



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



703 3RD AVENUE

BROOKLYN, NY 11232

Fully Leased 2-Story Warehouse + Office in Prime Sunset Park

Ideal for User/Investor

PRICE

Upon Request

Type

**Investment / Warehouse /
Retail / Industrial**



SQUARE FOOT

9,680_{SF}



ZONING

M1-2D



CLEAR HEIGHT

18'



PARCEL ID

645
BLOCK



LOADING

3 DRIVE-IN DOORS



12
LOT

718-784-8282 / PINNACLERENY.COM

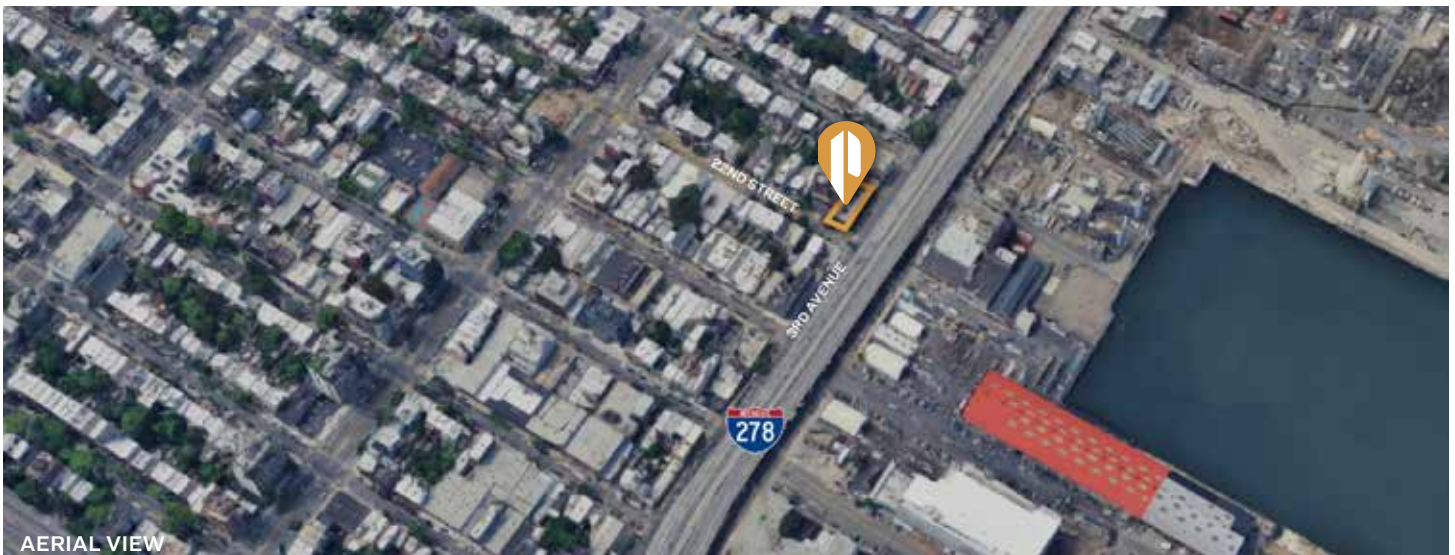
All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

Modern two-story commercial opportunity in one of Brooklyn's most convenient locations. The ground floor features 4,840 SF of warehouse space with high ceilings and multiple drive-in doors, while the second floor offers bright, Class A offices with executive suites, a conference room, and abundant natural light, ideal for keeping your team close to operations. With excellent access to the BQE, Brooklyn and Manhattan Bridges, and nearby subway lines, perfectly suited for investors, 1031 buyers or local LL that can eventually occupy.

Features

- 4,840 Sq. Ft. Ground Floor Warehouse
 - 18' Ceiling Height
 - 3 Drive-In Doors & 4 Curb Cuts
 - 2 Bathrooms
 - Gas Heat
- 4,840 Sq. Ft. Second Floor Class A Office
 - Executive Suites & Conference Room
 - Open Bullpen
 - Kitchenette
 - 4 Bathrooms
 - HVAC
- Excellent Access to BQE, Brooklyn & Manhattan Bridges, and Multiple Subway Lines
- Property Taxes: \$89,174



AERIAL VIEW



STREET VIEW



PICTURES



OPEN BULLPEN



CONFERENCE ROOM



KITCHENETTE



EXECUTIVE SUITES

WAREHOUSE





Certificate of Occupancy

Page 2 of 2

CO Number:

310086224F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	13	OG	D-1		17B	MANUFACTURING ESTABLISHMENT
001	12	OG	D-1		16B	AUTO RAPAIR SHOP
002	50	50	E		6B	OFFICES
NOTE: ALL APPLICABLE PERFORMANCE STANDARDS SET FORTH IN SECTION 42-21 THROU GH 42-28 MUST BE COMPLIED WITH						
END OF SECTION						

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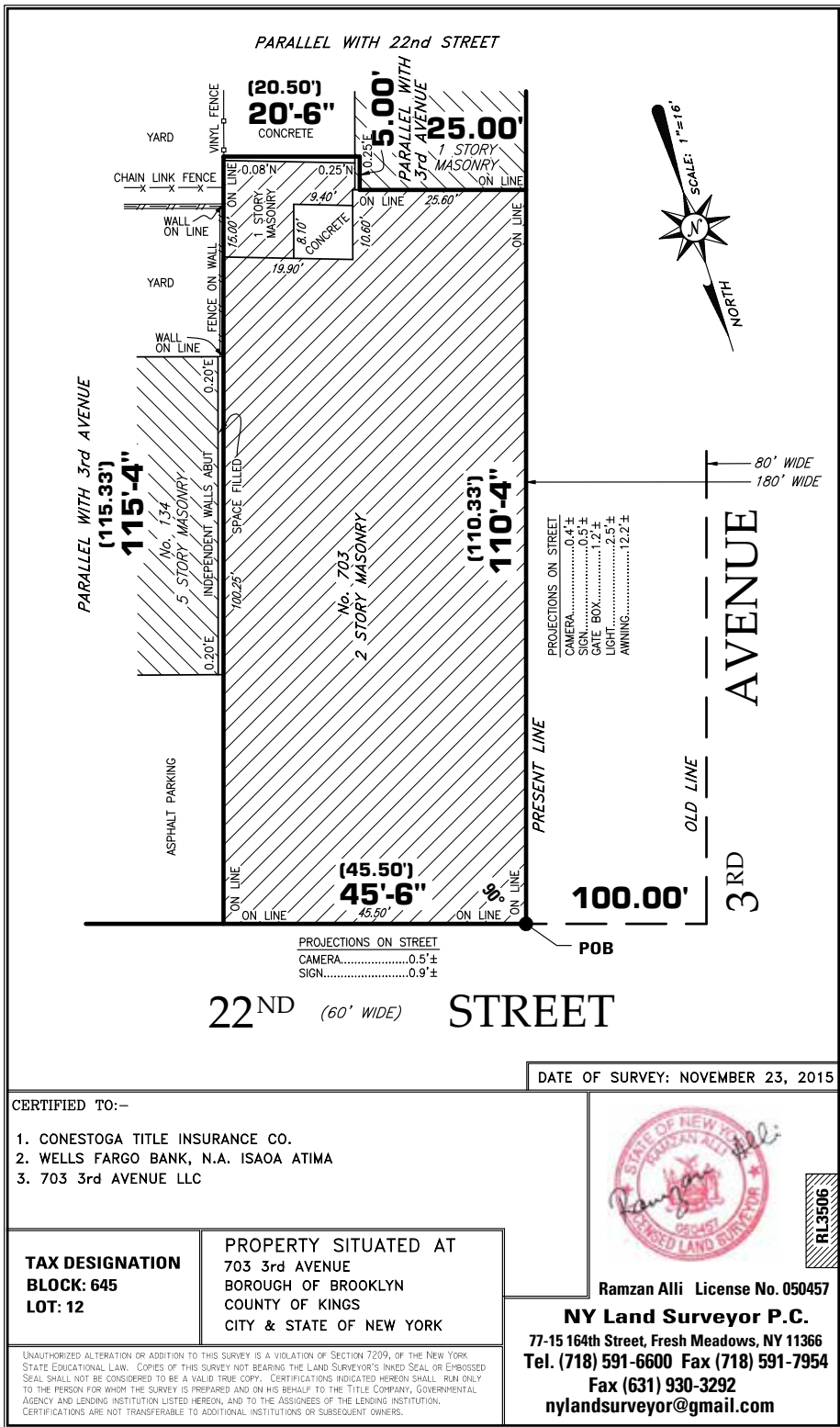
Borough Commissioner

[Signature]

Commissioner

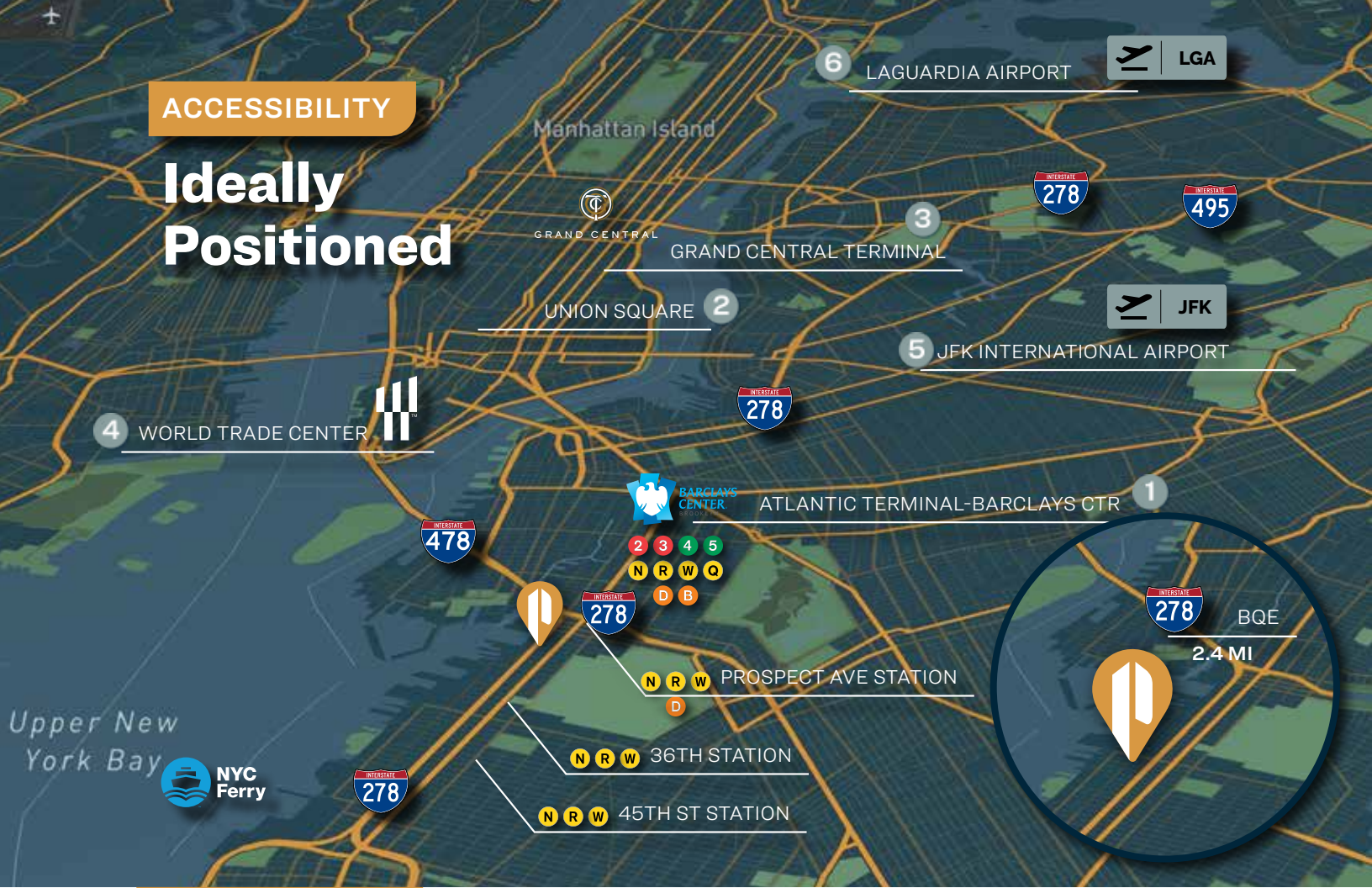
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ACCESSIBILITY

Ideally Positioned



KEY DISTANCES



BY SUBWAY

1	ATLANTIC AVE/BARCLAYS	10 MIN
2	UNION SQUARE	35 MIN
3	GRAND CENTRAL TERMINAL	40 MIN
4	WORLD TRADE CENTER	35 MIN



BY CAR

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



**PINNACLE
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