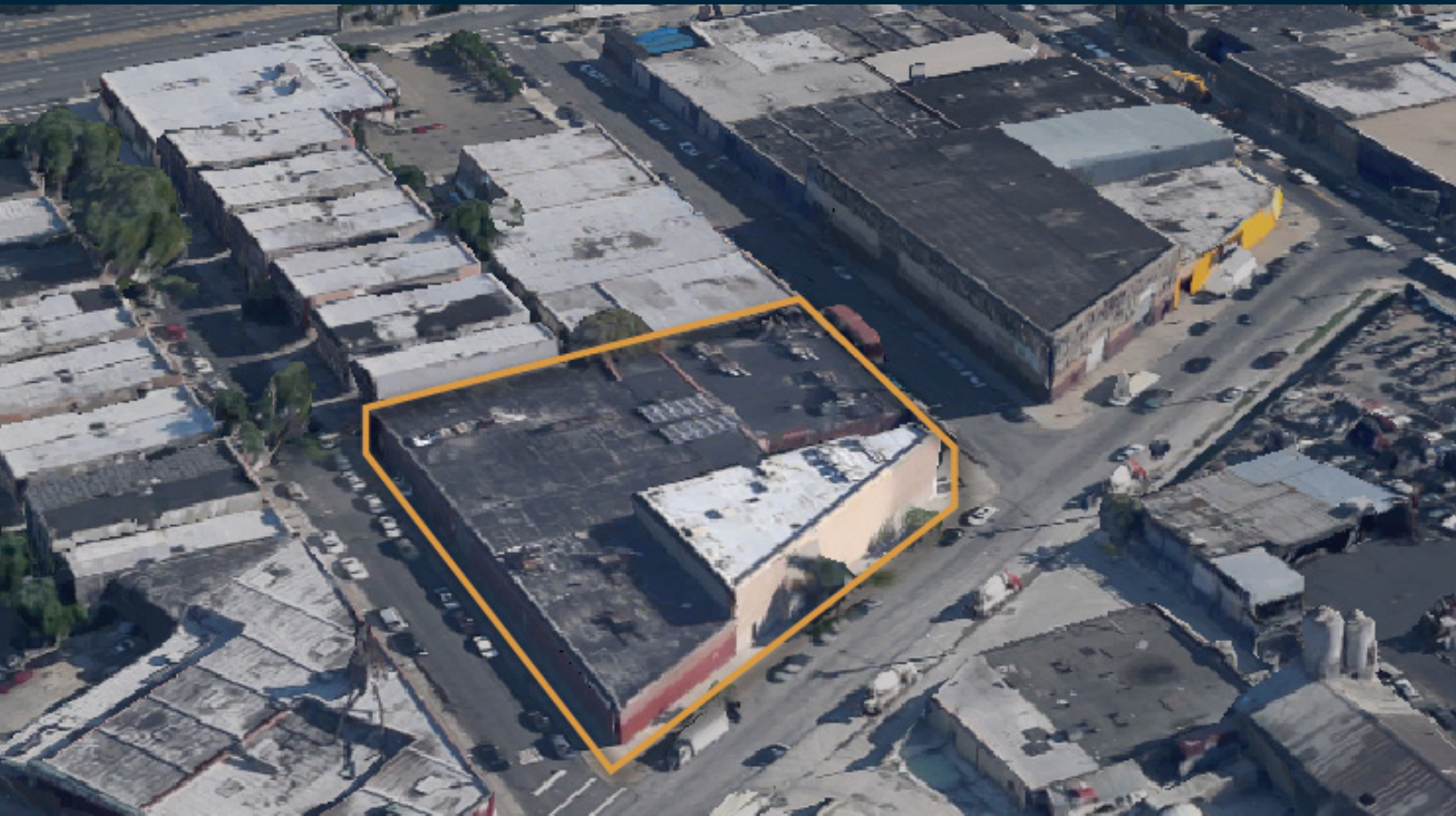




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SUB-LEASE



723-751 BRISTOL STREET

BROOKLYN, NY 11236

45,700 Sq. Ft. Food Production & Warehouse Property

For Long Term Sub-Lease in Canarsie

TYPE

Warehouse



SQUARE FT.
45,700 RSF



ZONING
M1-1, R5



CLEAR HEIGHT
11' - 13'



PARCEL ID
3642
BLOCK



LOADING
2 Drive-Ins



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

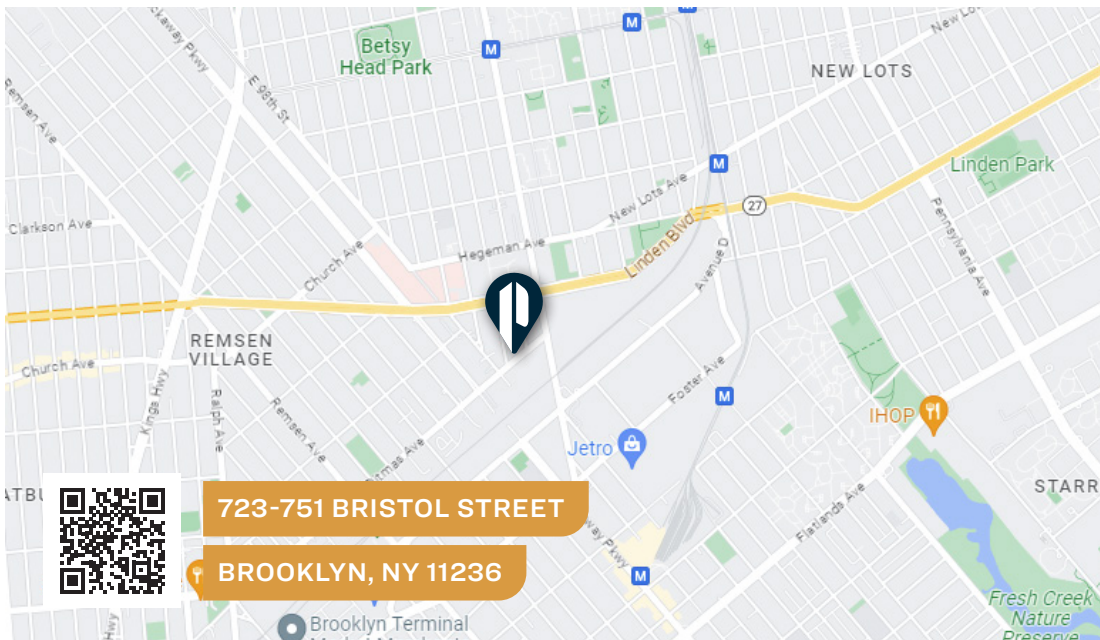
Located in the heart of Canarsie, 723 Bristol Street presents an exceptional opportunity for food businesses. This one-story warehouse spans an impressive 45,700 Sq. Ft., offering ample space for various operations. The property boasts the advantage of three street frontages, ensuring excellent accessibility and visibility.

The warehouse presents a unique opportunity for food-related ventures with its exceptional features. The highlight of the property is the dedicated 12,000 Sq. Ft. food production area, meticulously designed with tiled flooring and a comprehensive drainage system. The flexibility and efficiency of this area make it an ideal setting for food production ventures, such as manufacturing, processing, or packaging allowing for seamless workflow and customization.

To meet the specific needs of food businesses, the property also includes a total of 2,000 Sq. Ft. of freezers and refrigeration space. This temperature-controlled area enables businesses to store and preserve perishable goods with ease, maintaining the quality and freshness of their products.

FEATURES

- Lot Size: 38,410 Sq. Ft. Irregular
- 3 Street Frontages
- Lot Dimensions: 248' x 68'
- Building Size: 45,708 Sq. Ft.
 - Ground Floor Warehouse: 34,500 Sq. Ft.
 - 2nd Floor: 6,500 Sq. Ft.
 - Lower Level: 6,500 Sq. Ft.
- 12,000 Sq. Ft. Food Production Area
- 11' - 13' Ceiling Height
- 2,000 Sq. Ft. Yard
- Wet Sprinkler System + Floor Drains
- Fully HVAC
- Gas Heat
- Potential USDA Approved
- 10' x 10' Freight Elevator, 4,000 Lbs. Capacity
- Tiled Floors & Walls in Production Area
- 2,000 Sq. Ft. Walk-In Refrigerator & Freezer Spaces
- 3,600 AMPS Electricity, 3 Phase, 3 Meters
- 2 Drive-In Doors



TRANSPORTATION



EAST 105TH STREET



LINDEN BOULEVARD
KINGS HIGHWAY
JACKIE ROBINSON PARKWAY
BELT PARKWAY / SHORE PARKWAY



B60: ROCKAWAY AVE / DITMAS AVE

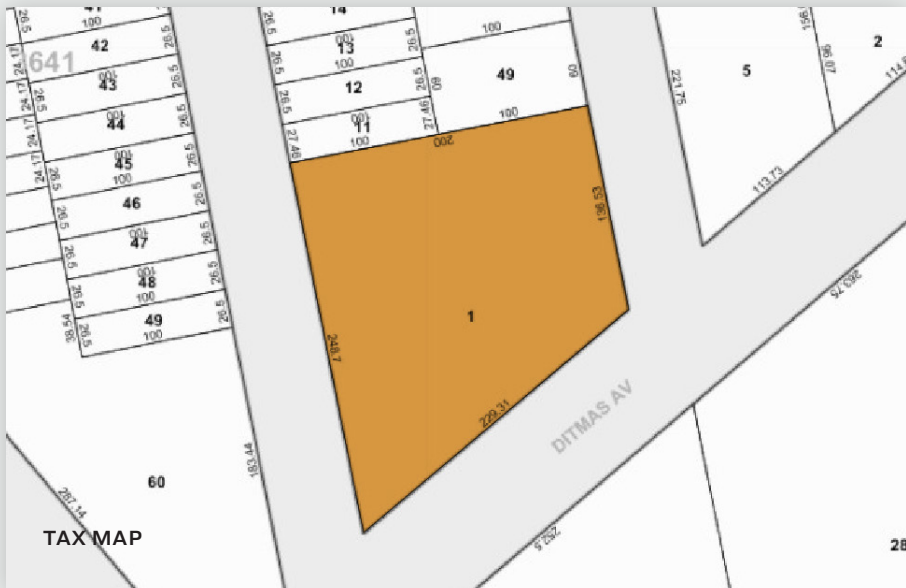
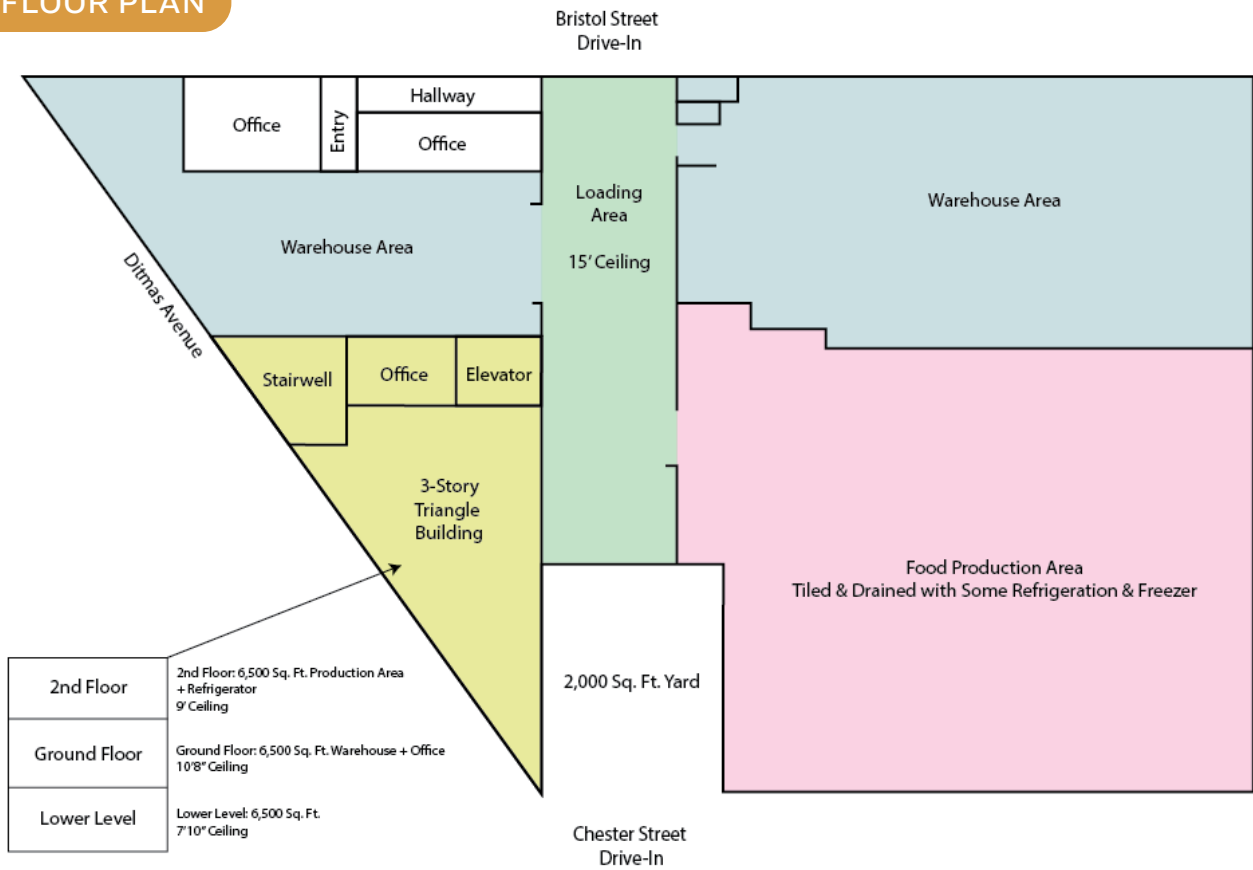


34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

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FLOOR PLAN



INTERIOR



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718-784-8282
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