

AVAILABLE FOR LEASE

1041 Grand St / 250 Morgan Ave

Brooklyn, NY 11237

Block: 2942 Lot: 12



24,000 SF

1 Story High Ceiling Warehouse

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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 2<sup>nd</sup> 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 <sup>nd</sup> 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



EXTERIOR  
PHOTO



TRAFFIC  
REGULATIONS

MORGAN AVE



**MARINO**  
MARBLE & TILE CORP.  
of Tile, Marble & Granite  
REPLICATION OF MARBLE & GRANITE  
9-2191 / 2520



MORGAN AVE



**MARINO**  
MARBLE & TILE CORP.  
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INTERIOR  
PHOTO





INTERIOR  
PHOTO

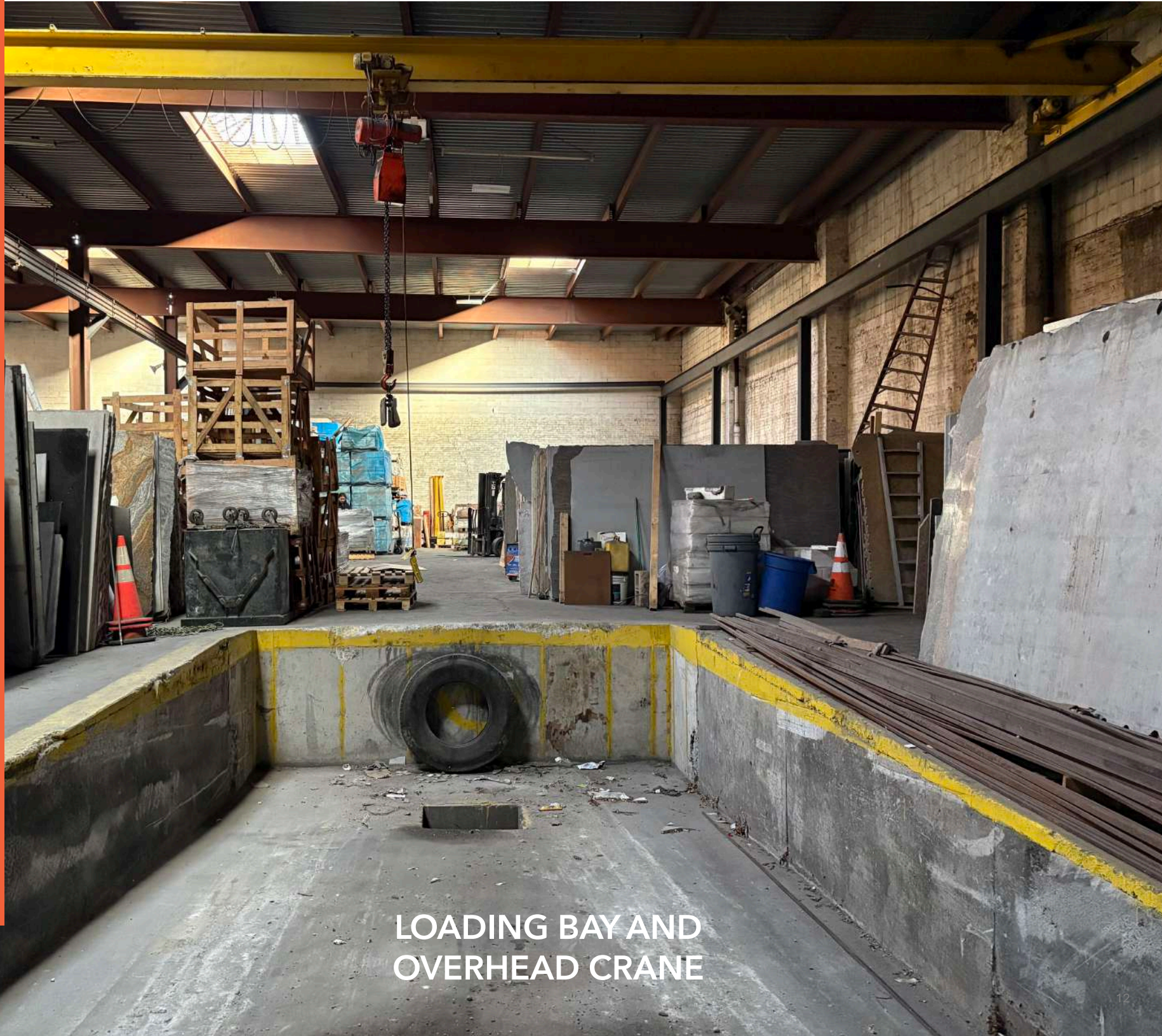




INTERIOR  
PHOTO







LOADING BAY AND  
OVERHEAD CRANE



DRIVE IN DOOR

DRIVE IN DOOR

LOADING BAY



MORGAN AVE

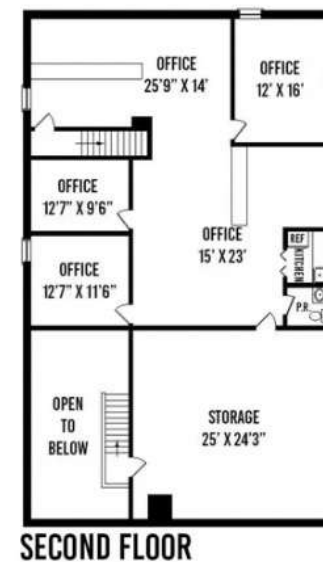
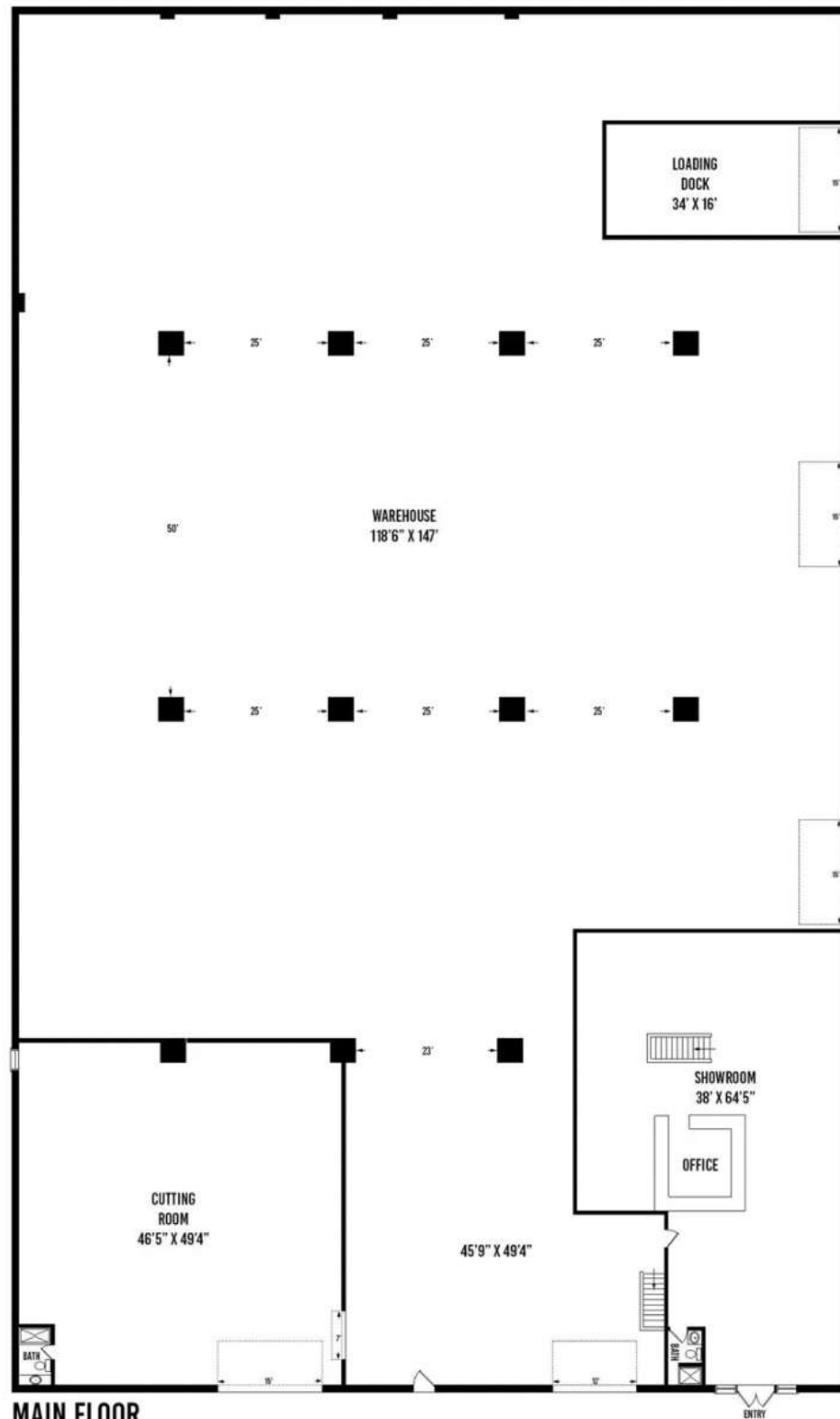




SHOWROOM  
CORNER OF GRAND ST AND MORGAN AVE



# 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

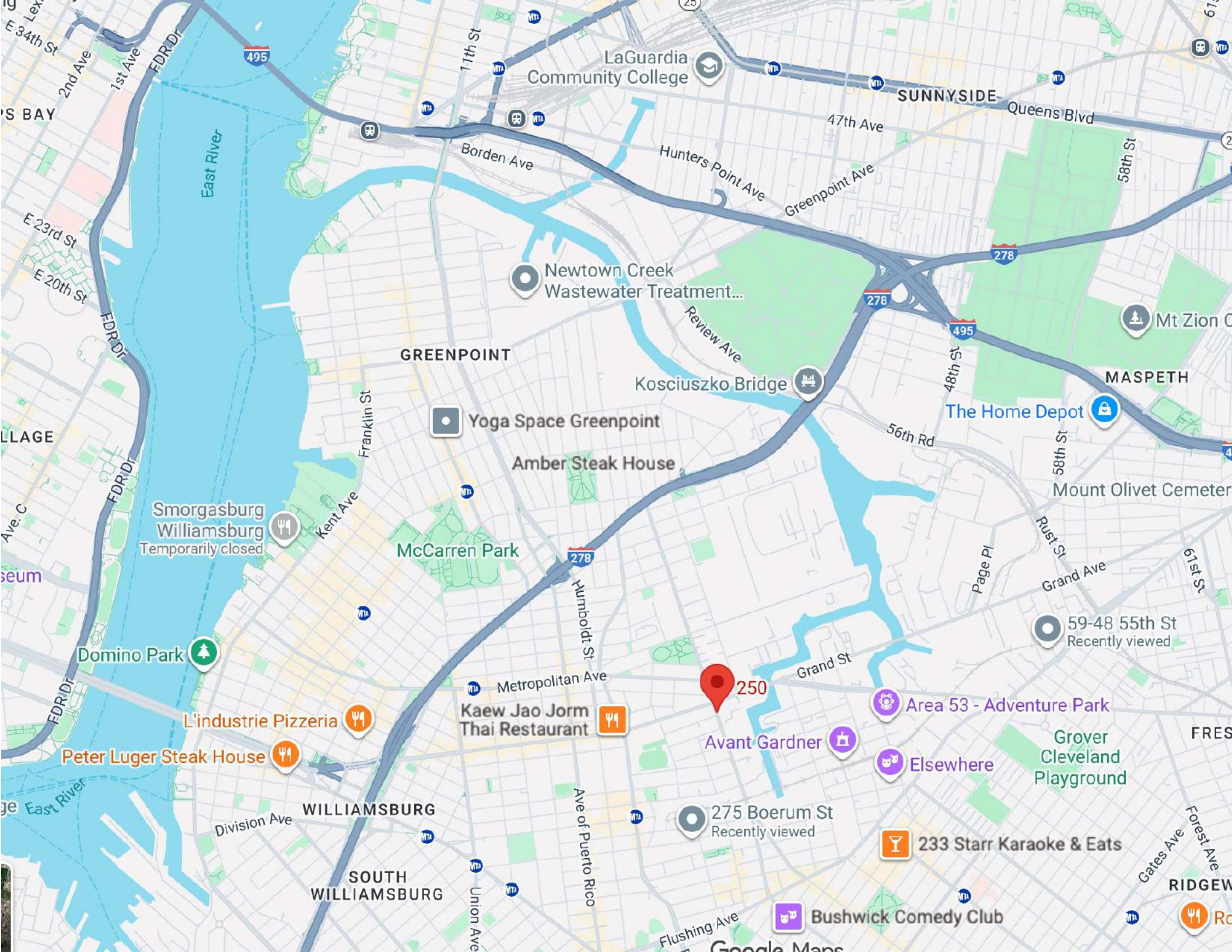
### AIRPORT

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

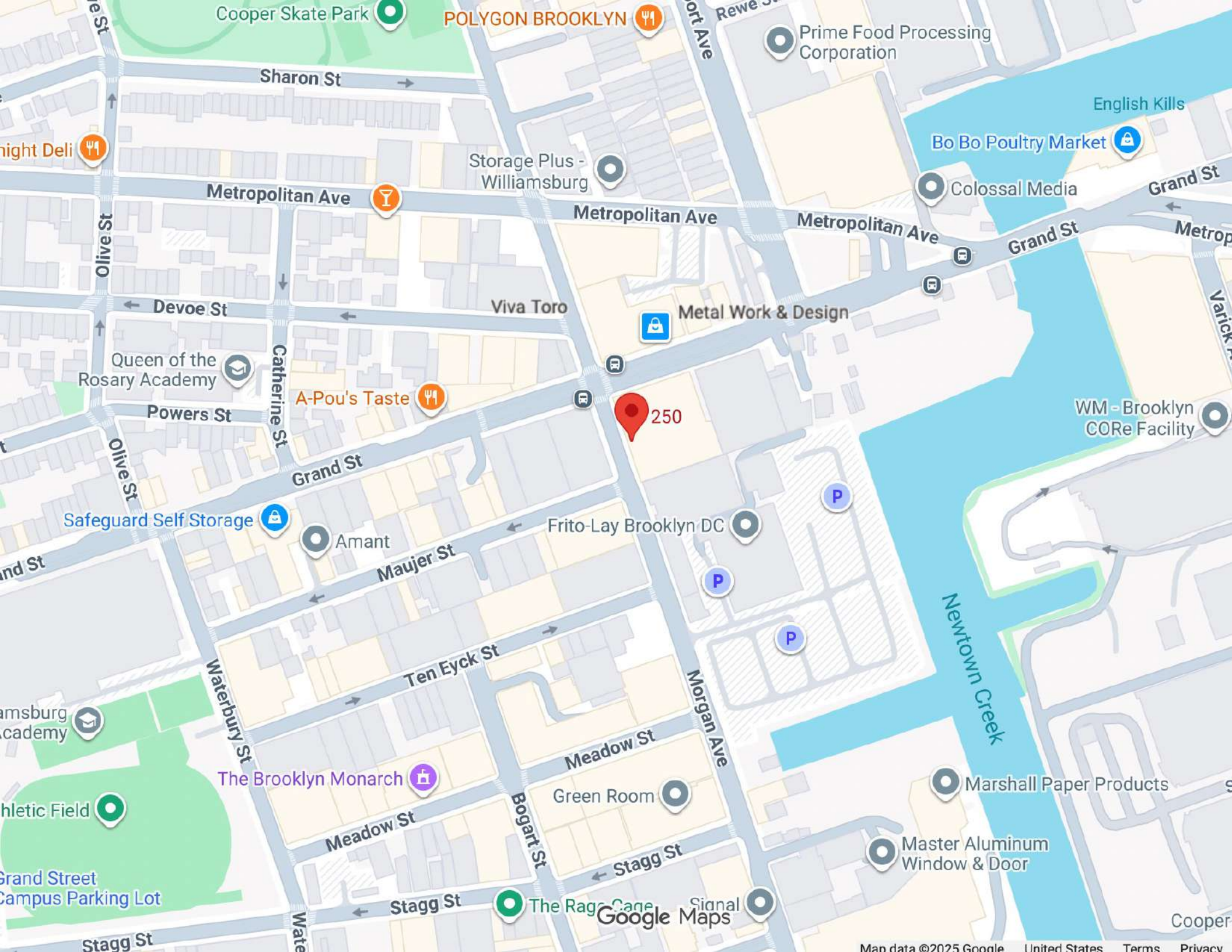
### FREIGHT PORT

NY - Red Hook Container Terminal	11 min drive	5.6 mi
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AVAILABLE FOR LEASE

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

Please Contact Exclusive Broker, Jaffe Realty, LLC

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**JAFTE REALTY, LLC**  
**Brian Jaffe**  
(718) 216-6626  
Brian@Jaffe-Realty.com