



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**800 SNEDIKER AVENUE**

**BROOKLYN, NY 11207**

# 45,500 Sq. Ft. One-Story Warehouse Plus Parking

For Lease in East New York

Type

**Warehouse / Parking**



SQUARE FOOT

**45,500<sub>RSF</sub>**



ZONING

**M1-1**



CLEAR HEIGHT

**20'**



PARCEL ID

**3881**

BLOCK



LOADING

**5 DRIVE-IN DOORS**

**2 INTERIOR LOADING DOCKS**



**1**

LOT

PRICE

**Upon Request**

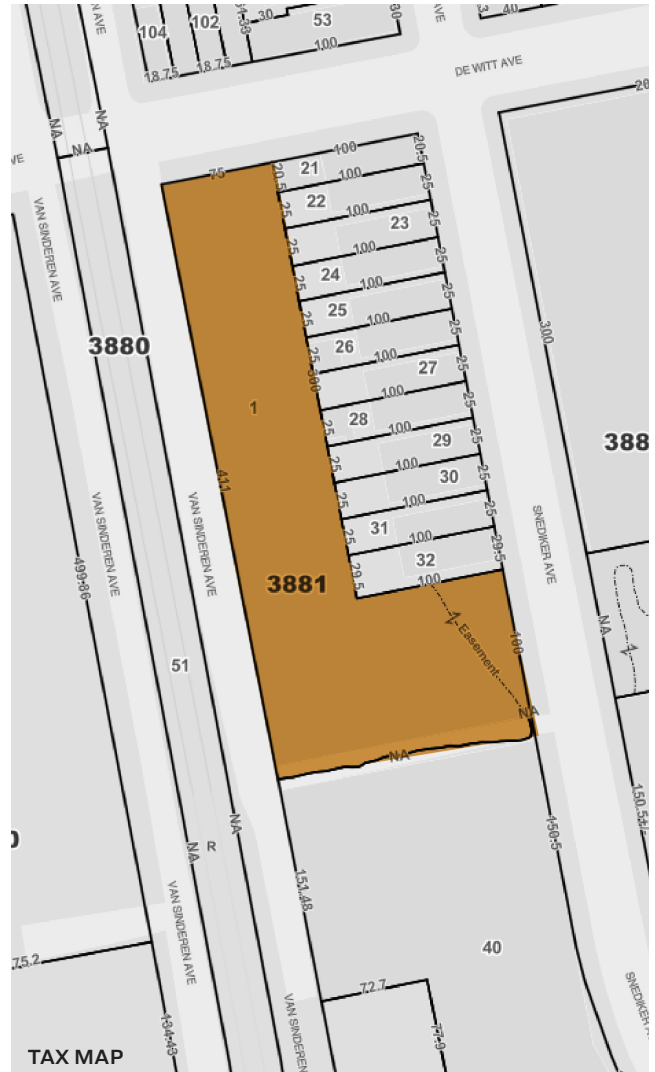
718-784-8282 / PINNACLERENY.COM

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.

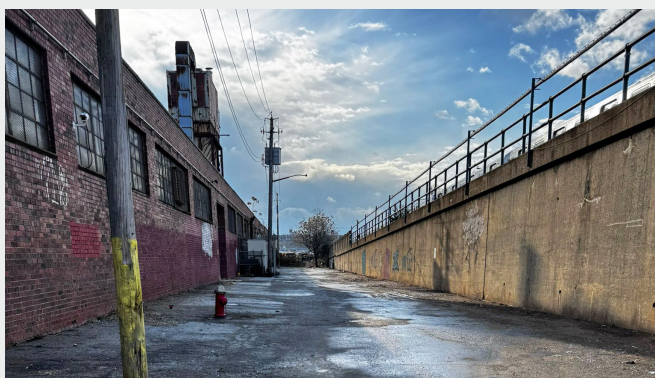
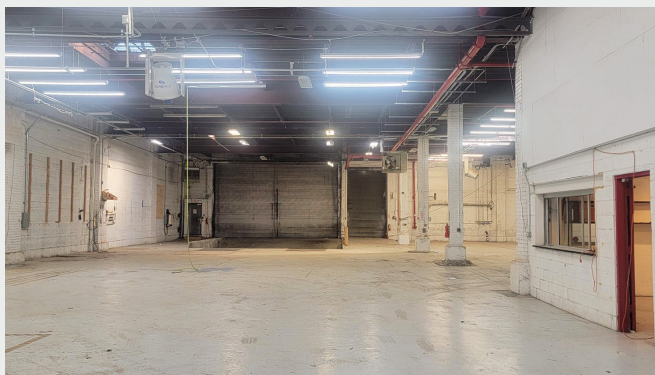
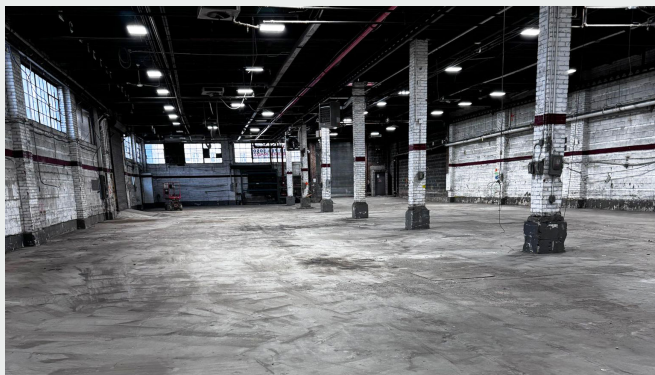
# Property Overview

## Features

- 40,000 Sq. Ft. Ground Floor
- 5,500 Sq. Ft. Mezzanine Office
- 20' Ceiling
- 2 Interior Loading Docks 42' x 26'
- 5 Drive-In Doors Open to Yard
- One Row of Columns
- Wet Sprinkler
- Gas Heat
- 4,000 Amps
- 300 KW Diesel Powered Backup Generator
- Skylights
- ADA Bathroom
- 14,000 Sq. Ft. Parking  
Closed City Street
- Significant Offside Parking



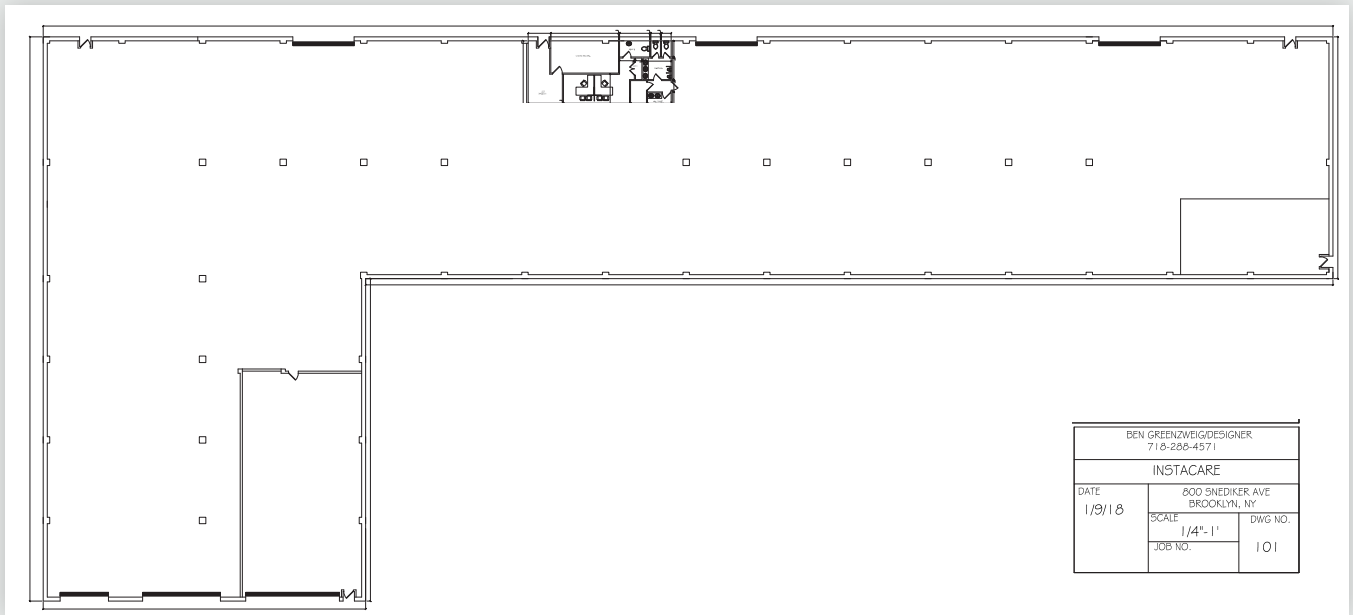
PICTURES



# SITE MAP



# PROPOSED FLOOR PLAN



|   |                                  |  |  |
|---|----------------------------------|--|--|
| BEN GREENZWEIG/DESIGNER<br>718-288-4571 |                                  |  |  |
| INSTACARE                               |                                  |  |  |
| DATE<br>1/9/18                          | 800 SNEDIKER AVE<br>BROOKLYN, NY |  |  |
| SCALE<br>1/4" = 1'                      | DWG NO.<br>101                   |  |  |



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## ACCESSIBILITY

# Ideally Positioned



## KEY DISTANCES



BY SUBWAY

|   |                  |        |
|---|------------------|--------|
| 1 | PROSPECT PARK    | 45 MIN |
| 2 | BROOKLYN COLLEGE | 54 MIN |

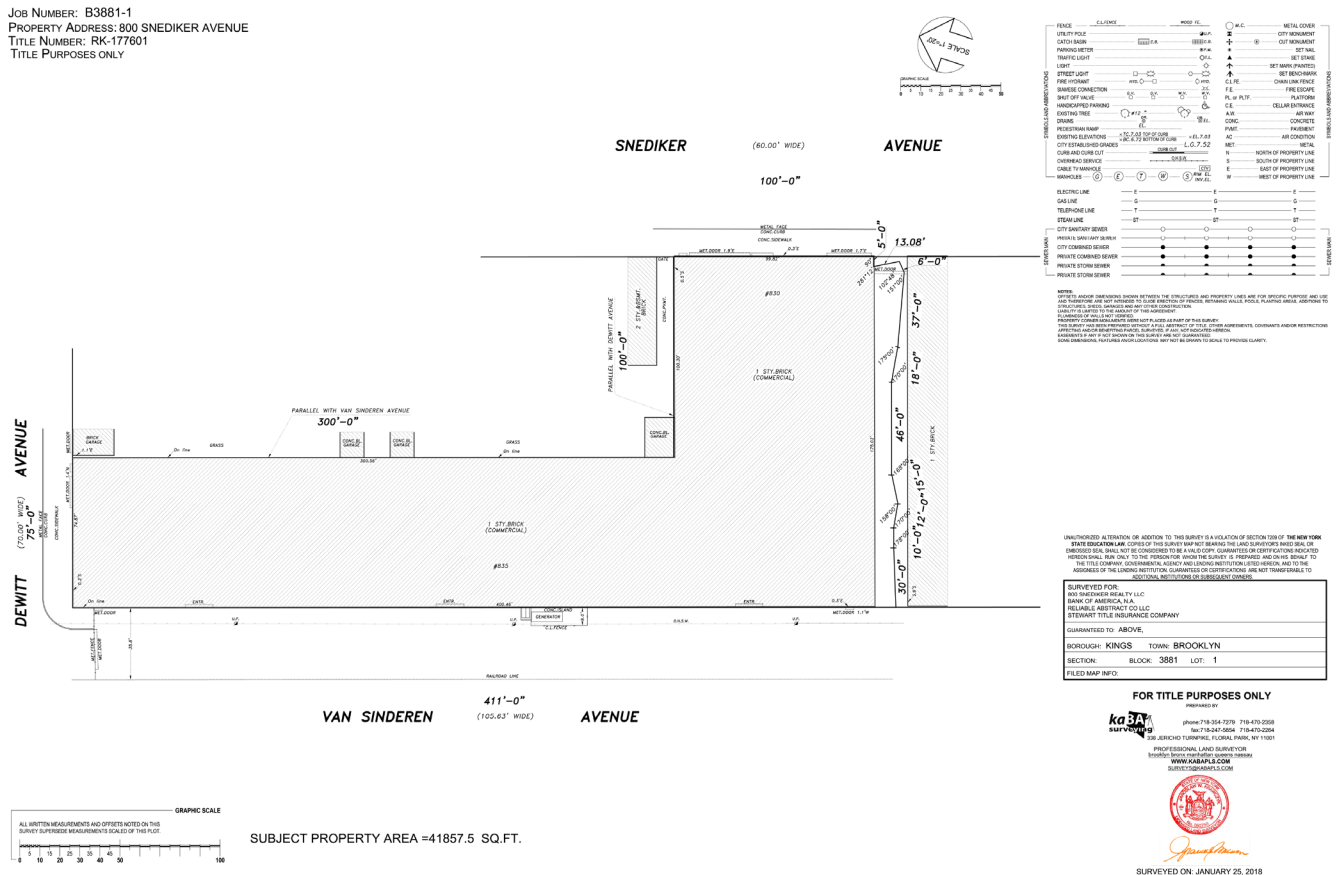


BY CAR

|   |                   |        |
|---|-------------------|--------|
| 3 | JFK AIRPORT       | 18 MIN |
| 4 | LAGUARDIA AIRPORT | 27 MIN |
| 5 | BELT PKWY         | 10 MIN |

# PROPERTY SURVEY

JOB NUMBER: B3881-1  
 PROPERTY ADDRESS: 800 SNEDIKER AVENUE  
 TITLE NUMBER: RK-177801  
 TITLE PURPOSES ONLY



34-07 Steinway Street, Suite 202  
 Long Island City, NY 11101  
 718-784-8282  
[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



**NECHAMA LIBEROW**  
 Associate Broker  
 nliberow@pinnaclereny.com  
 718-371-6420



**DAVID JUNIK**  
 Partner  
 djunik@pinnaclereny.com  
 718-371-6406