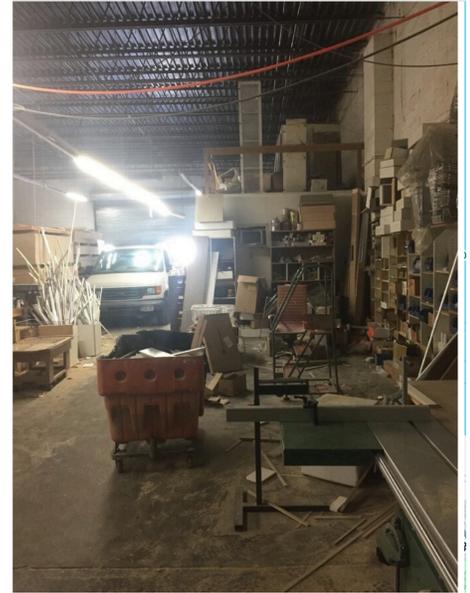
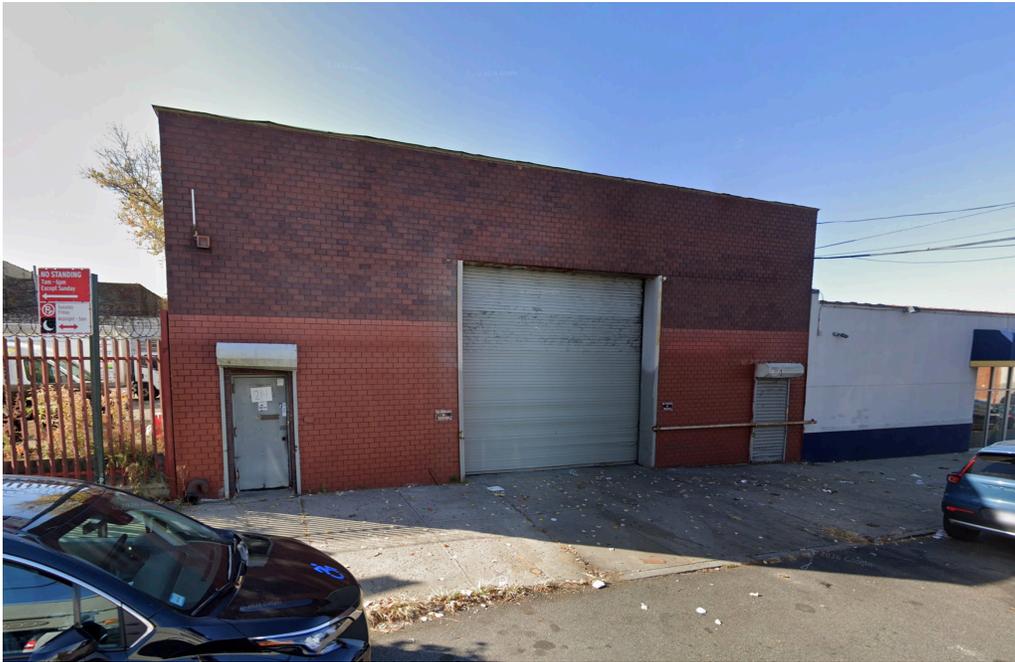


FOR SALE — \$3.5M

HI-CUBE 5,100 SF WAREHOUSE 214 49TH STREET, BROOKLYN NY 11220 ZONED M1-2 / FAR 2.0 / 22' CEILINGS / High Gate



- Built 1988 • 5,100 SF warehouse space with 22' ceilings • 16' roll up gate
- 3 yr-old roof w/ bar trusses ceiling, corrugated metal w concrete and rubber top.
- Heavy Power (3 phase/400amps) • Duplex Offices/Showroom w/ Bathroom
- Ideal for light industrial, logistics/warehousing, trucking, film studio, artist/artisan—any usage!!
- **FAR 2.0** allows 10,200 buildable sq ft / Medical /Community Facility allows 24,000 buildable sq ft
- For Medical or Community Usage —NYU Langone Lutheran is 2 short blocks away.

Current tenant has 1.5 years remaining on NNN lease at \$10,500/mo (Can be delivered vacant)

Real Estate taxes : \$24,000/yr

Prime Sunset Park The area is served by several bus lines and is within walking distance of the **45 St (R train)** subway station.
Close to local parks and the industrial waterfront of Sunset Park