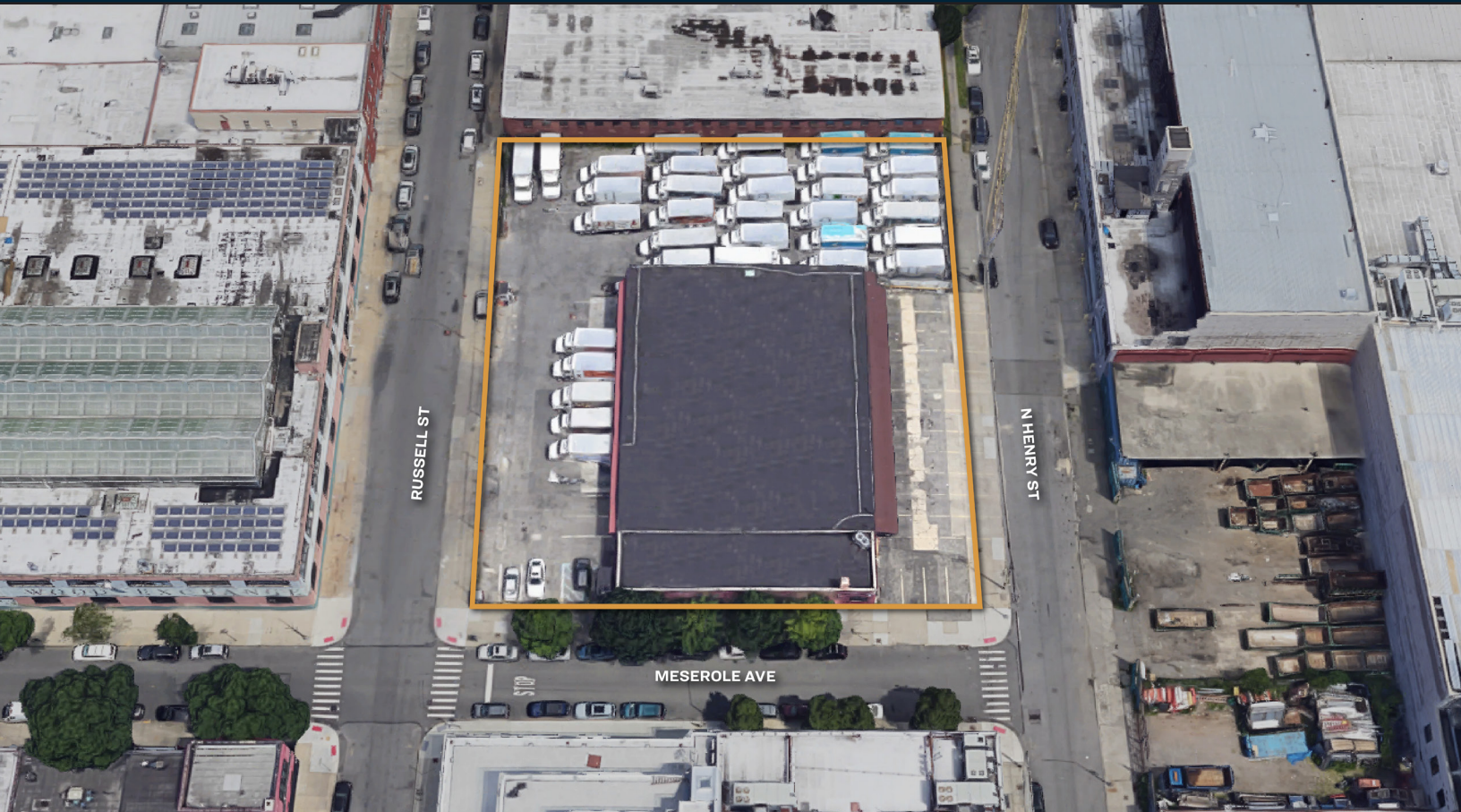




**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**273 MESEROLE AVENUE**

**BROOKLYN, NY 11222**

# Greenpoint Brooklyn - Truck Terminal

17,100 Sq. Ft. 1-Story  
Plus 30,400 Sq. Ft. Parking

Type

**Warehouse / Industrial / Parking**



SQUARE FOOT

**47,500<sub>RSF</sub>**



ZONING

**M1-1**



CLEAR HEIGHT

**15'**



PARCEL ID

**2583**

BLOCK



LOADING

**25** EXTERIOR LOADING  
DOCKS



**50**

LOT

PRICE

**Upon Request**

718-784-8282 / PINNACLERENY.COM

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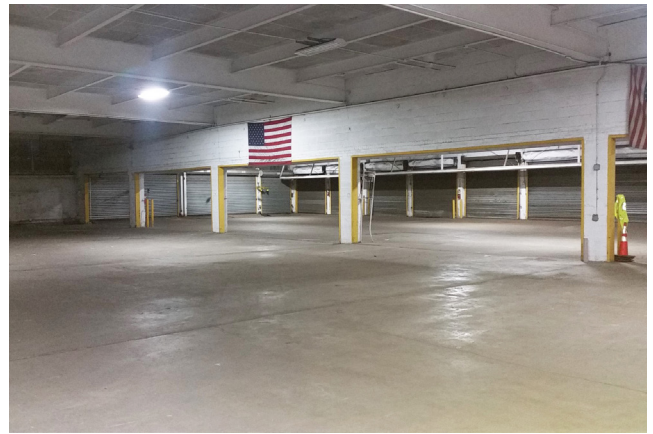
# Property Overview

273 Meserole Avenue is a notable commercial property located in the vibrant neighborhood of East Williamsburg, Brooklyn. Known for its industrial charm and close proximity to Williamsburg's creative scene, this location is ideal for businesses looking to establish themselves in a bustling area with access to both Manhattan and the broader Brooklyn community.

The property offers versatile spaces, making it attractive for a variety of uses, from warehousing and manufacturing to creative studios and offices. With easy access to public transit and major roadways, 273 Meserole Avenue appeals to tenants seeking a strategic location that balances convenience with the neighborhood's energetic, artistic vibe.

## Features

- 45,000 Sq. Ft. Lot Size
- 14,600 Sq. Ft. Ground Floor
- 2,500 Sq. Ft. HVAC Lower Level
- 2,500 Sq. Ft. HVAC Office
- 400-Amp Power
- Fireproof Roof
- New Roof
- Gas Blower Heating
- 50' x 50' Column Spacing
- 15' Ceiling Height
- 25 Exterior Loading Docks
- At the owner's request, all inspections of the property by prospects or brokers will be by appointment through the exclusive Broker.



INTERIOR



LOADING DOCKS



273 MESEROLE AVENUE

BROOKLYN, NY 11122

## TRANSPORTATION



GREENPOINT  
AVE STATION



PULASKI  
BRIDGE

LONG ISLAND  
EXPRESSWAY

BQE



B24:  
GREENPOINT  
AVE/  
HUMBOLDT  
STREET



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## PICTURES



CONFERENCE ROOM



OFFICE



EXTERIOR



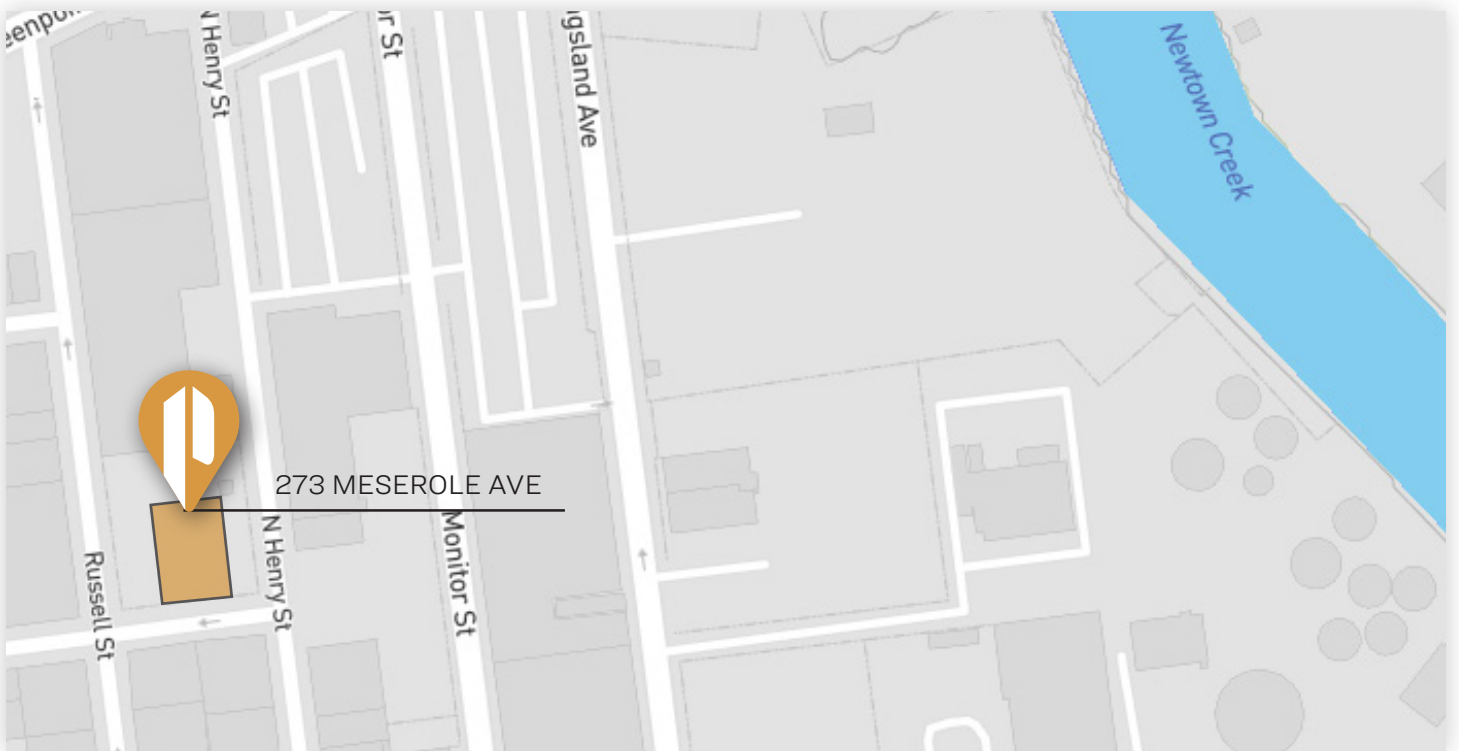
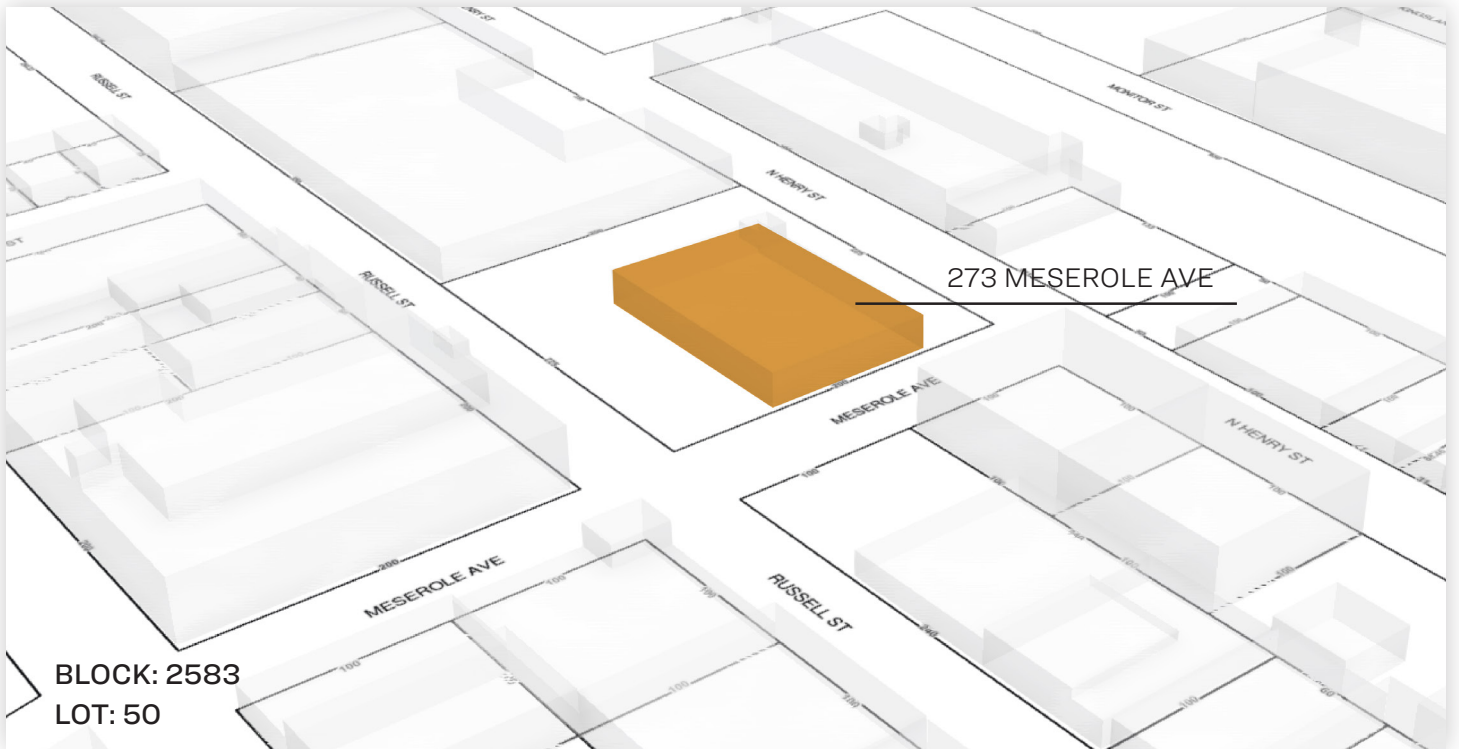
LOADING DOCK



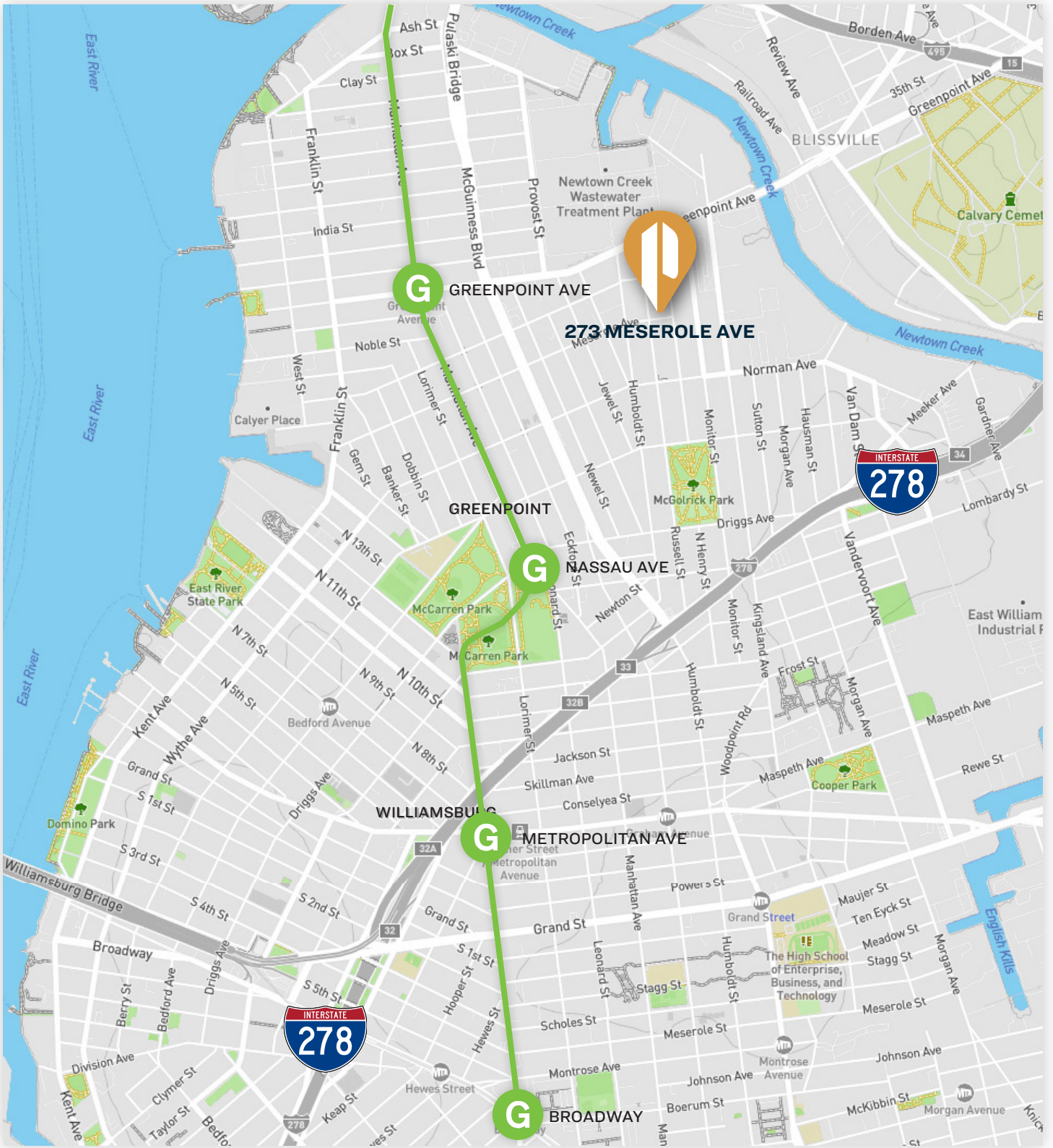
EXTERIOR



## TAX AND AREA MAPS



# LOCAL TRANSPORTATION



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# Zoning Information

M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Nearly all industrial uses are allowed in M1 districts if they meet the stringent M1 performance standards. Offices, hotels and most retail uses are also permitted. Certain community facilities, such as hospitals, are allowed in M1 districts only by special permit, but houses of worship are allowed as-of-right.

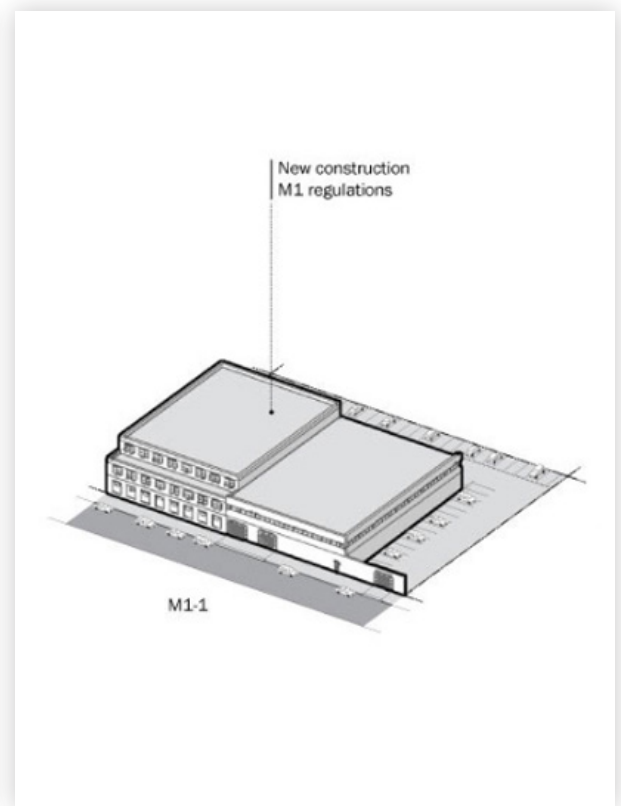
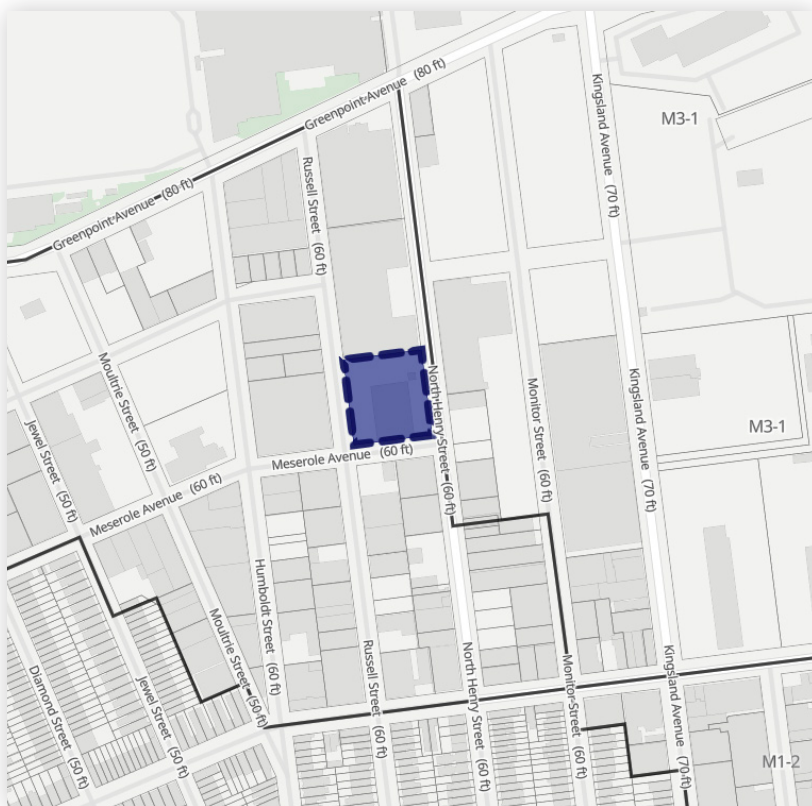
Other than M1 districts paired with residence districts in Special Mixed Use Districts, M1-5M and M1-6M districts (by special permit) and M1-D districts (by authorization or certification) are the only manufacturing districts in which residences are permitted. However, in M1-6D districts, residential use may be allowed as-of-right on zoning lots under certain conditions.

In M1-5M and M1-6M districts, mapped in parts of Chelsea, space in an industrial building may be converted to residential use, provided a specified amount of floor area is preserved for particular industrial and commercial uses.

Floor area ratios in M1 districts range from 1.0 to 10.0,

depending on location; building height and setbacks are controlled by a sky exposure plane which may be penetrated by a tower in certain districts. Although new industrial buildings are usually low-rise structures that fit within sky exposure plane, commercial and community facility buildings can be constructed as towers in M1-3 through M1-6 districts. In the highest density manufacturing district, M1-6, mapped only in Manhattan, an FAR of 12 can be achieved with a bonus for a public plaza. Except along district boundaries, no side yards are required. Rear yards at least 20 feet deep are usually required, except within 100 feet of a corner.

Parking and loading requirements vary with district and use. M1-1, M1-2 and M1-3 districts are subject to parking requirements based on the type of use and size of an establishment. For example, a warehouse in an M1-1 district requires one off-street parking space per 2,000 square feet of floor area or per every three employees, whichever would be less. Parking is not required in Long Island City or M1-4, M1-5 and M1-6 districts, mapped mainly in Manhattan. Requirements for loading berths of specified dimensions differ according to district, size and type of use.



## ACCESSIBILITY

# Ideally Positioned

4

LAGUARDIA AIRPORT



LGA

3

GRAND CENTRAL  
TERMINAL

5

WORLD TRADE CENTER

1

ATLANTIC TERMINAL-BARCLAYS CTR

2

PROSPECT AVE STATION



2 3 4 5  
N R W Q  
D B

N R W  
D

N R W

36TH STATION

N R W

45TH ST STATION

## KEY DISTANCES



BY SUBWAY

1	ATLANTIC AVE/BARCLAYS	35 MIN
2	PROSPECT AVENUE STATION	51 MIN
3	GRAND CENTRAL TERMINAL	34 MIN



BY CAR

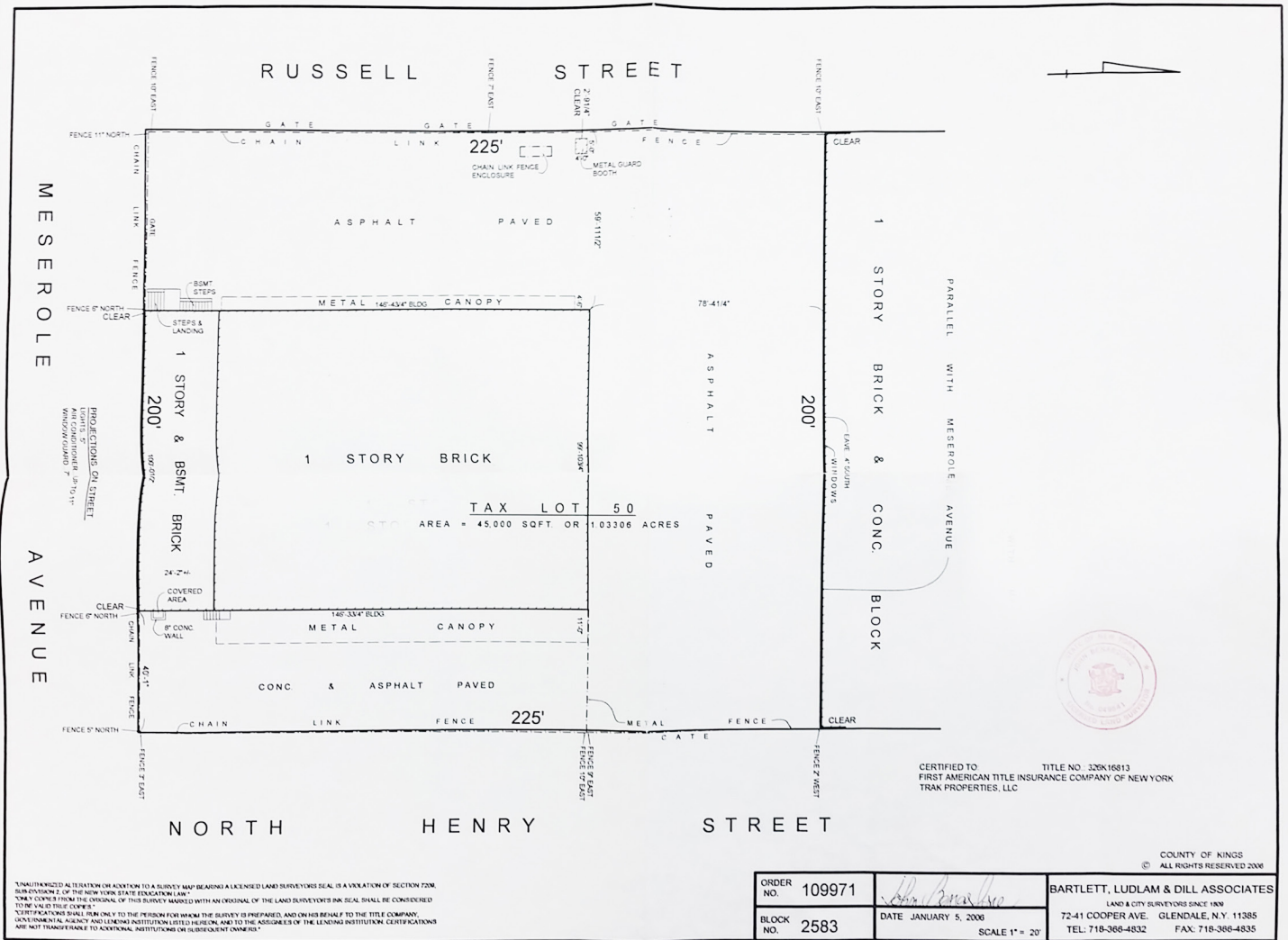
4	LAGUARDIA AIRPORT	21 MIN
5	WORLD TRADE CENTER	31 MIN



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# SURVEY



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