

MRG

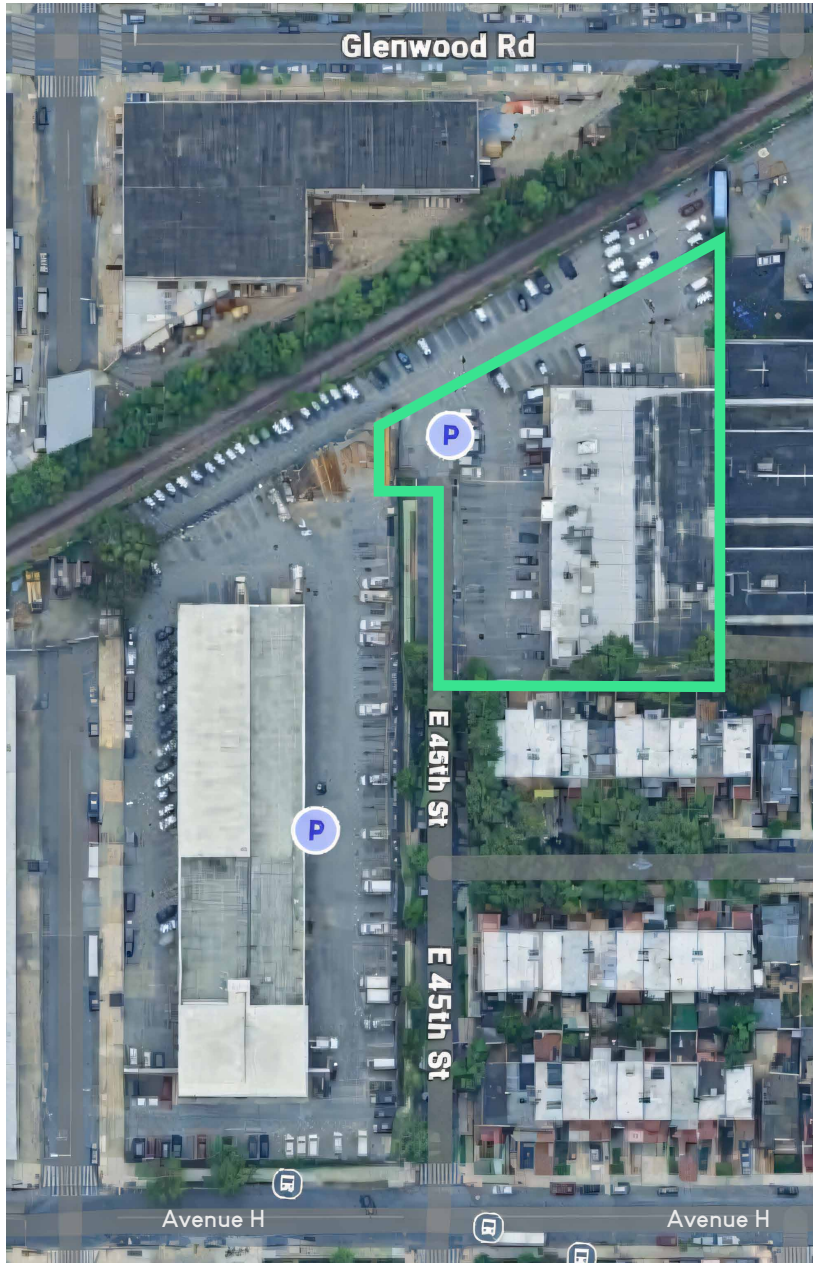
For Lease

1095 E 45th St

70 Car Parking | Brooklyn, NY 11234
Corporate Flex Space Available



SPACE DETAILS



OVERVIEW

- **Address:** 1095 E 45th St, Brooklyn, NY 11234
- **Cross Streets:** Avenue H
- **Neighborhood:** East Flatbush

SPACE DETAILS

- **Total size:** 75,000 sq ft Land with 31,000 sq ft of Building Space
- **Ceiling Height:** 10 - 20 ft
- **Frontage :** 200 ft
- 31,000 sq ft Building Space includes
- 25,000 sq ft Ground Floor Space
- 6,000 sq ft Second Floor Offices

HIGHLIGHTS

- Machine / Car Shop On Site
- Fully Enclosed and Secure
- 120 Car Parking Lot

TRANSPORTATION

- 🚗 2 min walk to B6, B103, BM2
- 🚆 10 min walk to train 2, 5
- 🗺️ 25 min drive to LGA, 15 min drive to JFK, 45 min drive to EWR

DEMOGRAPHICS

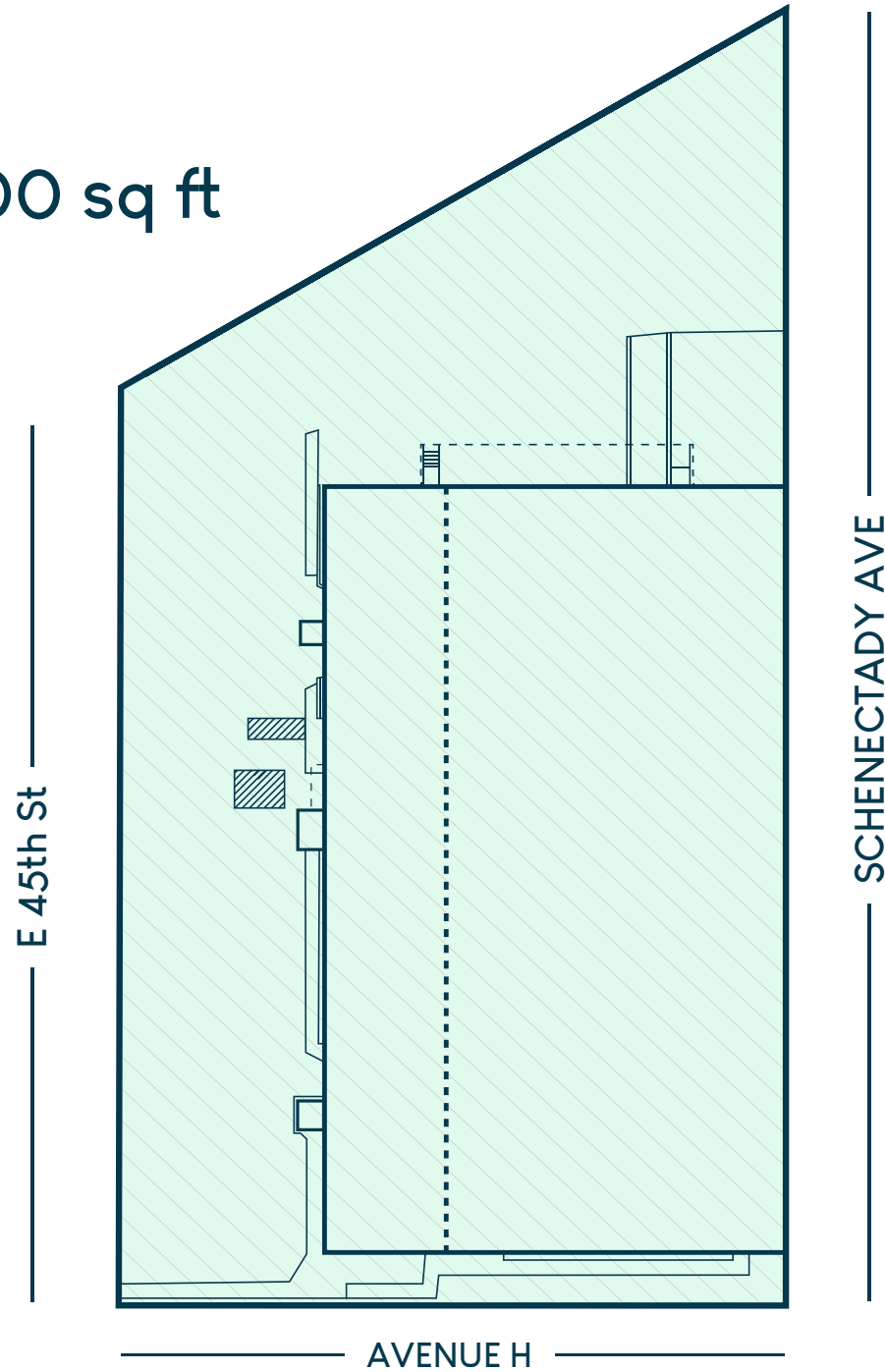
- **Population:** 100,000
- **Median Household Income:** \$81,000
- **Median Home Value:** \$681,000

NEIGHBORS

Verizon, Ford, Lincoln, Target, Volkswagen, U-Haul, Popeyes, KFC, Wendy's, CVS Pharmacy, Jollibee, Safeguard Self Storage

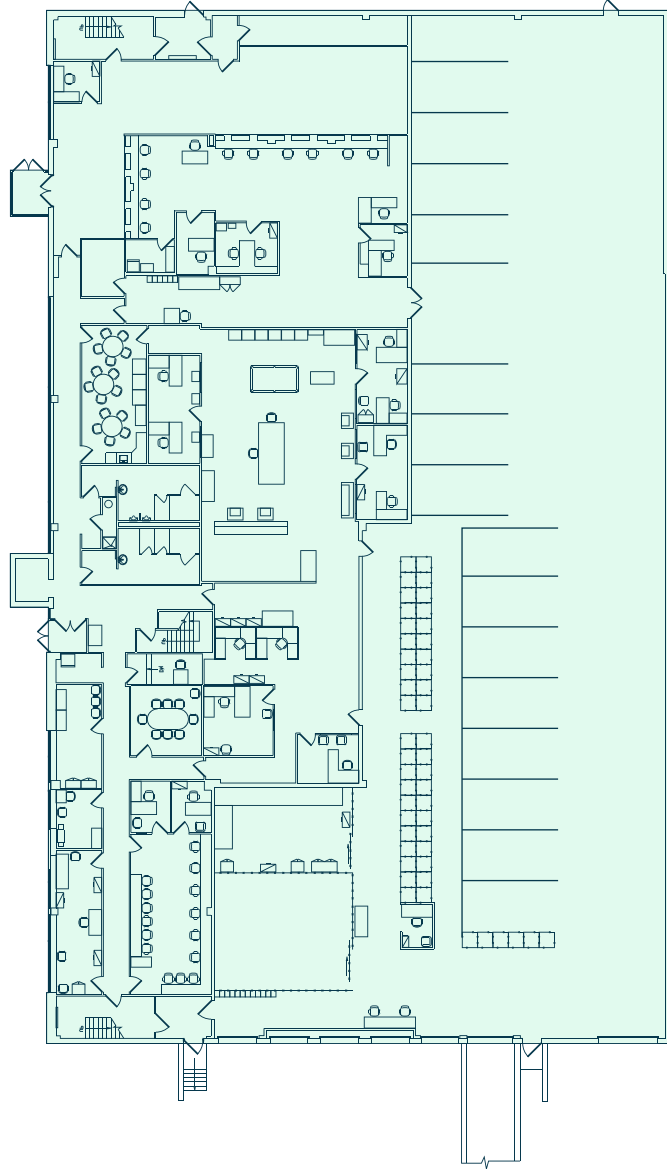
SITE PLAN

Total Size: 75,000 sq ft

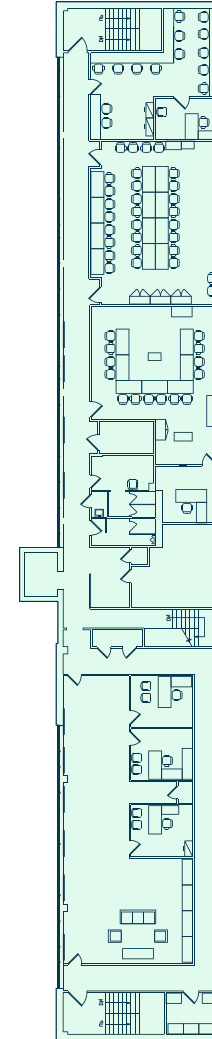


FLOOR PLANS

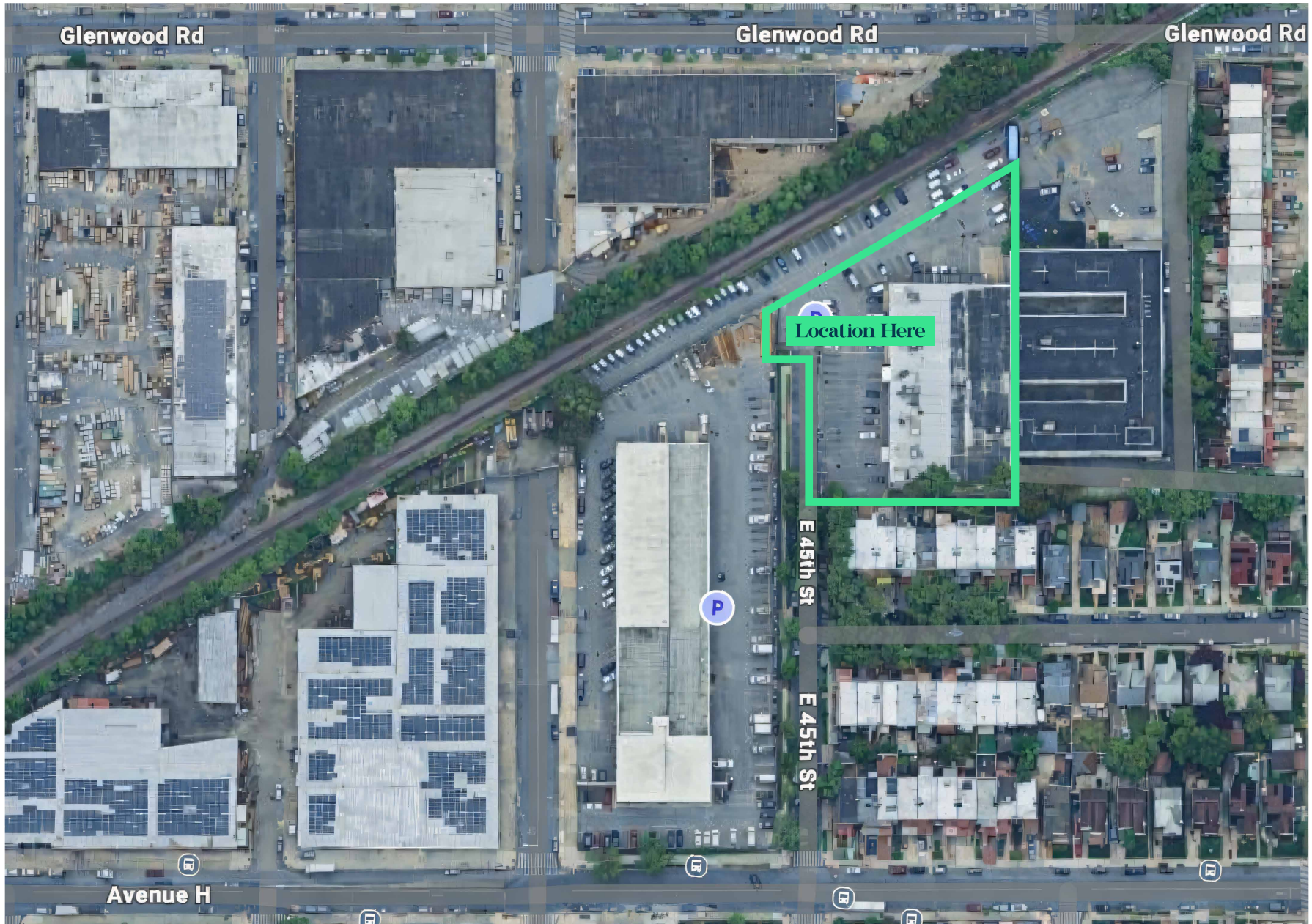
1st Floor
25,000 sq ft



2nd Floor
6,000 sq ft



LOCATION OVERVIEW



PROPERTY OVERVIEW



Corporate Flex Space Available For Lease

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FOR MORE INFORMATION
PLEASE CONTACT:

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