



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

LEASE / SALE



1014 STANLEY AVENUE  
BROOKLYN, NY 11208

**40,000 SF  
Mostly One-Story  
Warehouse +  
5,000 SF Parking**

Lease/Sale in Spring Creek  
Former USDA Approved Facility

PRICE

Upon Request

Type  
**Warehouse / Industrial**

SQUARE FOOT  
**40,000 RSF**

ZONING  
**M1-1**

CLEAR HEIGHT  
**14' - 19'**

PARCEL ID  
**4525**

LOADING  
**2 LOADING DOCKS**  
**4 DRIVE-IN DOORS**

BLOCK  
**29**

718-784-8282 / [PINNACLERENY.COM](http://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

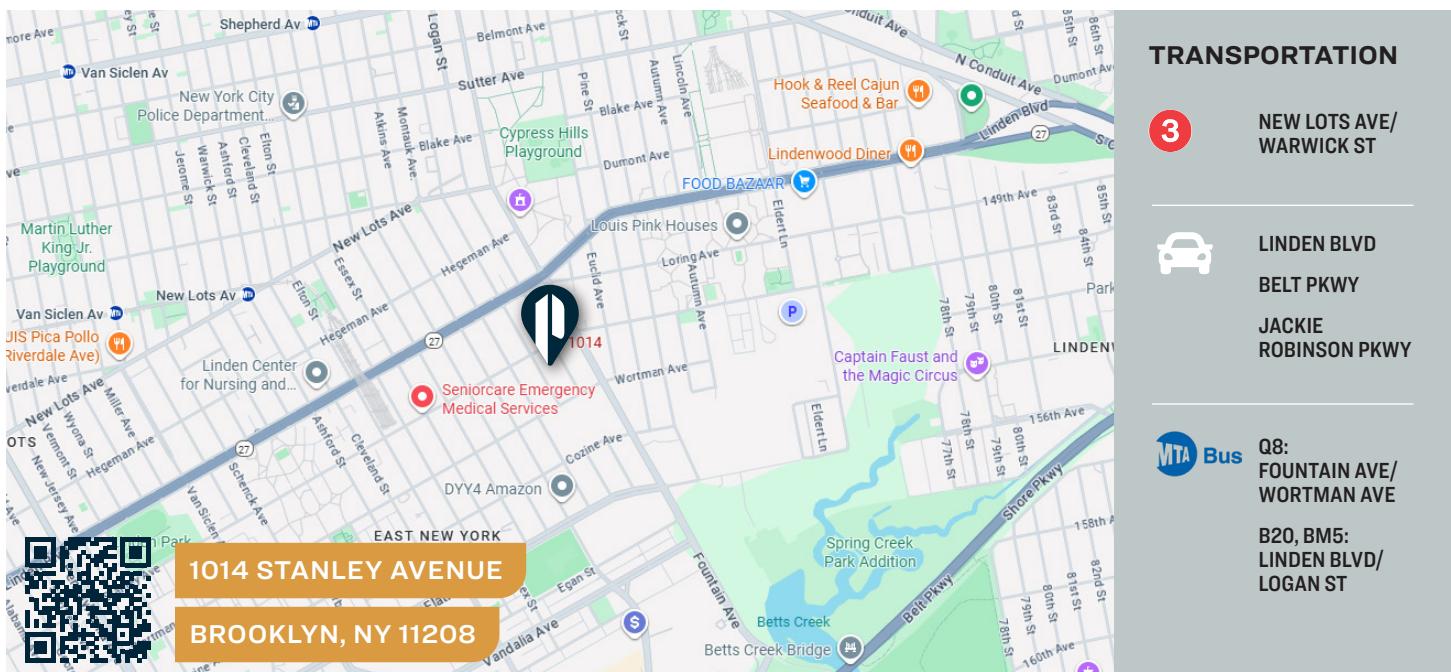
- **Lot:** 40,000 Sq. Ft.
- **Lot Dimensions:** 200x200
- **Building:** 40,000 Sq. Ft.
- **Building Dimensions:** 200x150

## Ground Floor Warehouse

- 35,000 Sq. Ft.
- Ceiling Height: 14'-19'
- 2 Loading Docks
- 4 Drive-In Doors
- Wide Column Spacing 36'x23'
- Gas Heat
- Sprinkler
- New LED Lighting
- Surveillance System
- 3,300 Amps Power
- Formerly USDA Approved Facility
- Existing Insulation for Freezer/Refrigeration
- Floor Drains
- Tiled Rooms for Processing

## Second Floor & Mezzanine Offices

- 5,000 Sq. Ft. State of the Art 2nd Floor Offices
- 300 Sq. Ft. Mid-Mezzanine Private Office
- Ground Floor Executive Office Suite
- Passenger Elevator
- Fully HVAC
- Conference Room
- Kitchen
- Private Executive Offices with Private Facilities
- Open Ball Pen Area
- Finished **Rooftop** to Accommodate Events
- **Parking:** 5,000 Sq. Ft.



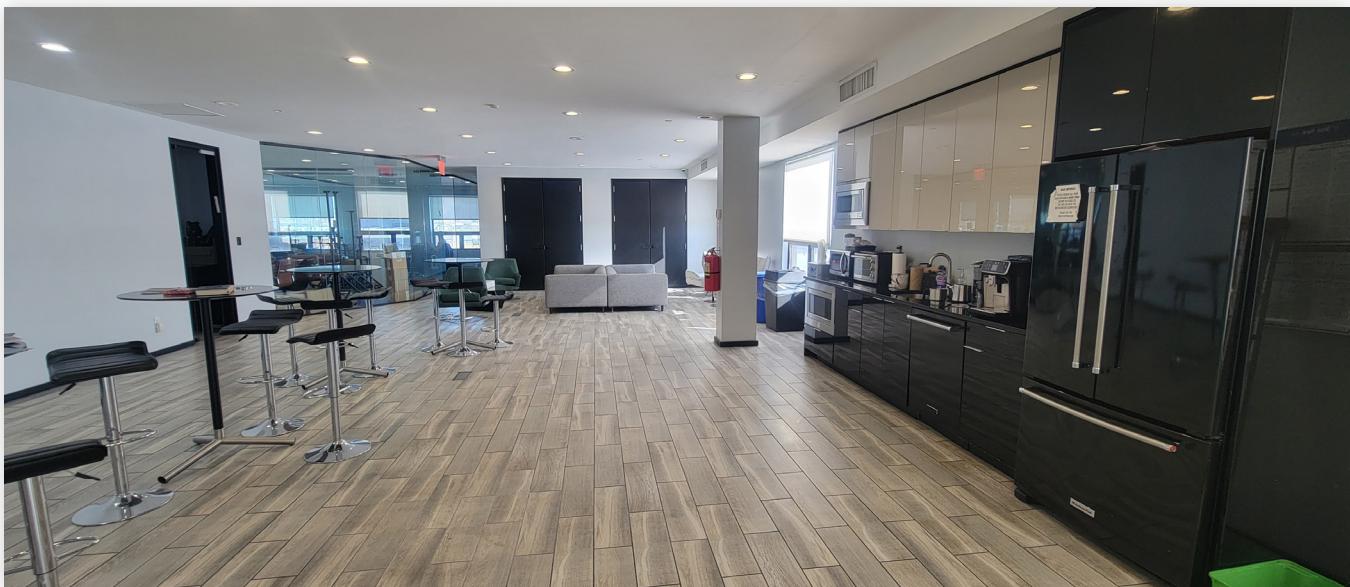
## PICTURES



## PICTURES



## PICTURES



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Long Island City, NY 11101  
718-784-8282  
[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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**NECHAMA LIBEROW**  
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718-371-6420

## ACCESSIBILITY

# Ideally Positioned



LAGUARDIA AIRPORT 4



JFK INTERNATIONAL AIRPORT 3



PROSPECT PARK 1

BROOKLYN COLLEGE 2

BELT PKWY 5



## KEY DISTANCES



BY SUBWAY

1	PROSPECT PARK	30 MIN
2	BROOKLYN COLLEGE	45 MIN



BY CAR

3	JFK AIRPORT	15 MIN
4	LAGUARDIA AIRPORT	31 MIN
5	BELT PKWY	6 MIN



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