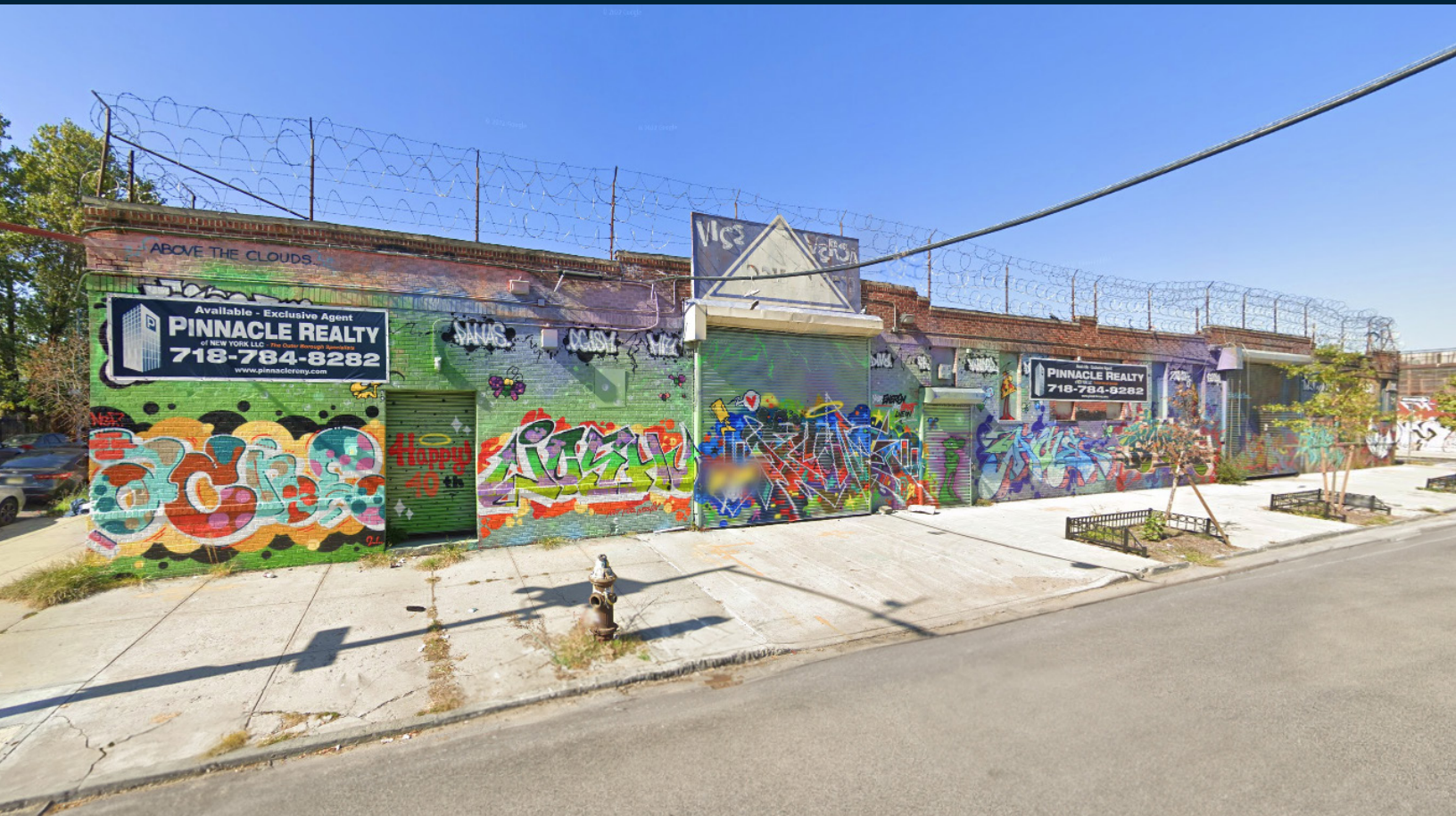




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / FOR LEASE



71 WHITE STREET

BROOKLYN, NY 11206

One of a Kind Opportunity in the Heart of Bushwick.

24,240 Sq. Ft. One Story Industrial Building.
Development Rights up to 64,280 Sq. Ft.

Freshly Renovated!

TYPE

**Warehouse / Industrial /
Film Studio / Sports Venue**



SQUARE FT.

24,240 RSF



ZONING

M1-2



CLEAR HEIGHT

15'

PARCEL ID



3082

BLOCK



LOADING CAPACITY

3 Drive-In
Doors



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

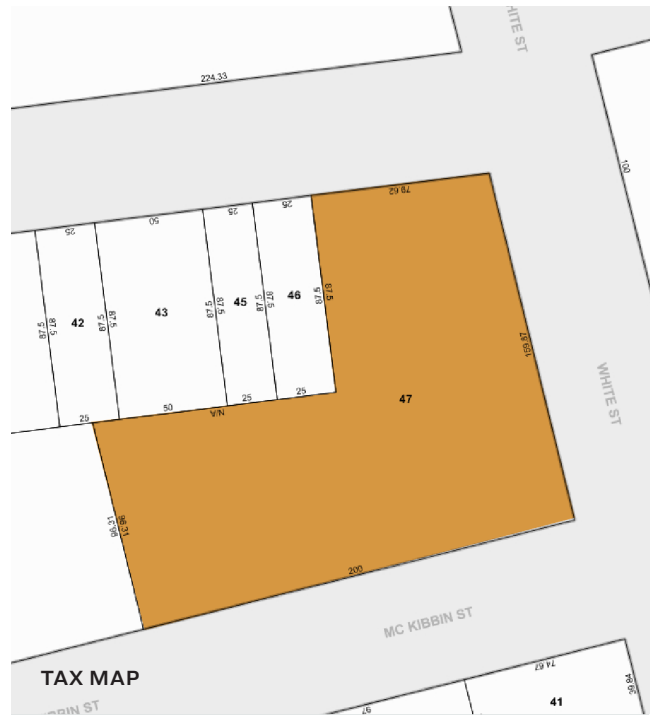
Pinnacle Realty of New York, LLC is pleased to announce that it has been appointed the exclusive agents to facilitate the leasing of 71 White Street Bushwick, Brooklyn. This ideally located 24,240 Sq. Ft. industrial/commercial site is 2 blocks from the Morgan Avenue L train station subway station, minutes to Manhattan, with convenient access to major roadways serving the boroughs of NYC and the tristate metropolitan area.

This rare industrial/commercial property is located in a M1-2 zoning district, which allows for up to 2.0 FAR / 48,480 sq. ft. of development and 4.8 FAR / 116,352 Sq. Ft. of community facility development as-of-right. The triple frontage lot boasts 439 feet of frontage on White Street, Boerum Street and Mckibbin street, which provides excellent access and loading.

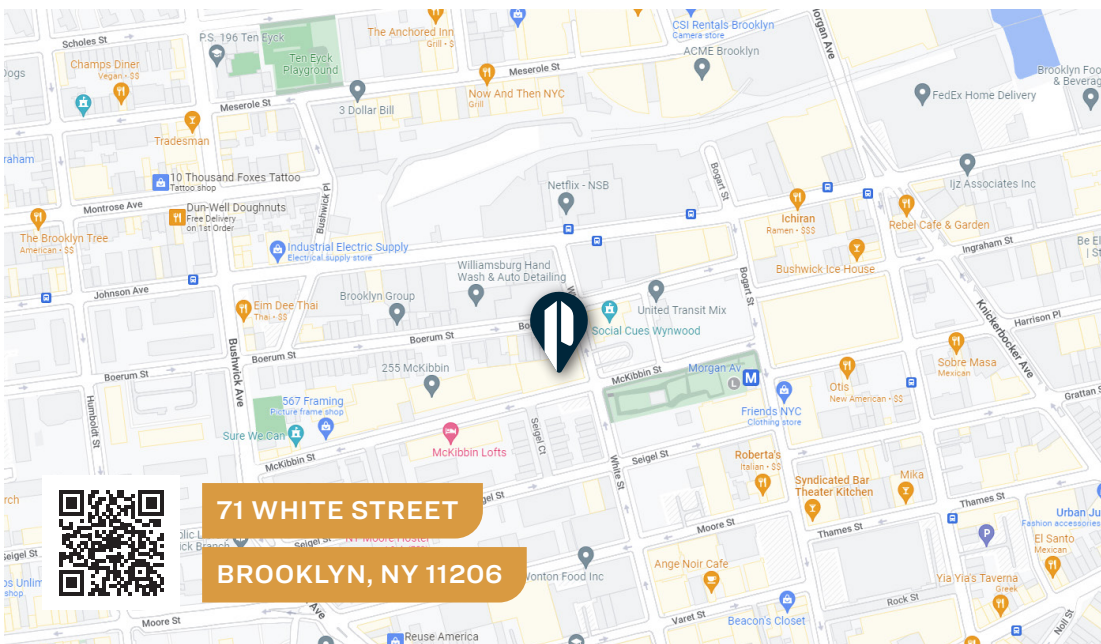
RENOVATED AND READY FOR OCCUPANCY!

FEATURES

- 15 Foot Ceiling Height
- 3 Drive-In Doors
- 1 Loading Dock
- Office Build-to-Suit
- 3-Street Frontage
- Street-to-Street Access



- Building in White Box Condition
- New Roof and Upgraded Utilities
- Immediate Possession



TRANSPORTATION

-  **2 BLOCKS TO L TRAIN**
-  **BROOKLYN-QUEENS EXPRESSWAY**
LONG ISLAND EXPRESSWAY
QUEENS MIDTOWN EXPY
-  **CITI BIKE: MCKIBBIN ST & BOGART ST**
-  **B60: MORGAN AV/ HARRISON PL**



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

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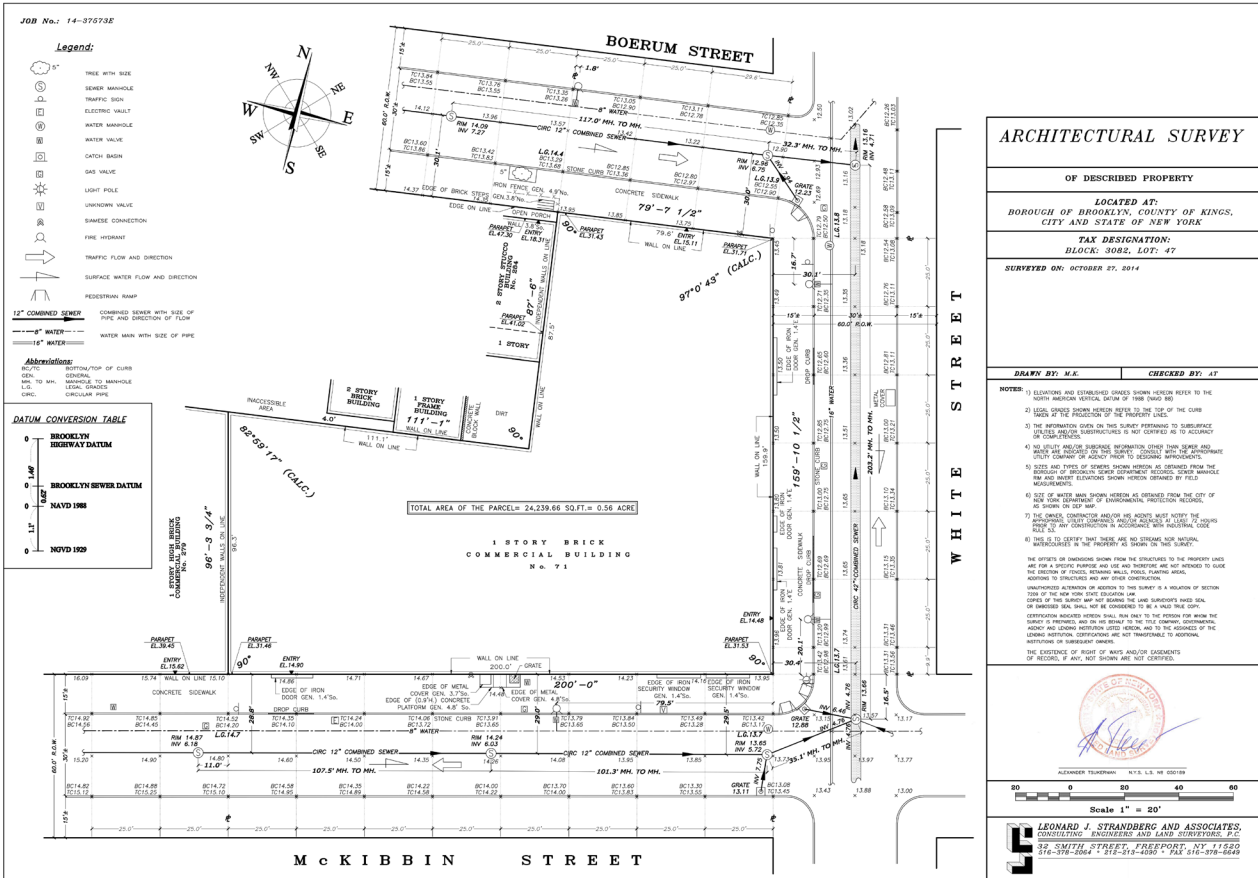
AERIAL VIEW



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SURVEY MAP



- Legend:**
- Tree with size
 - Sewer manhole
 - Traffic sign
 - Electric vault
 - Water manhole
 - Water valve
 - Gas valve
 - Catch basin
 - Light pole
 - Unknown valve
 - Swamp connection
 - Fire hydrant
 - Traffic flow and direction
 - Surface water flow and direction
 - Redeem ramp
 - 12" combined sewer
 - 8" water
 - 6" water
- Abbreviations:**
- GEN: ELEVATION OF CURB
 - WH: WALKWAY
 - GEN: GENERAL TO MANHOLE
 - CON: CONCRETE
 - CIRC: CIRCULAR PIPE

DATUM CONVERSION TABLE

0	BROOKLYN HIGHWAY DATUM
0	BROOKLYN BEWER DATUM
0	NAVD 1988
0	NOVD 1929

ARCHITECTURAL SURVEY

OF DESCRIBED PROPERTY

LOCATED AT:
BOROUGH OF BROOKLYN, COUNTY OF KINGS,
CITY AND STATE OF NEW YORK

TAX DESIGNATION:
BLOCK: 3082, LOT: 47

SURVEYED ON: OCTOBER 27, 2014

DRAWN BY: M.K. CHECKED BY: AT

NOTES:

- ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREIN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS NOTED OTHERWISE.
- LEGAL CORNER POINTS REFER TO THE USE OF THE CURB OR CENTERLINE OF THE PROPERTY LINE.
- THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO SUBSURFACE OR COMPLEMENTS.
- NO UTILITY RECORDS OR INFORMATION OTHER THAN SEWER AND WATER ARE SHOWN ON THIS SURVEY. CONSULT WITH AN APPROPRIATE AGENCY AND OBTAIN NECESSARY INFORMATION FROM THE RECORDS OF THE CITY AND COUNTY ENGINEERING DEPARTMENT BEFORE CONSTRUCTION.
- SEWER AND WATER MAINS SHOWN HEREIN ARE OBTAINED FROM THE CITY OF BROOKLYN DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDS, AS SHOWN ON MAP 100-101-11.
- THE OWNER, CONTRACTOR AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR THE EXISTENCE OF RIGHT OF WAY AND/OR EASEMENTS FOR THE PURPOSES OF THIS SURVEY. THE EXISTENCE OF RIGHT OF WAY AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

Scale 1" = 20'

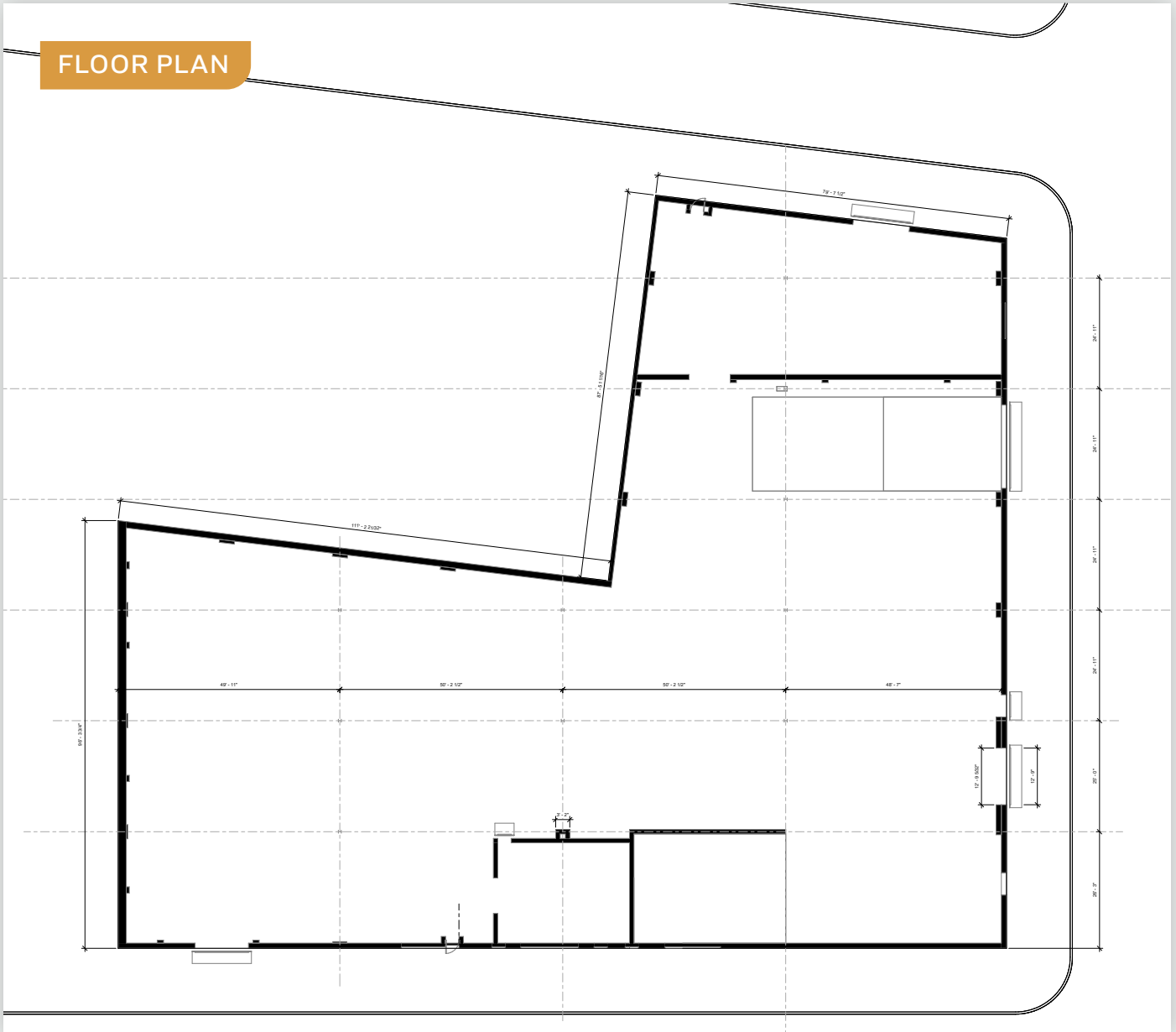
LEONARD J. STRANDBERG AND ASSOCIATES,
CERTIFIED ENGINEERING AND LAND SURVEYING, P.C.
312 SMITH STREET, FREEPORT, NY 11520
516-378-2664 • 516-319-4090 • FAX 516-378-6649

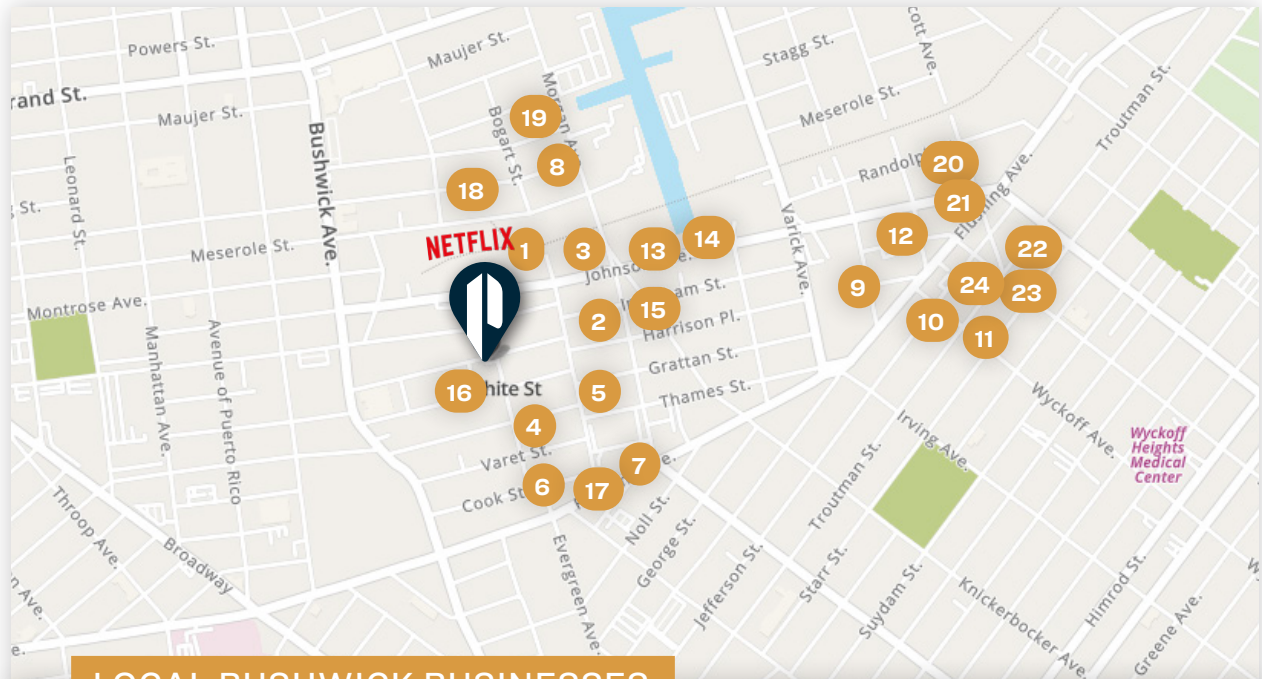
KEY PLAN

71 WHITE STREET



FLOOR PLAN





LOCAL BUSHWICK BUSINESSES

1 NETFLIX	9 JUPITER DISCO	17 THE NARROWS
2 CUBESMART SELF STORAGE	10 LOT 45 BUSHWICK	18 CITY OF SAINT COFFEE
3 ICHIRAN	11 DOCK	19 ARROGANT SWINE
4 ANGE NOIR CAFE	12 AP CAFE	20 BUNKER VIETNAMESE
5 FOOD GARDEN MARKET	13 GUADALUPE INN	21 ELSEWHERE
6 FORREST POINT	14 SUPERCROWN COFFEE	22 HARD TIMES SUNSET BAR
7 COLLECTIONS	15 CAPE HOUSE	23 LOS HERMANOS
8 OUR WICKED LADY	16 BLUE BOTTLE COFFEE	24 HOUSE OF YES



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pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



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718-784-8436