



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



4312 2ND AVENUE







BROOKLYN, NY 11232

200,000 Sq. Ft. 2nd Floor. Open Loft/ Flex Space

Divisions of 30,000, 65,000, 85,000,
100,000 Sq. Ft. Located in Sunset Park
Near Industry City.

TYPE

Industrial / Loft

 SQUARE FT. 200,000 RSF	 ZONING M3-1
 CLEAR HEIGHT 13' 10"	 PARCEL ID 726 BLOCK
 LOADING CAPACITY 41 Interior Docks	 1 LOT

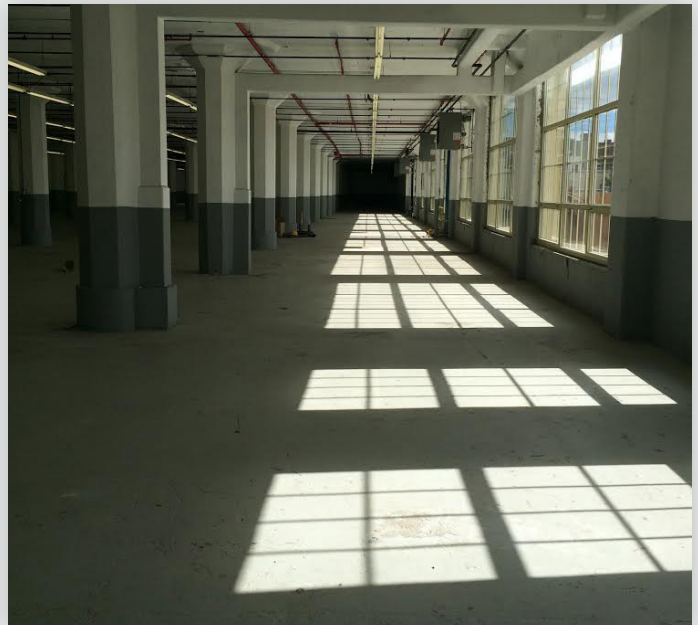
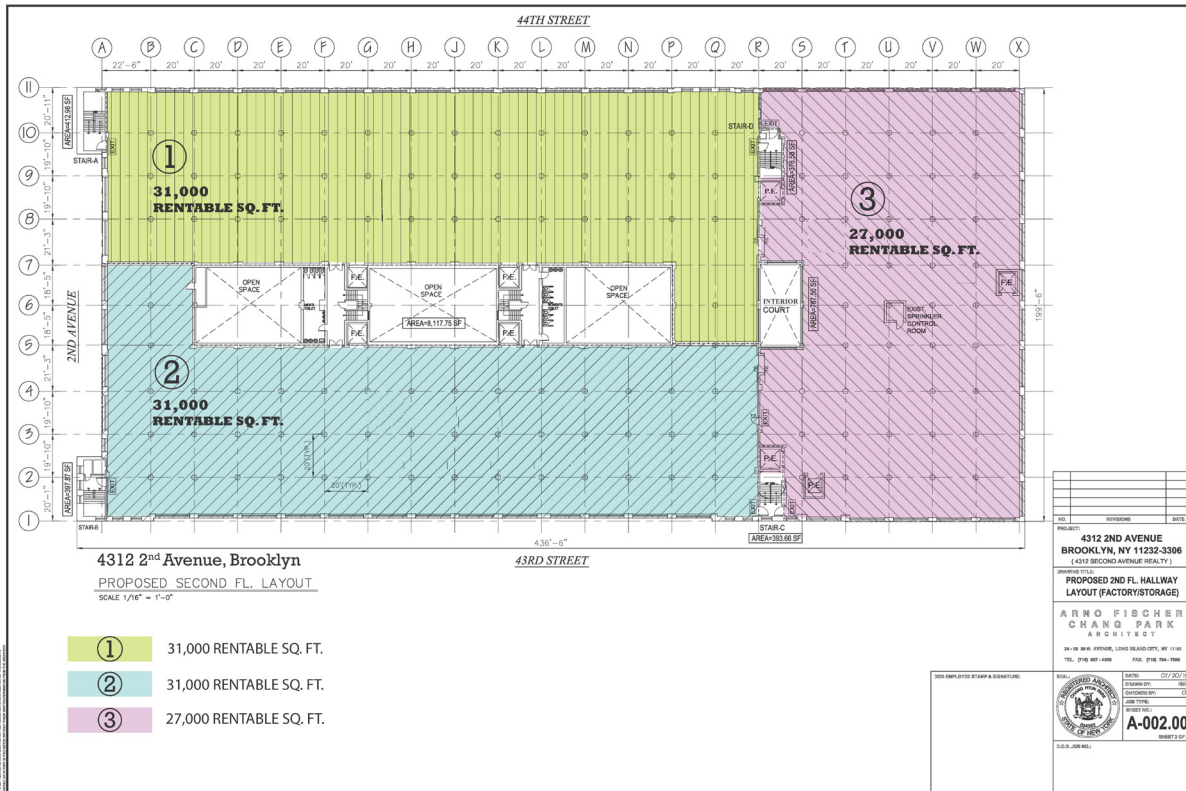
PRICE

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.

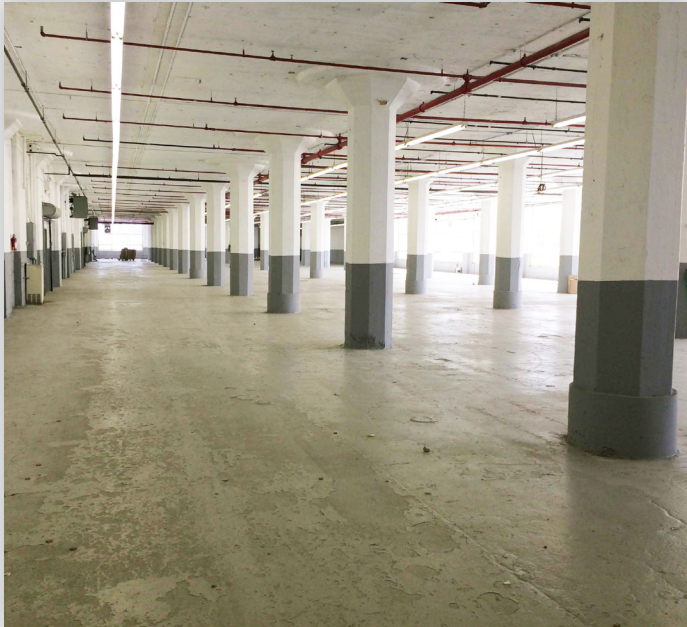
PROPERTY SURVEY



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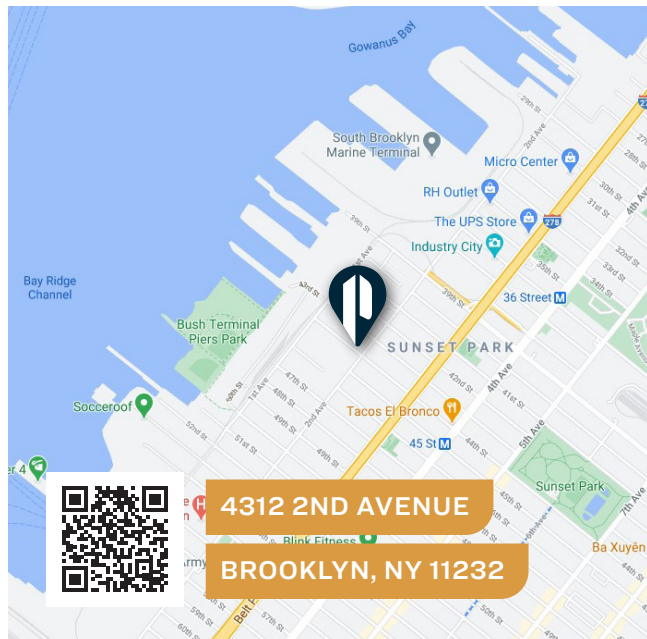
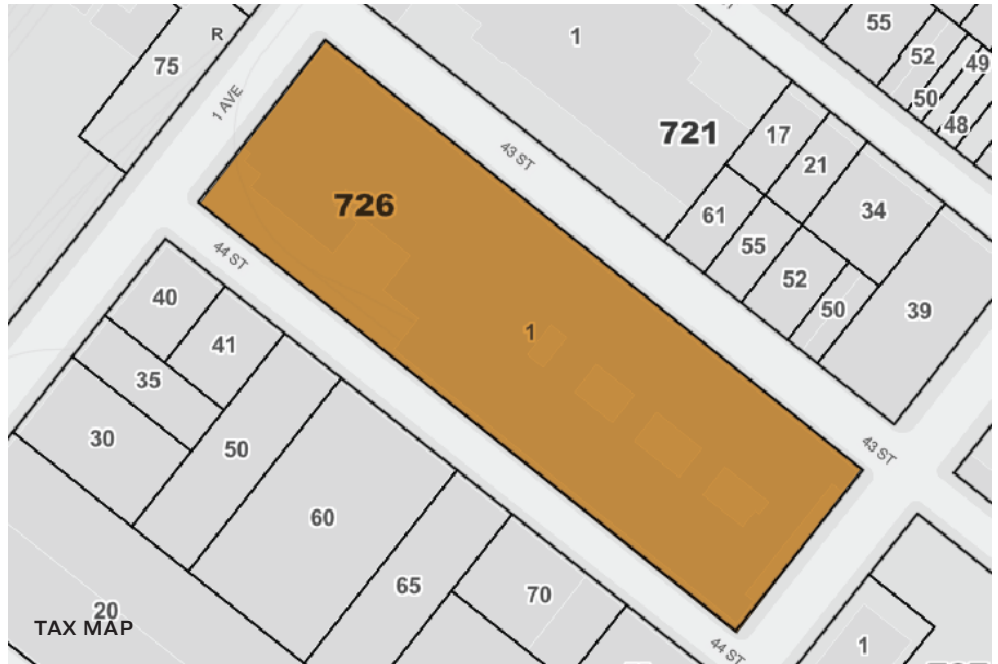
PICTURES



Property Overview

FEATURES

- 41 Interior Loading Platforms
- 6 Freight Elevators
- 2 Passenger Elevators
- 13' 10" Ceiling Heights
- Heavy Electrical Power
- New Windows
- New Bathrooms
- Great Natural Light



TRANSPORTATION

- 36TH STREET
- 45TH STREET

- BROOKLYN-QUEENS EXPY
- GOWANUS EXPRESSWAY
- BELT PARKWAY
- PROSPECT EXPRESSWAY

- B37: 3RD AVE / 43RD ST



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FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENT:



STEVE NADEL

Partner
snadel@pinnacclereny.com
718-784-5907