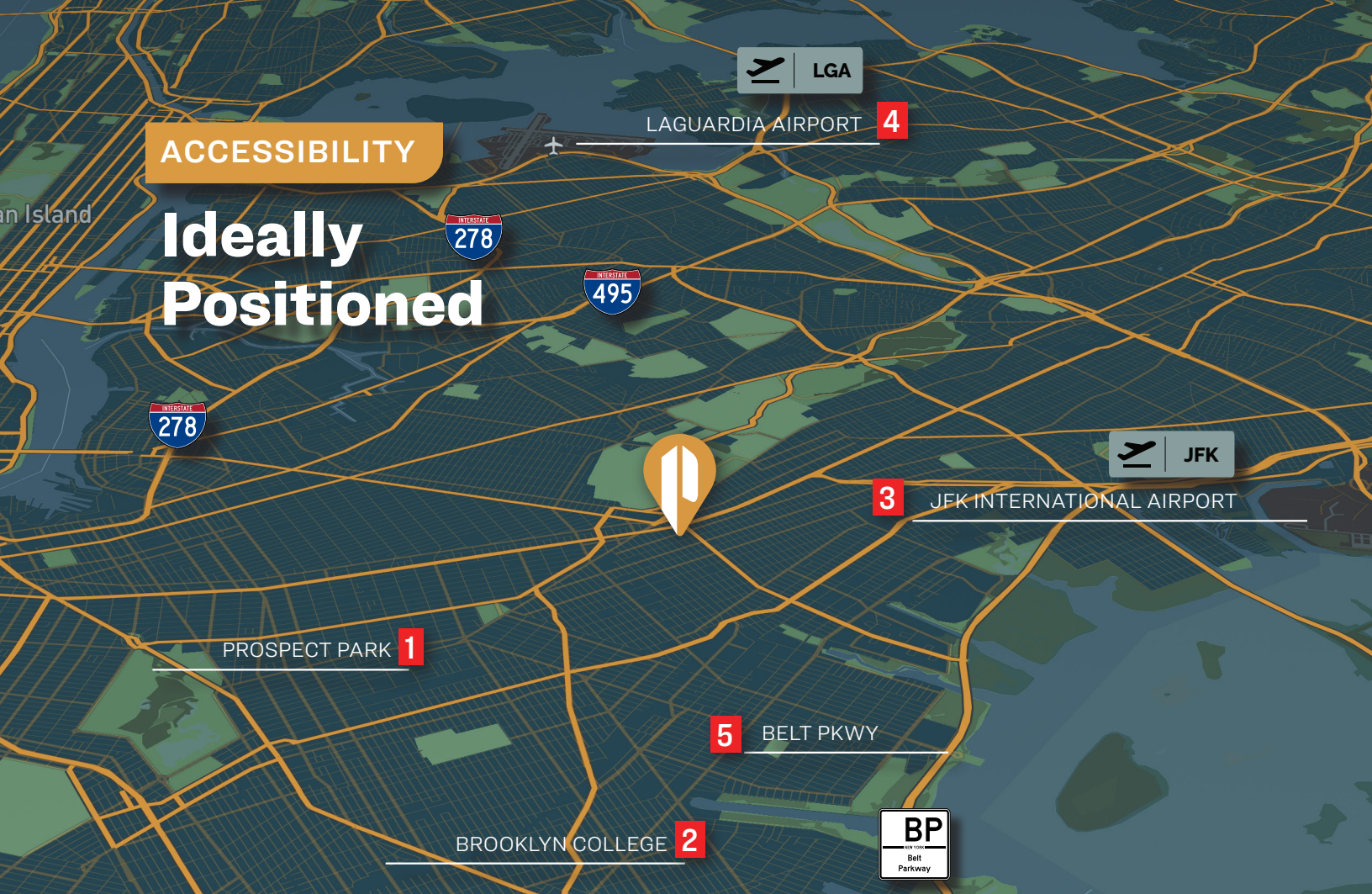


300 LIBERTY AVENUE

BROOKLYN, NY 11237

## ACCESSIBILITY

# Ideally Positioned



## KEY DISTANCES



### BY SUBWAY

1	PROSPECT PARK	41 MIN
2	BROOKLYN COLLEGE	54 MIN



### BY CAR

3	JFK AIRPORT	24 MIN
4	LAGUARDIA AIRPORT	35 MIN
5	BELT PKWY	19 MIN



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

34-07 Steinway Street, Suite 202  
Long Island City, NY 11101  
718-784-8282  
[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS  
PROPERTY CONTACT EXCLUSIVE AGENT:



### NECHAMA LIBEROW

Associate Broker  
[nliberow@pinnaclereny.com](mailto:nliberow@pinnaclereny.com)  
718-371-6420