PINNACLE REALTY
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE

102 43RD STREET

BROOKLYN, NY 11232

Hard to Find Cross-Dock Terminal

For Lease in Sunset Park.

18,000 Sq. Ft. Warehouse Plus 5,200 Sq. Ft. Parking

At BQE

Type

Warehouse / Parking

SQUARE FOOT **18,000** RSF	ZONING **M3-1**
INCREASED CLEAR HT. **17'-0"/21'-4"**	PARCEL ID **726** BLOCK
LOADING **12** 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 Overview

102 43rd Street is a street-to-street 18,000 SF cross-dock warehouse, perfectly suited for efficient logistics and distribution operations. This versatile property is designed for optimal product flow, with easy access for loading and unloading from two sides. Complementing the warehouse is a spacious 5,200 SF yard, ideal for parking or additional storage. Located in the prime industrial neighborhood of Sunset Park with easy access to the Brooklyn Queens Expressway and Brooklyn Battery Tunnel, 102 43rd Street provides the space and functionality needed for businesses seeking to enhance their operational efficiency in a highly accessible location.

FEATURES

- 6 Interior Loading Platforms on 43rd Street
- 6 Interior Loading Platforms on 44th Street
- 17'-0" - 21'-4" Ceiling Height
- Heavy Electric Power
- Sprinklered
- 5,200 Sq. Ft. Parking
- 3-Street Frontage
- Gas Heat
- Adjoining 1,200 Sq. Ft. Unit is Also Available

AERIAL VIEW

PINNACLE REALTY OF NEW YORK, LLC

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.

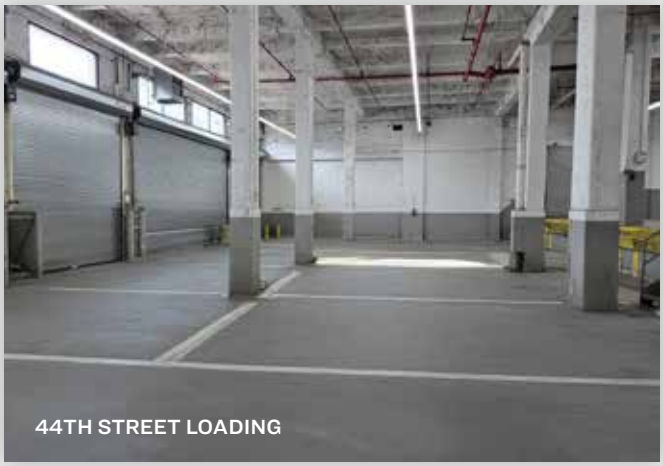
PICTURES

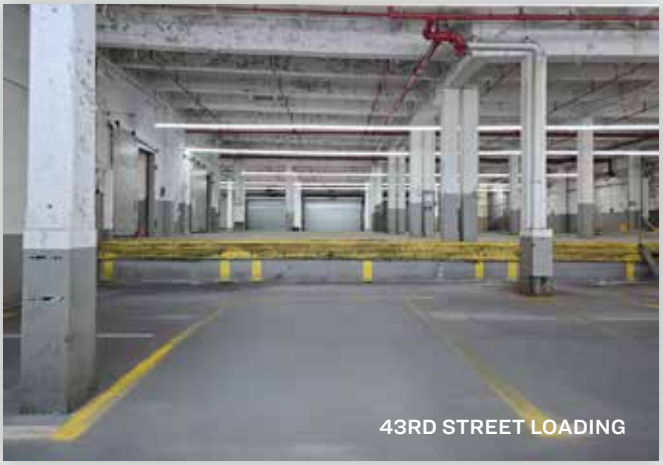
44TH STREET FRONTAGE

43RD STREET FRONTAGE

44TH STREET ACCESS

43RD STREET ACCESS


44TH STREET LOADING


43RD STREET LOADING

PINNACLE REALTY OF NEW YORK, LLC

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.

ACCESSIBILITY

Ideally Positioned

KEY DISTANCES

BY SUBWAY

1	ATLANTIC AVE/BARCLAYS	18 MIN
2	UNION SQUARE	40 MIN
3	GRAND CENTRAL TERMINAL	43 MIN
4	WORLD TRADE CENTER	40 MIN

BY CAR

5	JFK AIRPORT	30 MIN
6	LAGUARDIA AIRPORT	35 MIN
278	BROOKLYN QUEENS EXPY	7 MIN

PINNACLE REALTY
OF NEW YORK, LLC

34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718–784–8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENT:

STEVE NADEL
Partner
snadel@pinnaclereny.com
718-784-5907

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.