



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE / SALE**



**756 ROCKAWAY PARKWAY**

**BROOKLYN, NY 11236**

# **6,000 Sq. Ft. Renovated Warehouse + Office for Lease/Sale in East Flatbush**

Ideal Contractor Building

Type

**Warehouse / Office / Industrial**



SQUARE FOOT

**6,000<sub>RSF</sub>**



ZONING

**M1-1**



CLEAR HEIGHT

**13'**



PARCEL ID

**08122**

BLOCK



LOADING

**1 DRIVE-IN DOOR**



**47**

LOT

PRICE

**Upon Request**

**718-784-8282 / 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 Size:** 4,400 Sq. Ft.
- **Lot Dimensions:** 40' x 110'
- **Building Size:** 6,000 Sq. Ft.
- **Building Dimensions:** 40' x 100'

### Ground Floor Warehouse:

- 4,000 Sq. Ft.
- 13' Ceiling
- 1 Drive-In Door
- Sprinkler
- Gas Heat
- Fully HVAC
- 400 AMPS

### Second Floor Office:

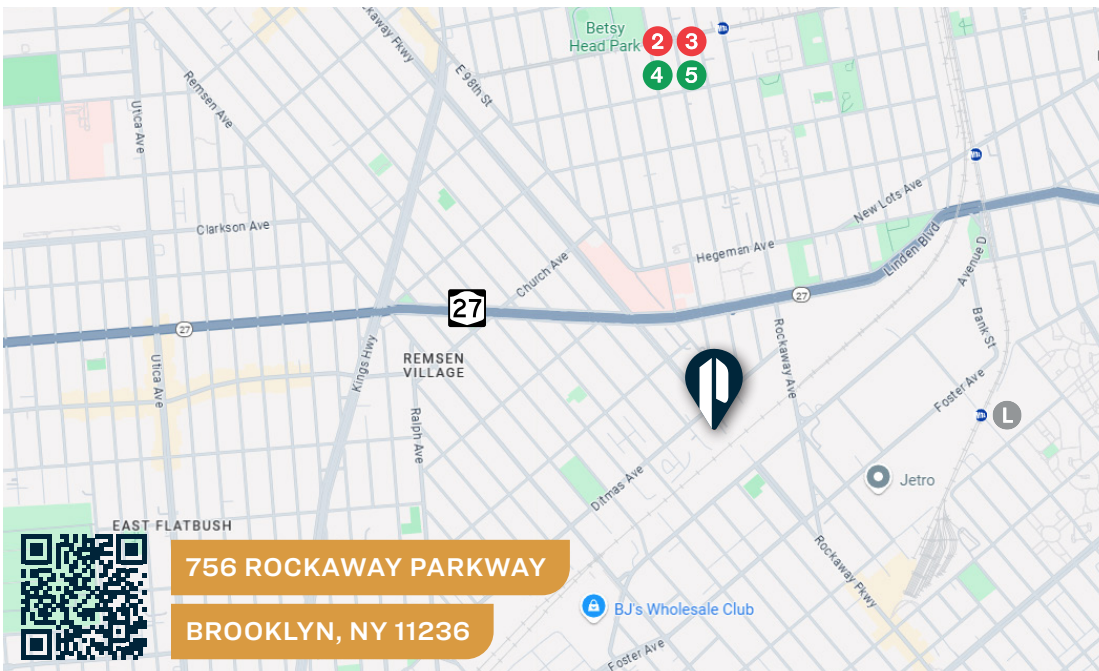
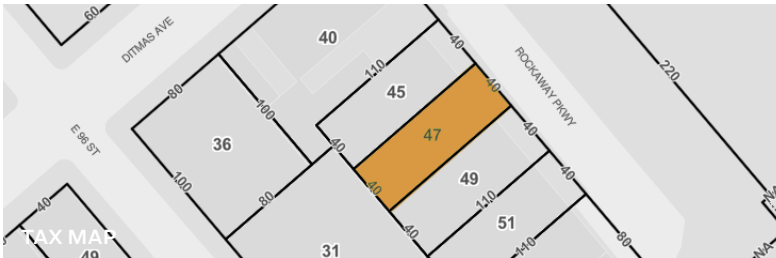
- 2,000 Sq. Ft.
- Fully Renovated
- Private Offices
- Ball Pen Area
- Conference Room
- Kitchen
- Outdoor Patio
- Surveillance System
- 5 Car Gentleman Parking
- Real Estate Taxes \$27,256



CONFERENCE ROOM



KITCHEN



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## TRANSPORTATION

- L** ROCKAWAY PKWY STATION
- 2 3** ROCKAWAY AVE
- 4 5**

- Car** KINGS HWY
- BELT PKWY
- ROCKAWAY PKWY

- MTA Bus** B60: ROCKAWAY AVE/DITMAS AVE
- B8: LINDEN BLVD/ ROCKAWAY PKWY

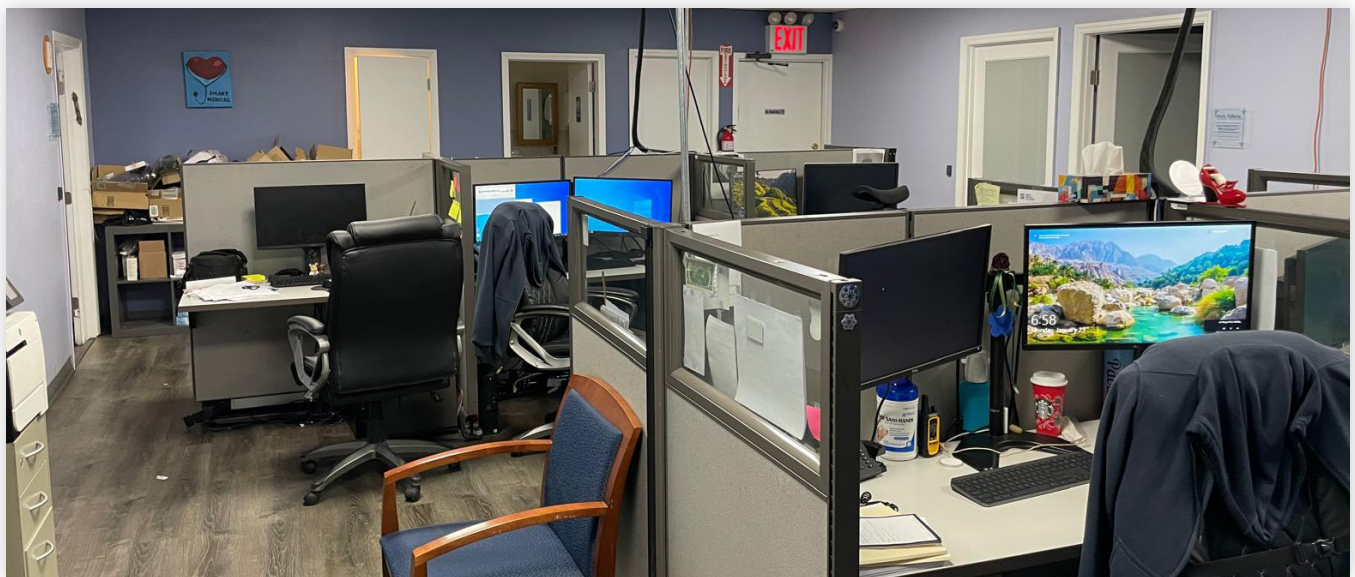


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## PICTURES



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FOR MORE INFORMATION ABOUT THIS  
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