



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



670 THOMAS S. BOYLAND STREET

BROOKLYN, NY 11212

**20,000 Sq. Ft.
High Ceiling Warehouse
with 1,600 Sq. Ft. Freezer
For Lease. Divisions Available.**

Or

**Community Facility Built to Suit
Opportunity up to 96,000 BSF.**

Located in Brownsville. Ideal For: Medical, Educational,
Non-Profit, Storage, Distribution.

Type

Warehouse / Industrial

SQUARE FOOT
 **20,000^{RSF}**
96,000^{BSF}
COMMUNITY FACILITY

CLEAR HEIGHT
 **21.5'**

LOADING
 **4 DRIVE-IN DOORS**



ZONING

R6

PARCEL ID



3557

BLOCK



45

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

- Available Space: 20,000 Sq. Ft.
- Space Dimensions: 90' x 100'
- 4 Drive-In Doors
- Ceiling Height: 21.5'
- 100 Sq. Ft. Office
- High Power
- Gas Heat
- Fully Dry Sprinkler
- 1,600 Sq. Ft. Freezer
- Corner Property
- Immediate Possession
- School District 23

Ideal For

- Medical
- Educational
- Non-Profit
- Storage
- Distribution

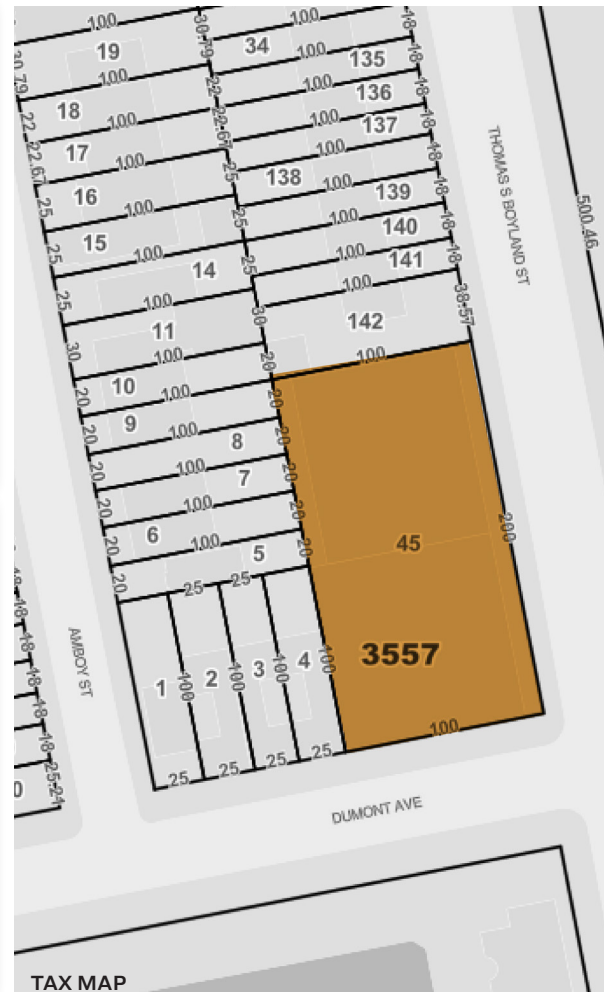


670 THOMAS S. BOYLAND ST

BROOKLYN, NY 11212



WAREHOUSE



BUILT TO SUIT OPPORTUNITY

Up to 96,000 BSF • For a community facility, Education, Non-profit, Medical.

670 Thomas S Boyland Avenue presents an incredible opportunity for a build-to-suit development of a 96,000-square-foot community facility. This property is ideal for organizations such as schools, medical institutions, or non-profits looking to establish a significant presence in the heart of Brownsville, Brooklyn.

The location offers flexibility for customization to meet the specific needs of tenants, making it an excellent choice for educational, healthcare, or charitable operations. With its spacious footprint and strategic placement, the property can accommodate diverse layouts and modern infrastructure to support the community-focused mission of its future occupants.

The site benefits from being in a vibrant and accessible urban area, close to public transportation and community amenities. This project stands as a valuable investment in meeting the needs of Brownsville's dynamic and growing population.



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ACCESSIBILITY

Ideally Positioned

PROSPECT PARK 1

2

BROOKLYN COLLEGE

5

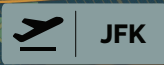
BELT PKWY

3

JFK INTERNATIONAL AIRPORT

4

LAGUARDIA AIRPORT



KEY DISTANCES



BY SUBWAY

1	PROSPECT PARK	31 MIN
2	BROOKLYN COLLEGE	43 MIN



BY CAR

3	JFK AIRPORT	33 MIN
4	LAGUARDIA AIRPORT	50 MIN
5	BELT PKWY	21 MIN



PINNACLE REALTY
OF NEW YORK, LLC

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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENT:



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