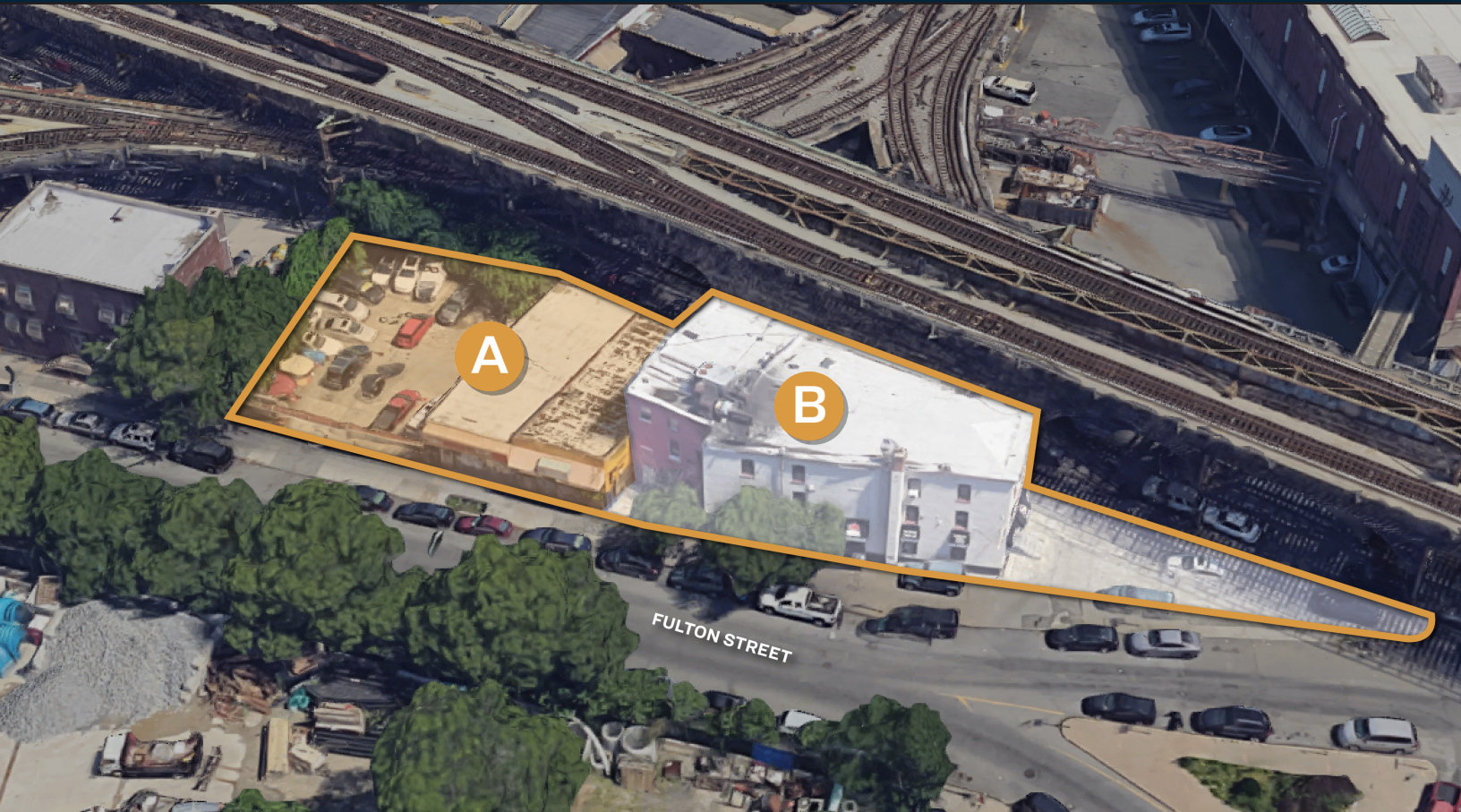




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



2501 FULTON STREET

BROOKLYN, NY 11207

Prime Broadway Junction Property For Sale

Existing 11,674 Sq. Ft. Buildings
Plus 4,000 Sq. Ft. Land

Type

Warehouse / Retail / Industrial



SQUARE FOOT

12,697 SF



ZONING

M1-1



F.A.R.

1

PARCEL ID



1547

BLOCK



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.

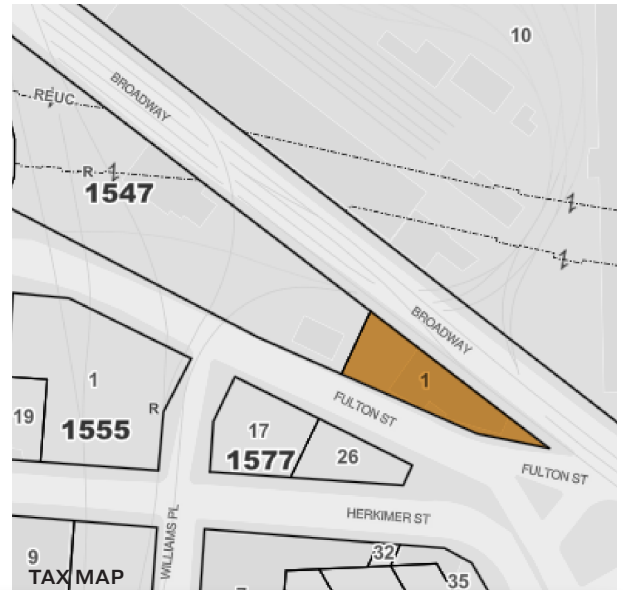
Property Overview

Features

- Lot Sq. Ft. 12,697
- Lot Dimensions: 257.33x87.33 irr
- Tremendous exposure in Broadway Junction
- Heavy Traffic
- Prior Tenants Include: Restaurant, Auto Repair, Residential

A ±3,000 Sq. Ft. Warehouse Plus 3,000 Sq. Ft. Land

B ±8,674 Sq. Ft. Multi-Story Building Plus 1,000 Sq. Ft. Land



About Broadway Junction

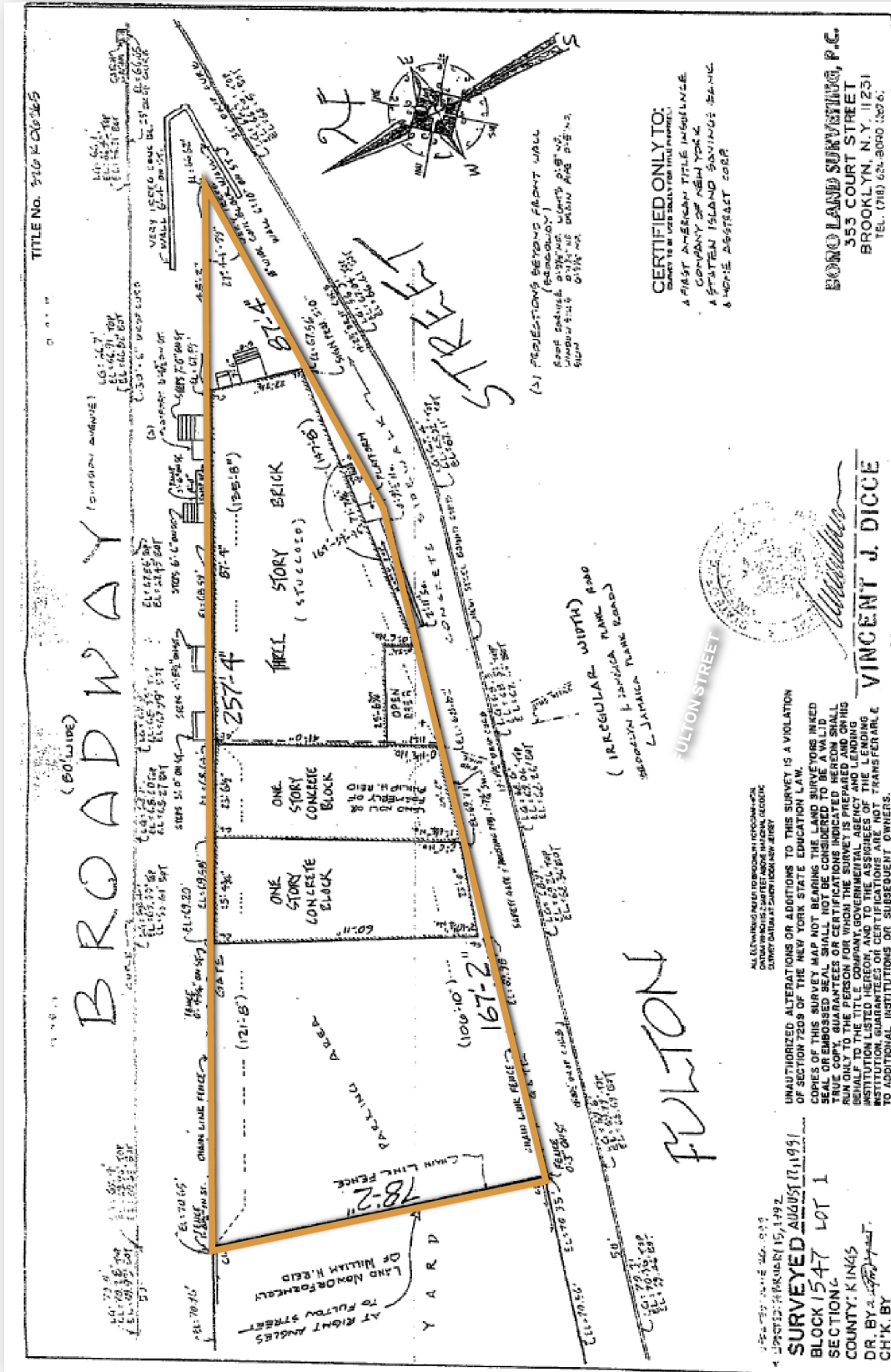
Broadway Junction is one of Brooklyn's major transit centers, sitting at the intersection of five subway lines, six bus routes, and the Long Island Railroad. It is uniquely connected to employment and transit hubs citywide, with a 15-minute ride to Downtown Brooklyn, Jamaica, or Williamsburg; 20 minutes to Lower Manhattan; and 35 minutes to Midtown Manhattan or JFK. It is also the meeting point of six largely residential neighborhoods: Bedford-Stuyvesant, Brownsville, Bushwick, Cypress Hills, East New York, and Ocean Hill.

NYCEDC and the City are committed to long-term equitable growth in Broadway Junction and East New York through:

- Community engagement
- Workforce development
- Public realm improvements
- Establishing a new jobs hub

With improvements to open space, new office development, retail, and housing planned for the area, Broadway Junction will become a true transit hub and thriving 24/7 community.





ACCESSIBILITY

Ideally Positioned



KEY DISTANCES



BY SUBWAY

| | | |
|---|-----------------|--------|
| 1 | PROSPECT PARK | 27 MIN |
| 2 | BARCLAYS CENTER | 28 MIN |
| 3 | WALL STREET | 29 MIN |



BY CAR

| | | |
|---|-------------------|--------|
| 4 | BELT PKWY | 21 MIN |
| 5 | JFK AIRPORT | 23 MIN |
| 6 | LAGUARDIA AIRPORT | 24 MIN |



**PINNACLE
REALTY**
OF NEW YORK, LLC

34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



ARIEL CASTELLANOS

Associate Broker
acastellanos@pinnaclereny.com
718-371-6412



NECHAMA LIBEROW

Associate Broker
nliberow@pinnaclereny.com
718-371-6420



FEDERICO MAZZEO

Salesperson
fmazzeo@pinnaclereny.com
718-371-6424