

250 MORGAN AVE BROOKLYN, NY 11237

PRIME WAREHOUSE AND INDUSTRIAL BUILDING

FOR LEASE: \$35/SF NNN Lease



PROPERTY INFORMATION

East Coast Realtors Inc. has retained the exclusive right to facilitate the lease of 250 Morgan Ave, East Williamsburg, NY 11237. The building is located in East Williamsburg. East Williamsburg and Maspeth are the hubs for all the major warehouse users such as Amazon, FedEx, UPS, etc due to their excellent location, which provides convenient access to and from Manhattan, and significant roadways servicing the boroughs of NYC.

The property is conveniently on Morgan Ave and Grant St, 2 miles to the nearest LIE service road via Flushing Ave and 1 mile to the nearest BQE entrance ramp via Metropolitan Ave,

The building boasts an impressive 24,000 SF of warehouse space, including 1 loading dock, 4 drive-ins, 700 SF showroom, and 700 mezzanine office space. It has 26' ceiling height, and M3-1 zoning making it an optimal choice for warehouse and industrial use.

BLOCK / LOT	2942/12
LOT DIMENSIONS	120' X 200'
LOT SQ.FT.	24,000
BUILDING DIMENSIONS	120' X 200'
BUILDING SIZE	24,000
ZONING	M3-1
YEAR BUILT	1960
CEILING HEIGHT	26
STORIES	1
DRIVE IN	5
RE TAX	91,743

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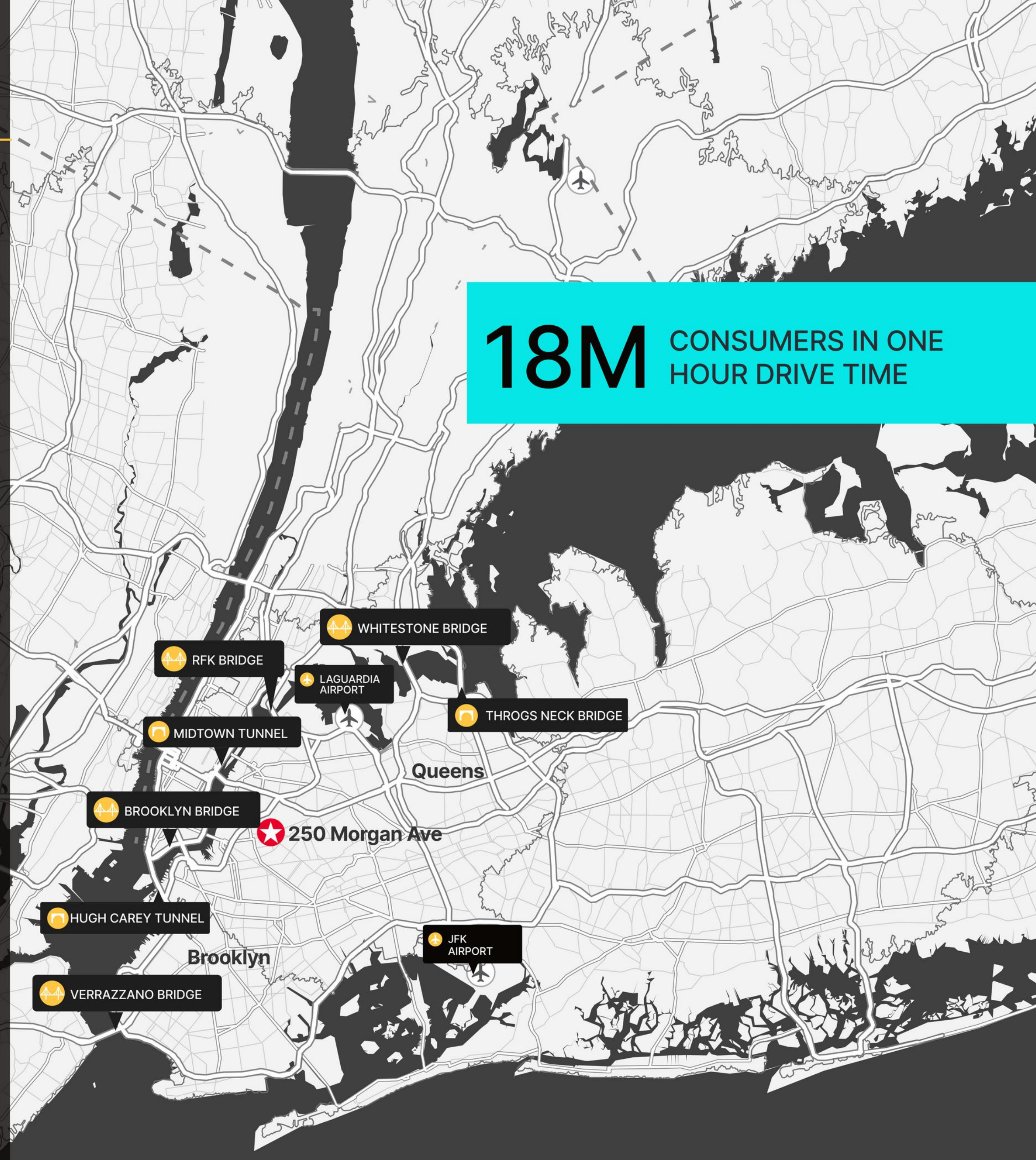
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PROPERTY HIGH LIGHTS

- 24,000 SF Warehouse
- 26' Ceiling Height
- 4 Drive-In
- 1 Loading Dock
- 700 SF Mezzanine Office
- 700 SF Showroom
- Nearest LIE Entrance Ramp: 2.6 Miles Via Metropolitan Ave
- Nearest LIE Entrance Ramp: 1.0 Miles via Maurice Ave

West Orange



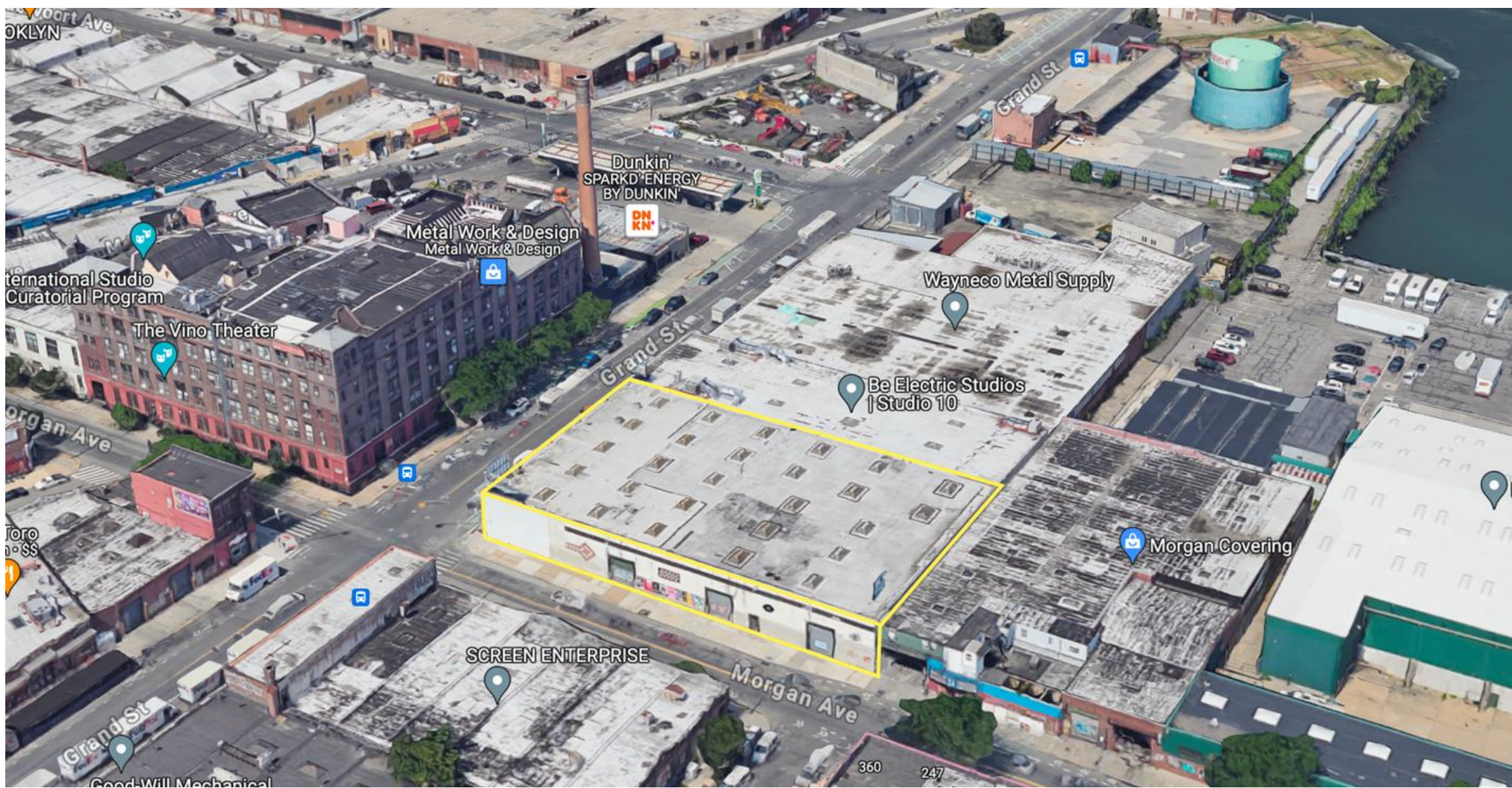
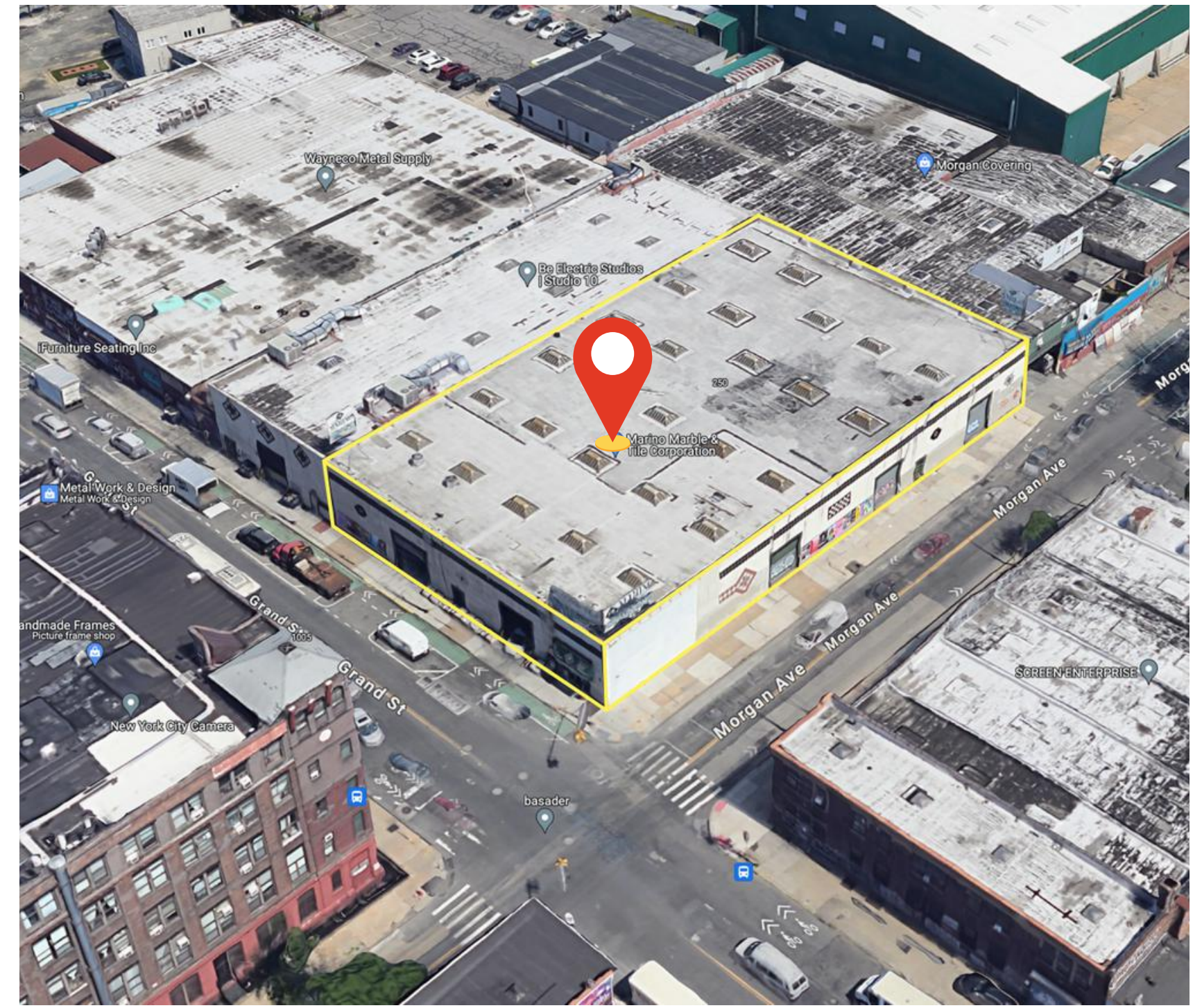
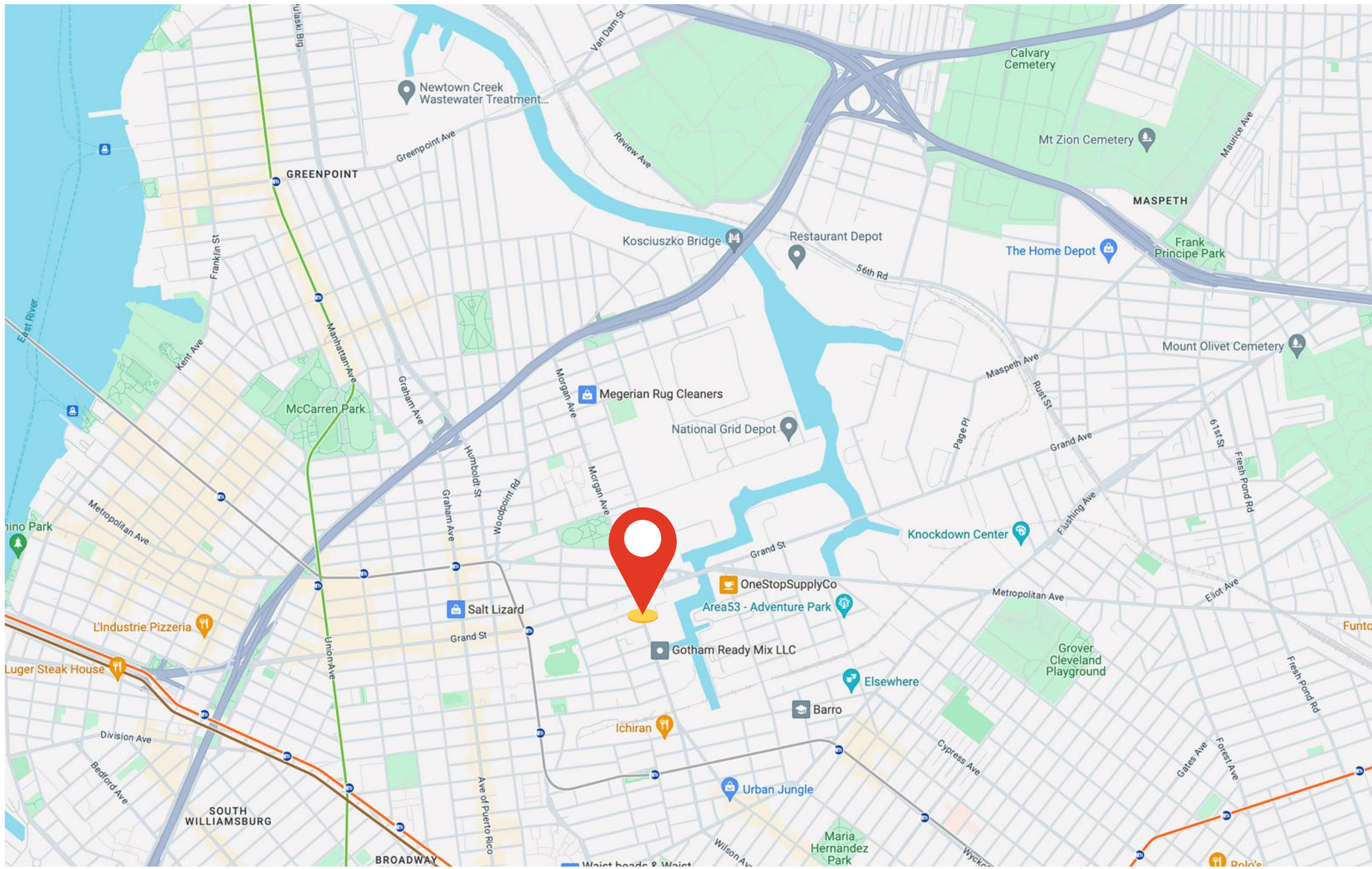
18M CONSUMERS IN ONE HOUR DRIVE TIME

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