

AVAILABLE FOR LEASE

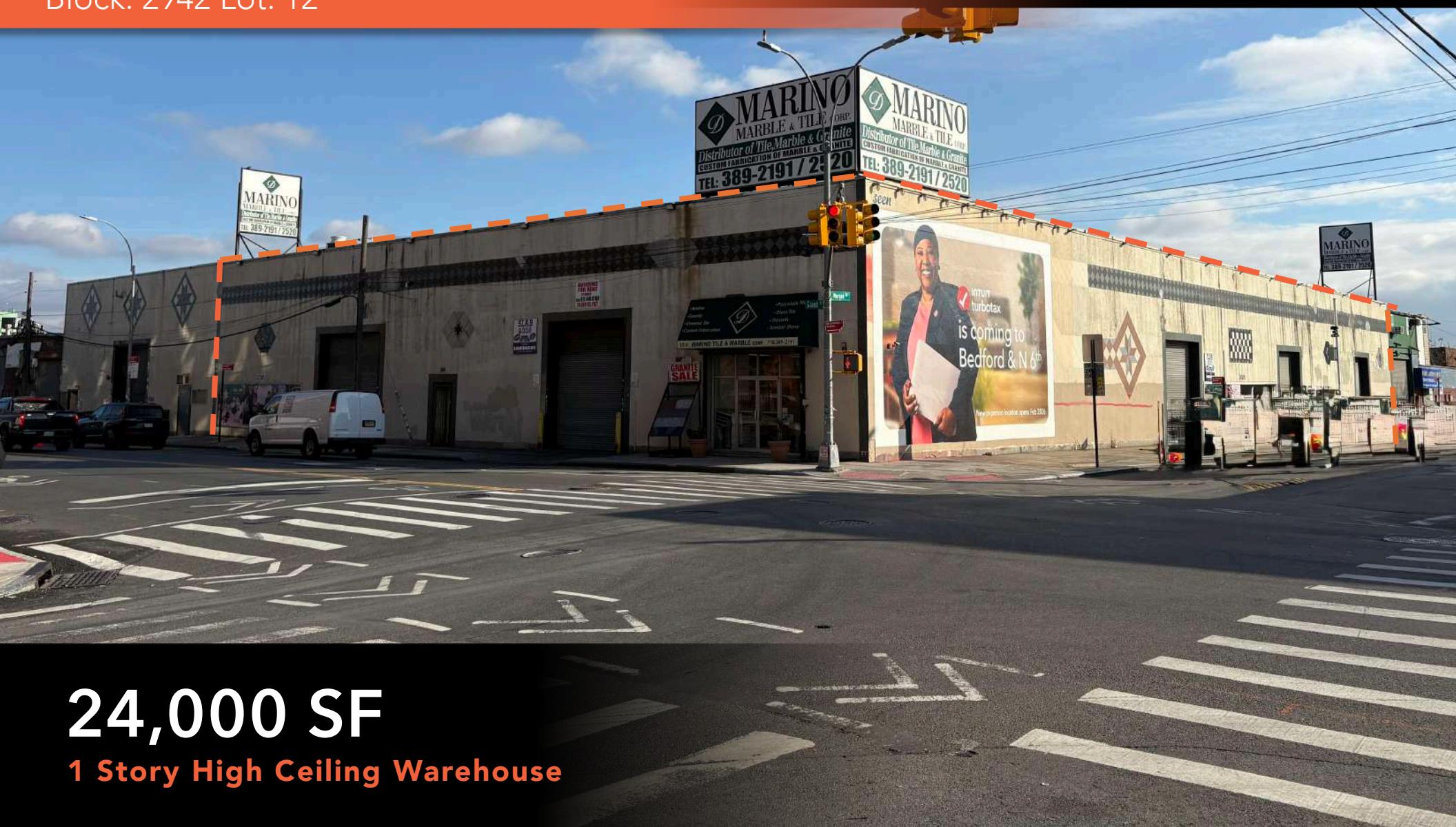
1041 Grand St / 250 Morgan Ave

Brooklyn, NY 11237

Block: 2942 Lot: 12



JAFFE REALTY
INDUSTRIAL - COMMERCIAL



24,000 SF

1 Story High Ceiling Warehouse

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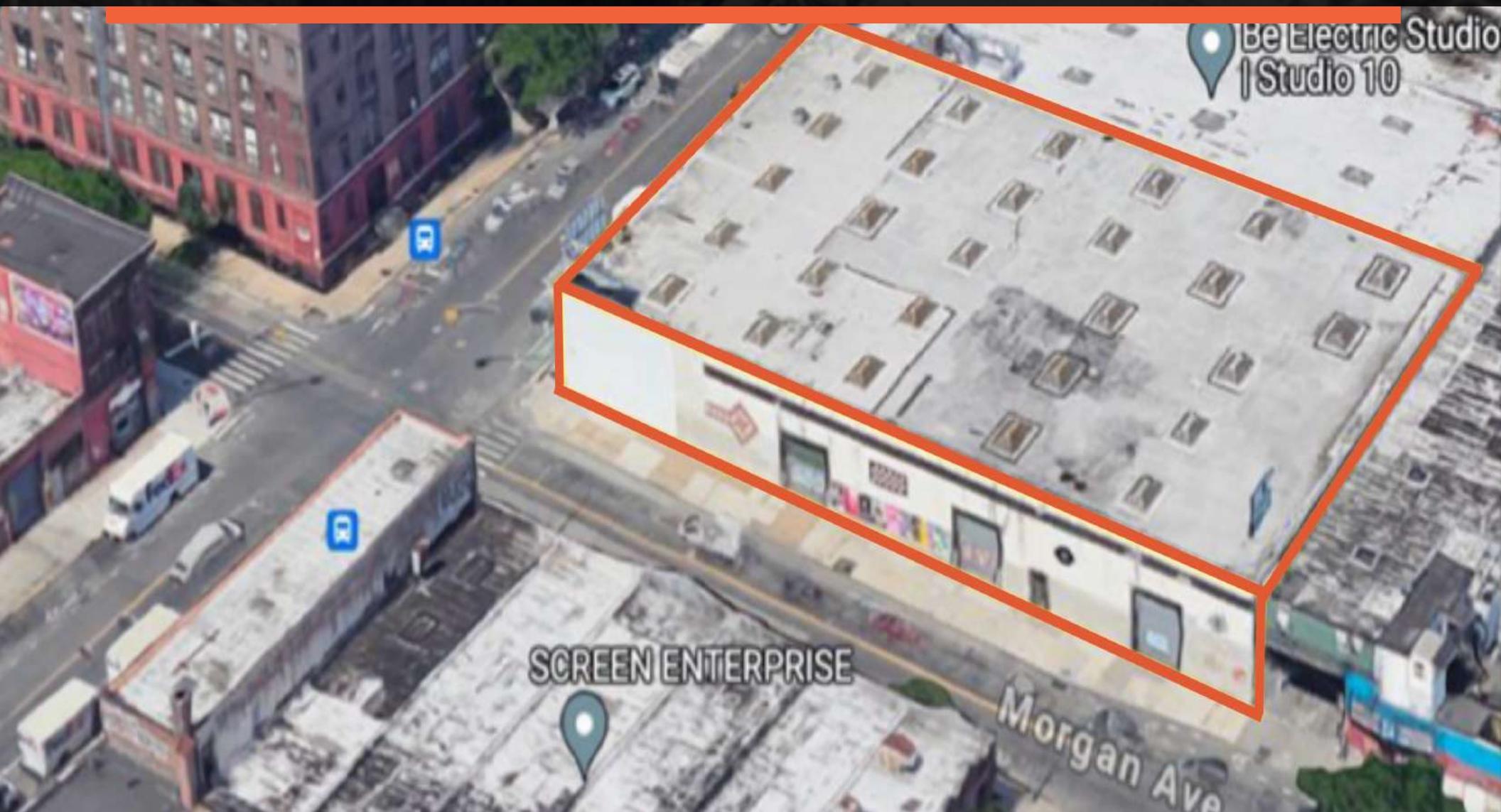
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EXECUTIVE SUMMARY

Part 1

Jaffe Realty, LLC has been retained on an Exclusive basis to arrange the leasing of 1041 Grand St / 250 Morgan Ave, in East Williamsburg, Brooklyn NY. This centrally located industrial submarket building in the greater New York area is a total of 24,000 SF. With great traffic visibility, this M3-1 zoned corner building has 23-25' ceiling, limited columns, 1 loading dock, 4 drive in doors, 700 SF showroom, 700 SF 2nd floor office and a 5-ton crane.



EXECUTIVE SUMMARY

Ideal for warehouse and distribution, food manufacturing, food processing, four (4) pallet high stacking, marble fabrication , steel fabrication, lumber yard, building materials, construction equipment and other contractor uses.

Part 2



PROPERTY OVERVIEW

Building Information

| | |
|------------------------------|------------------------|
| Lot and Building Dimensions | 120' x 200' |
| Building Size | 24,000 SF |
| Ground Floor Showroom | Approx. 700 SF |
| 2 nd Floor Office | Approx. 700 SF |
| Ceiling Height | 23' - 25' |
| Loading Bay | 1 (On Morgan Ave) |
| Drive in Door | 4 (Two on each street) |
| Electrical Power | 800 Amps |
| Sprinkler System | Wet |
| Floor Drains | Yes |
| Electrical Power | Heavy Amps |
| Zone | M3-1 |



TRAFFIC
REGULATIONS..

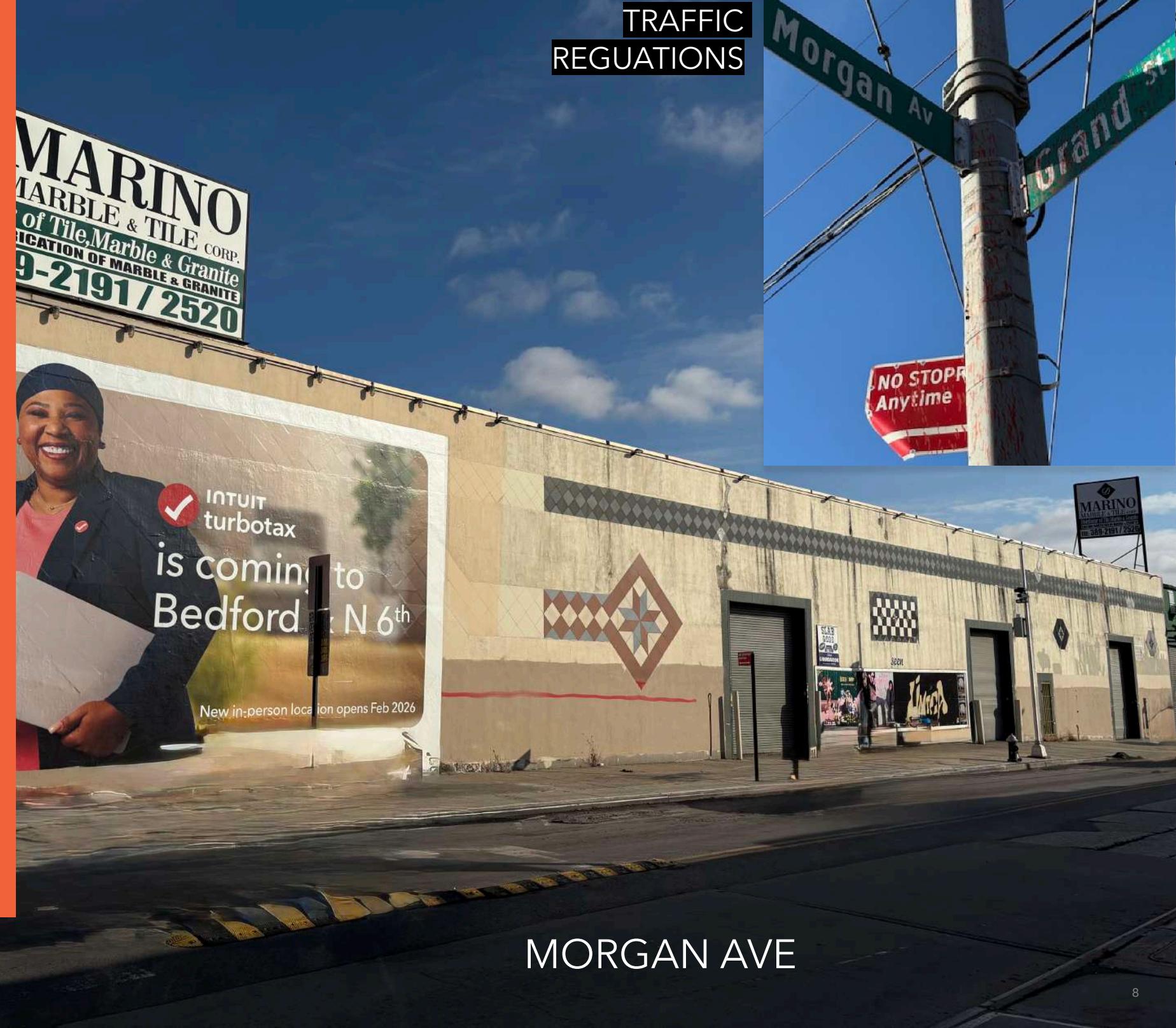
GRAND ST





TRAFFIC
REGULATIONS

MORGAN AVE

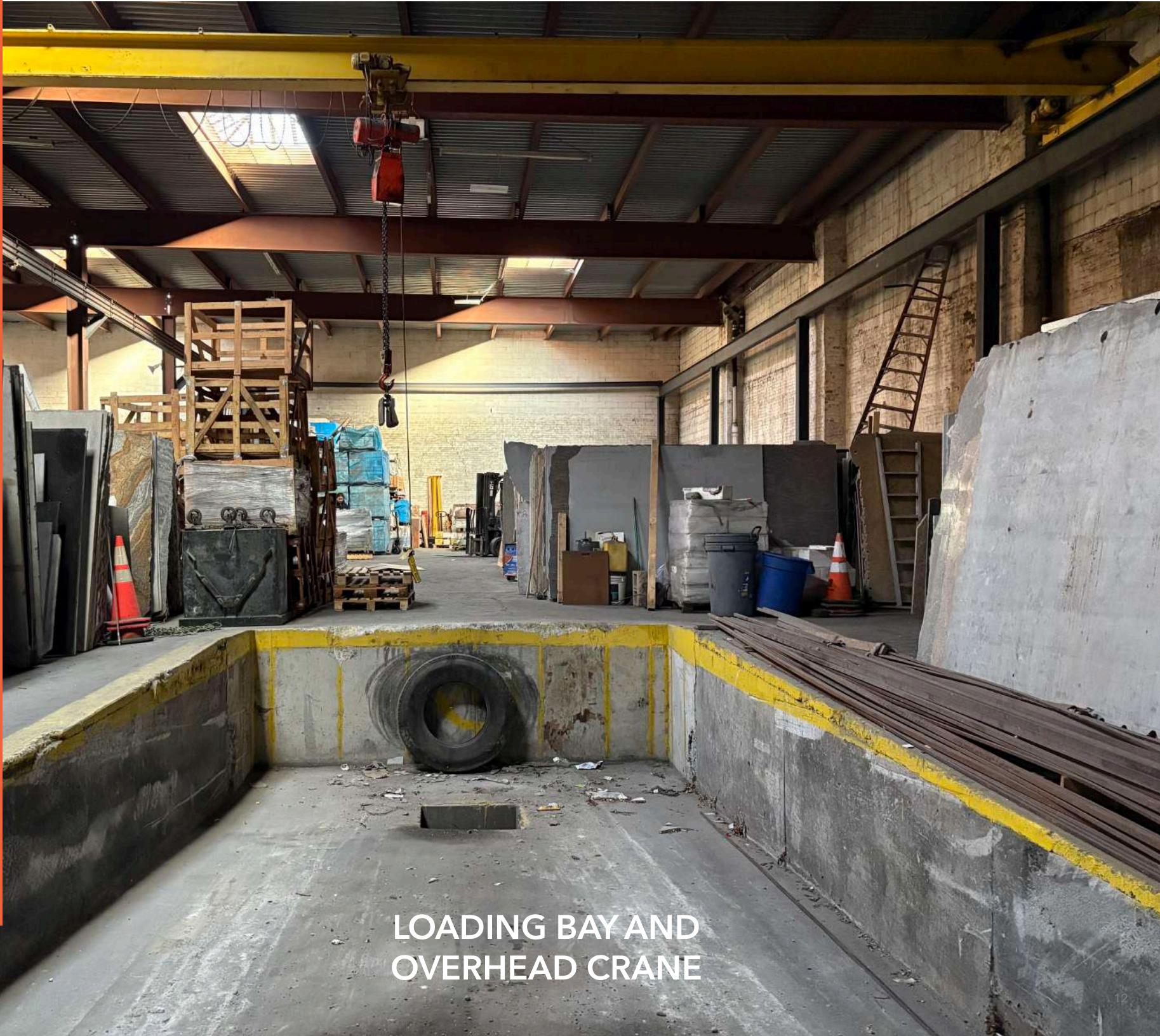






INTERIOR
PHOTO





LOADING BAY AND
OVERHEAD CRANE

DRIVE IN DOOR

DRIVE IN DOOR

LOADING BAY



MORGAN AVE



SHOWROOM
CORNER OF GRAND ST AND MORGAN AVE

FLOOR PLAN



PROSPECTIVE TENANTS / USES



Last Mile Logistics



E-Commerce



- Food / Beverage Distribution
- Manufacturing
- Frozen / Dry Storage



Steel Fabrication



- Construction Contractors
- Building Materials



Art Storage



- TV / Film Production
- Lighting and Grip
- Theater Fabrication



Warehouse Distribution

ROUTE MAP

| | |
|--------------------------------------|-------------------------------|
| Nearest L.I.E. Entrance Ramp | 1 Mile to Maurice Ave |
| Nearest L.I.E. Entrance Ramp | 2.6 Miles to Metropolitan Ave |
| Nearest to Brooklyn Queens Expy Ramp | 1.2 Miles to Meeker Ave |
| Williamsburg Bridge | 1.2 Miles |



TRANSPORTATION

TRANSIT/SUBWAY

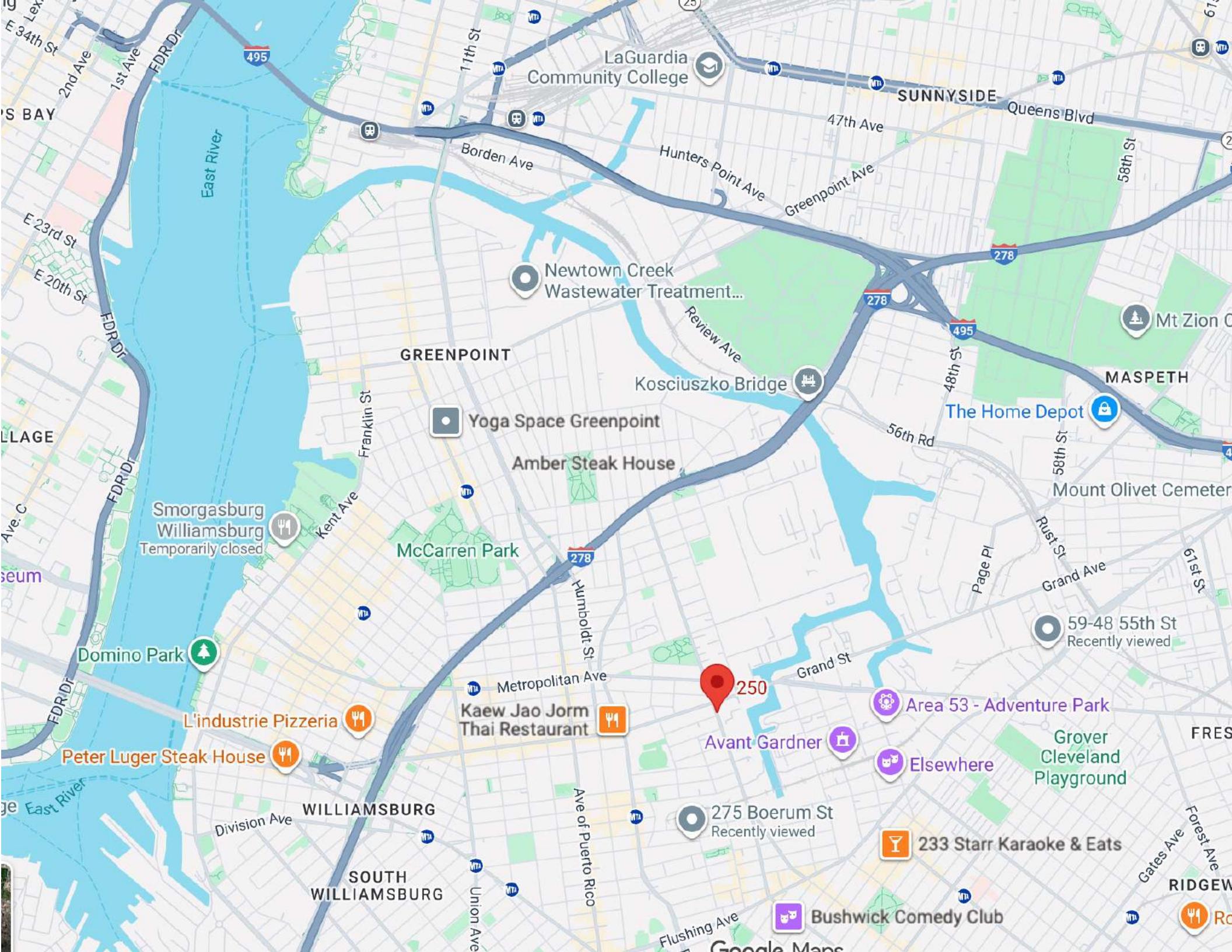
| | | |
|---|-------------|--------|
| Grand Street (L Line)   | 6 min walk | 0.3 mi |
| Morgan Avenue   | 10 min walk | 0.7 mi |
| Graham Avenue   | 11 min walk | 0.6 mi |
| Montrose Avenue   | 12 min walk | 0.8 mi |
| Jefferson Street   | 19 min walk | 1.1 mi |

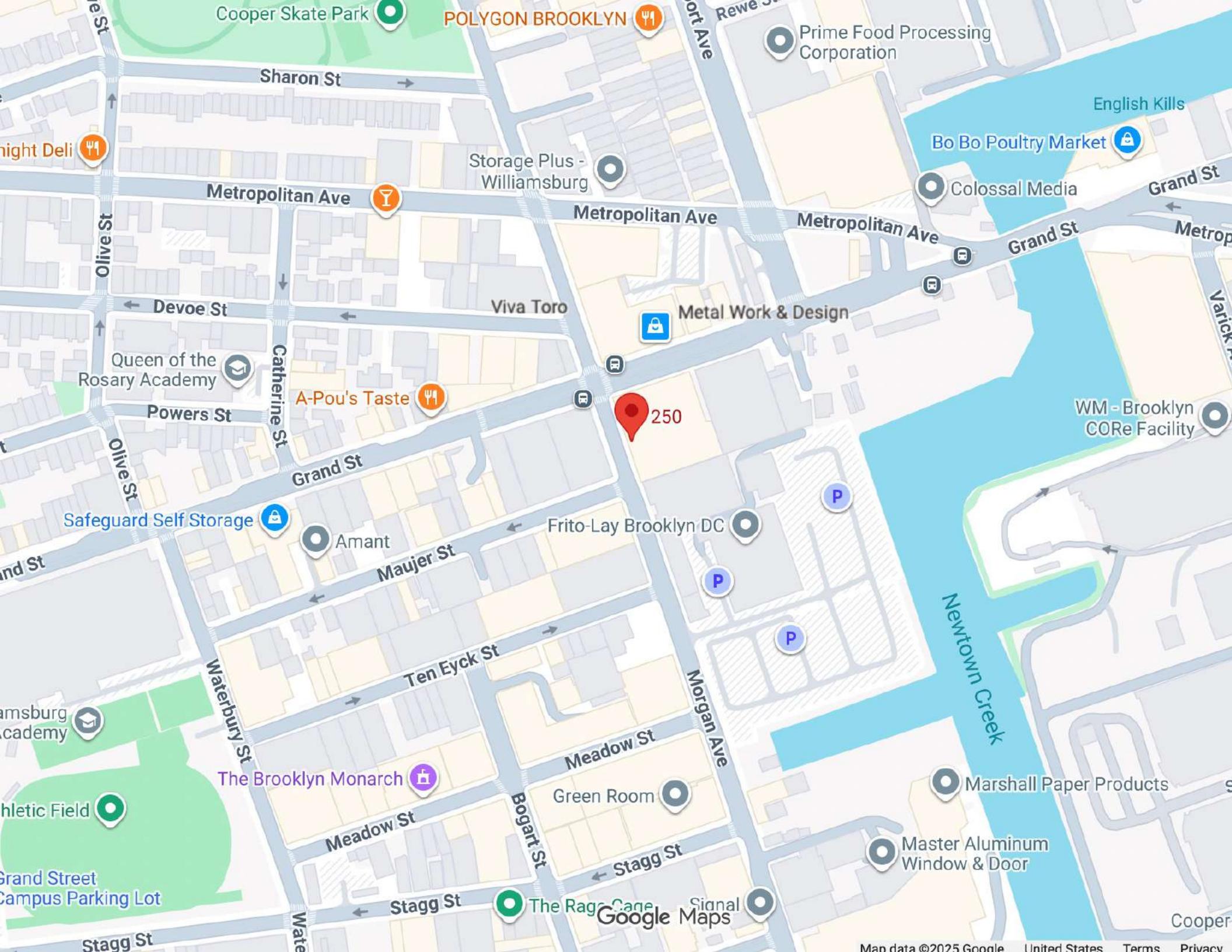
AIRPORT

| | | |
|--|--------------|---------|
| LaGuardia  | 13 min drive | 6.6 mi |
| John F Kennedy International  | 21 min drive | 12.0 mi |

FREIGHT PORT

| | | |
|----------------------------------|--------------|--------|
| NY - Red Hook Container Terminal | 11 min drive | 5.6 mi |
|----------------------------------|--------------|--------|







AVAILABLE FOR LEASE

**1041 Grand St / 250 Morgan Ave
(East Williamsburg)
Brooklyn, NY**

Please Contact Exclusive Broker, Jaffe Realty, LLC

JAFFE REALTY, LLC

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