



**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_{RSF}



ZONING

M1-1



CLEAR HEIGHT

20'



PARCEL ID

3881

BLOCK



LOADING

5 DRIVE-IN DOORS

2 INTERIOR LOADING DOCKS



1

LOT

PRICE

Upon Request

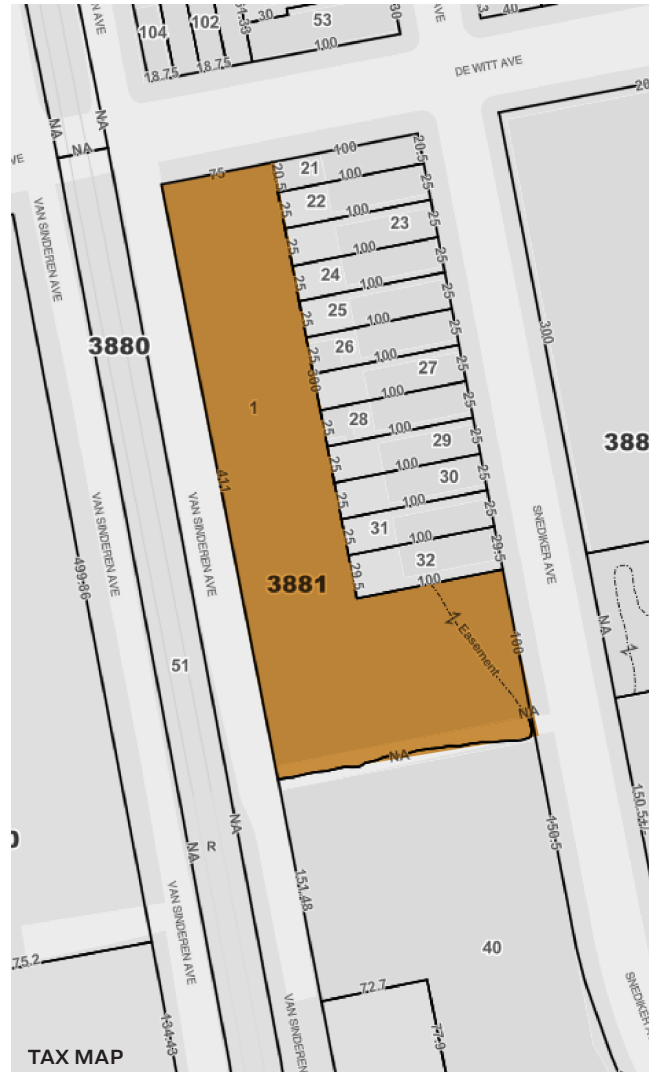
718-784-8282 / PINNACLERENY.COM

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.

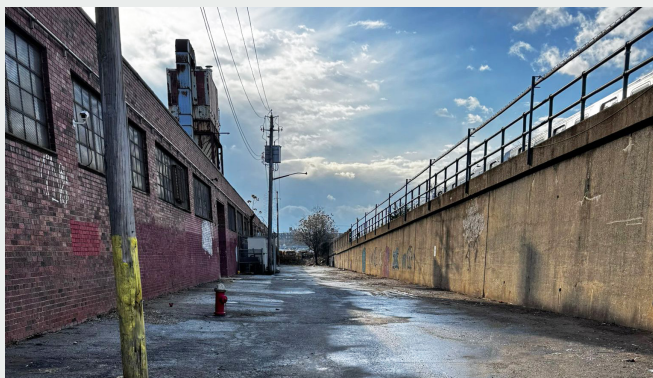
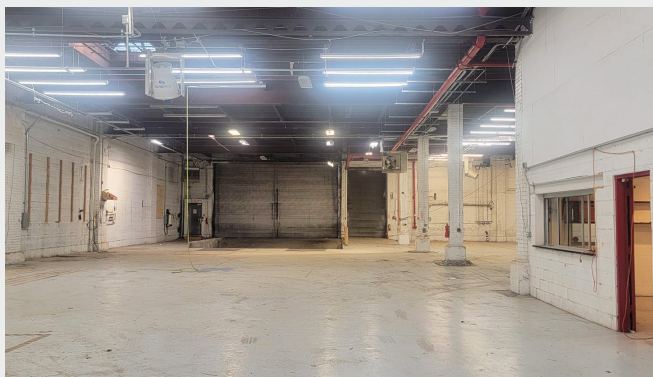
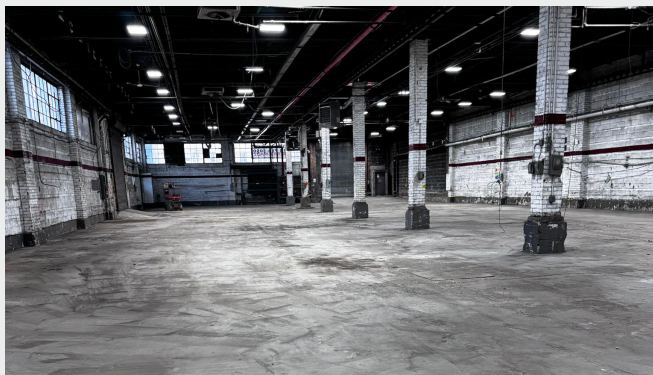
Property Overview

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



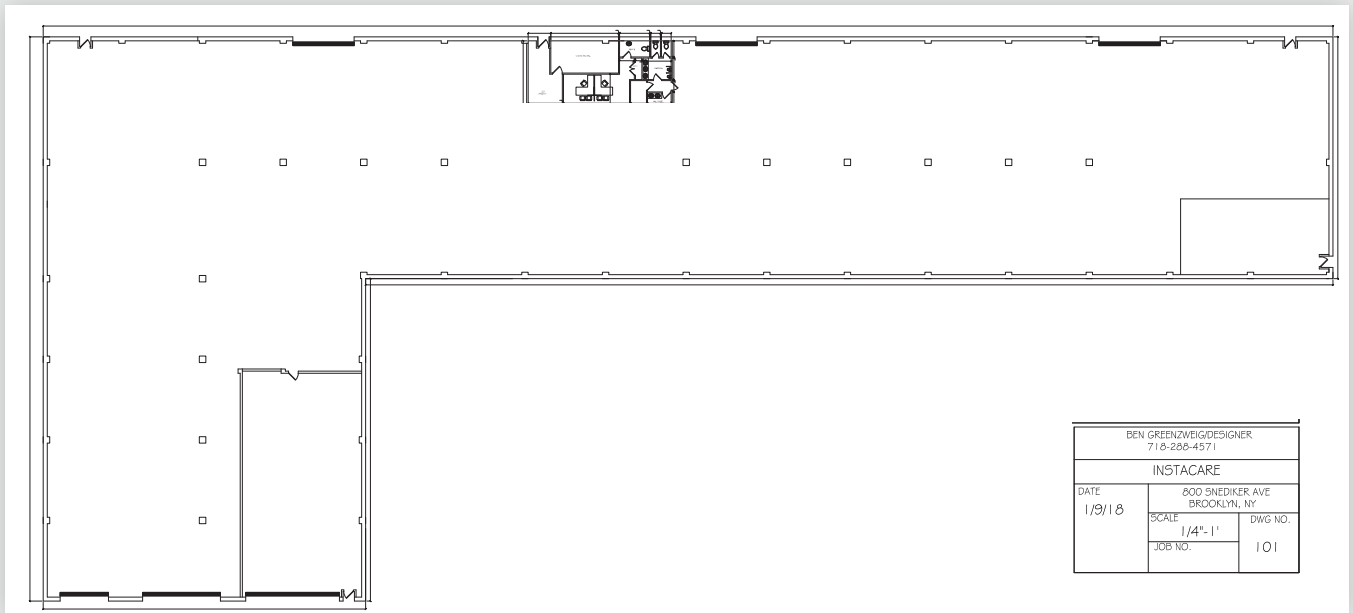
PICTURES



SITE MAP



PROPOSED FLOOR PLAN



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



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ACCESSIBILITY

Ideally Positioned



KEY DISTANCES



BY SUBWAY

1	PROSPECT PARK	45 MIN
2	BROOKLYN COLLEGE	54 MIN



BY CAR

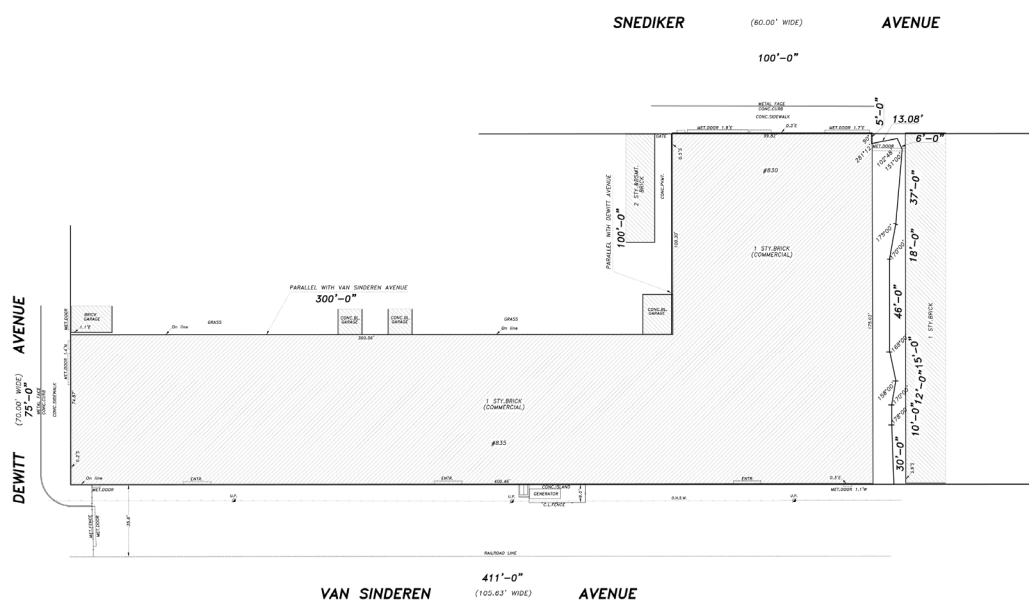
3	JFK AIRPORT	18 MIN
4	LAGUARDIA AIRPORT	27 MIN
5	BELT PKWY	10 MIN

PROPERTY SURVEY

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



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
—	FENCE	○	METAL COVER
—	UTILITY POLE	+	CITY SEWER
—	CATCH BASIN	+	CITY SEWER
—	TRAFFIC LIGHT	+	CITY SEWER
—	LEAK	+	CITY SEWER
—	STREET LIGHT	+	CITY SEWER
—	FIRE HYDRANT	+	CITY SEWER
—	BURIED CONNECTION	+	CITY SEWER
—	SHUT OFF VALVE	+	CITY SEWER
—	UNDESIGNED PARKING	+	CITY SEWER
—	EXISTING ELEVATIONS	+	CITY SEWER
—	CITY ESTABLISHED GRADES	+	CITY SEWER
—	CURB AND GUTTER	+	CITY SEWER
—	CORNER SERVICE	+	CITY SEWER
—	CABLE TO MANHOLE	+	CITY SEWER
—	MANHOLE	+	CITY SEWER
—	ELECTRIC LINE	+	CITY SEWER
—	GAS LINE	+	CITY SEWER
—	STEAM LINE	+	CITY SEWER
—	CITY SANITARY SEWER	+	CITY SEWER
—	CITY COMBINED SEWER	+	CITY SEWER
—	PRIVATE COMBINED SEWER	+	CITY SEWER
—	PRIVATE STORM SEWER	+	CITY SEWER



UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 1308 OF THE NEW YORK EMBROIDERED SEAL. THIS SURVEY IS FOR TITLE PURPOSES ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES PAID TO THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES PAID TO THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES PAID TO THE SURVEYOR.

SURVEYED FOR:
 BANK OF AMERICA, N.A.
 RELIABLE ESTATE CO. LLC
 STEWART TITLE INSURANCE COMPANY
 GUARANTEED TO ABOVE,
 BROUUGH: KINGS TOWN: BROOKLYN
 SECTION: BLOCK 3881 LOT: 1
 FILED MAP INFO:

FOR TITLE PURPOSES ONLY

PROFESSIONAL LAND SURVEYOR
 www.kaple.com
 SURVEYED ON: JANUARY 25, 2018

SUBJECT PROPERTY AREA = 41857.5 SQ.FT.

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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