

# PRICE REDUCTION

## 400 JEFFERSON ST, BROOKLYN NY



Building & Lot: 50' x 100' (easily divisible)  
M1-1 Zone  
Two Overhead Gated Doors  
Two Passenger Entrance Doors  
16.3' Ceiling in Warehouse  
No Columns  
275 Amps of Power  
Can be divided for a user / investor  
Prime Retail or Industrial Use  
L train subway access at immediate corner  
Delivered vacant  
Taxes: \$25,811

**TRANSPORTATION**  
**Highways**  
B.Q.E. - L.I.E - G.C.P.

**Bridges**  
Williamsburg Bridge

**Local Main Roads**  
Wyckoff Ave  
Morgan Ave  
Flushing Ave  
Metropolitan Ave

**Exclusive Broker:**  
Jaffe Realty, LLC  
Brian Jaffe  
718-216-6626  
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23-68 48th St, Astoria NY Office (347) 730-5499 Cell (718) 216-6626  
Although all information is from sources deemed reliable, and no representation is made as to the accuracy thereof, it is submitted subject to errors, omissions, changes of price, prior sale, or withdrawal without notice.



**"L" Subway**  
Line on Corner of Jefferson St  
and Wyckoff Ave

Jaffe Realty, LLC has been retained on an exclusive basis to market the sale of 400 Jefferson St, Brooklyn. This 5,000 SF one story industrial / commercial building is home to not only the exciting nightlife which Bushwick has been known for over the years but also for its unique businesses ranging from traditional industrial users to the hottest music venues, artists, bars, restaurants, coffee bars, roller rink, hotels not to mention Netflix studios and beyond. This immediate location is also home to the Bushwick Collective which has revolutionized the wall art scene as an outdoor art gallery. It attracts renowned artists and tourists from all over the world and hosts the annual well known Bushwick Collective Block Party.

This building offers wide open space with no columns and high ceiling. A perfect 50' x 100' vanilla box with two large overhead door gates and passenger entrances on each side. This makes it easily divisible for any user / investor. The Jefferson St "L" Train subway is steps away at the corner of Jefferson Street and Wyckoff Ave. It doesn't get more convenient.

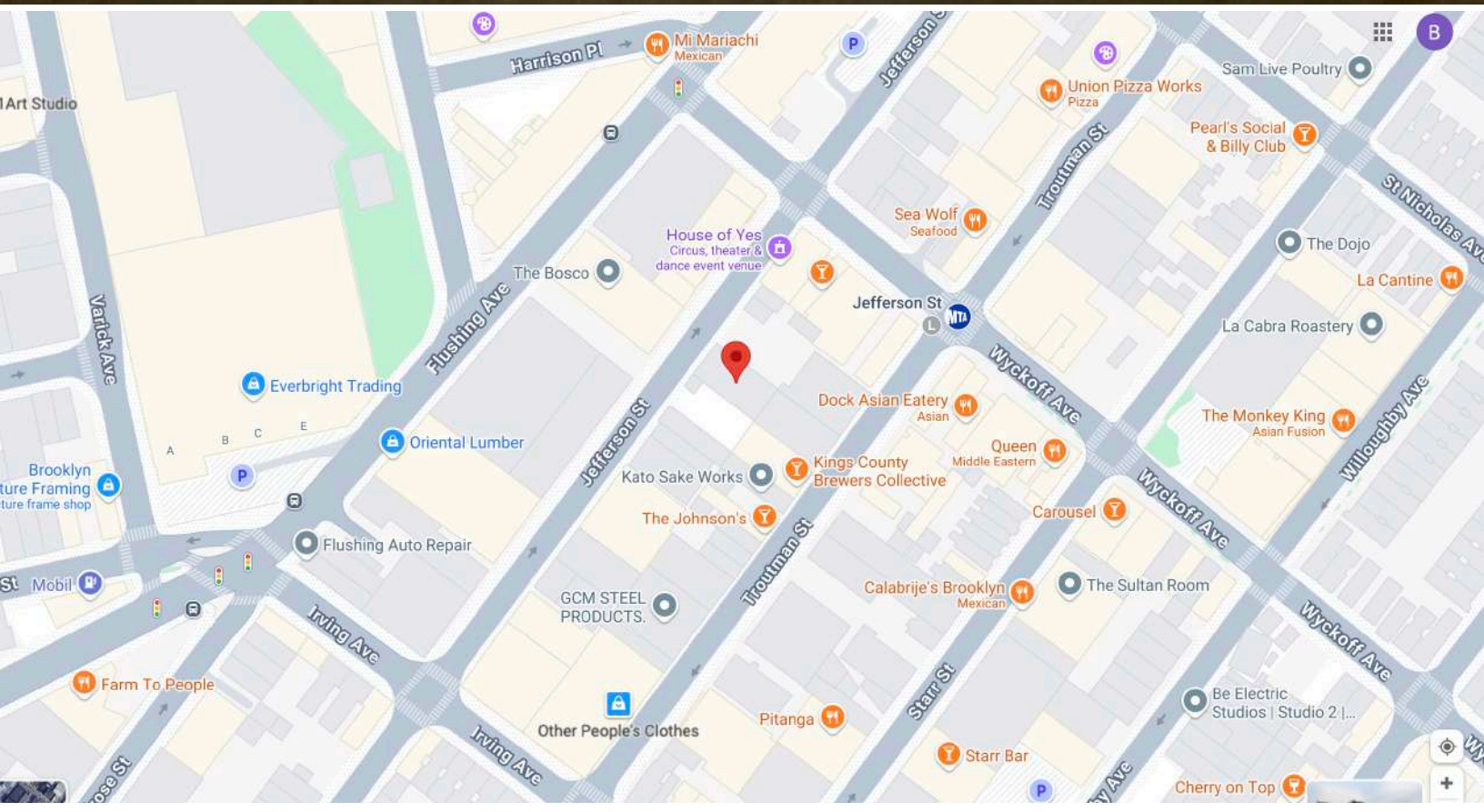
No matter your use, you're likely to fit in to one of the hottest locations in Brooklyn, NY.



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60' WIDE

M.D.  
1.19'N  
0.82'W

M.F.

1.11'S

0.04'N  
0.02'W

0.

 $0.08 \frac{\text{S}}{\text{O/I}}$ 

90

M.F.

$\overline{186'} - 7''$

**WYCKOFF AVENUE**  
70' WIDE

70' WIDE

100'-0"

CONC. PVMT.

100.02

1 STORY  
BRICK  
#400

99.92

100'-0"

C.L.F.

GRAVEL

4.90'E

 $90^\circ$ 

0.07'E  
O/L

07 L  
lll

49.82

60

$$\frac{O}{O.11}, \frac{L}{W}$$

0.11 W

0.23'S  
1 STORY  
MASONRY

0.12'S

1 STORY  
MASONRY

0.29'S

0.14 S

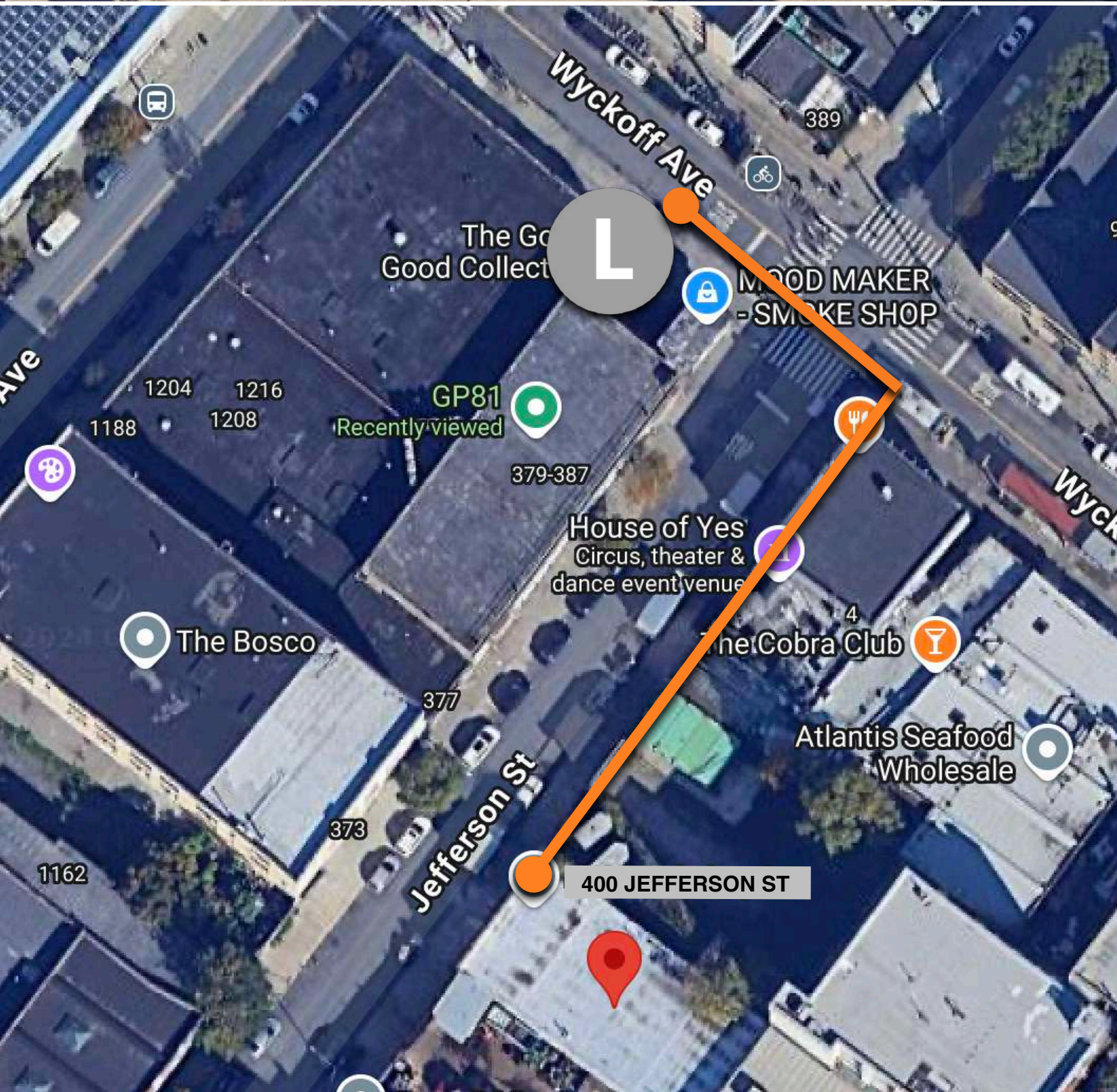
# 4 STORY MASONRY

50' - 0"

CENTER LINE OF THE BLOCK  
PARALLEL WITH JEFFERSON STREET









# Just some.. LOCAL BUSINESSES..

