



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



744 CLINTON STREET

BROOKLYN, NY 11231

40,557 Sq. Ft. High-Cube 1-Story Building

Complete with 14 Interior Loading Docks.
Elevate Your Logistics Efficiency Today!

TYPE Warehouse



SQUARE FT.
40,557 RSF



ZONING
M3-1



CLEAR HEIGHT
22' - 23'



PARCEL ID
623
BLOCK



LOADING
14 Interior
Docks



100
LOT



ANNUAL R.E. TAXES
\$178,000



ELECTRIC POWER
950 AMPS

PRICE

Upon Request

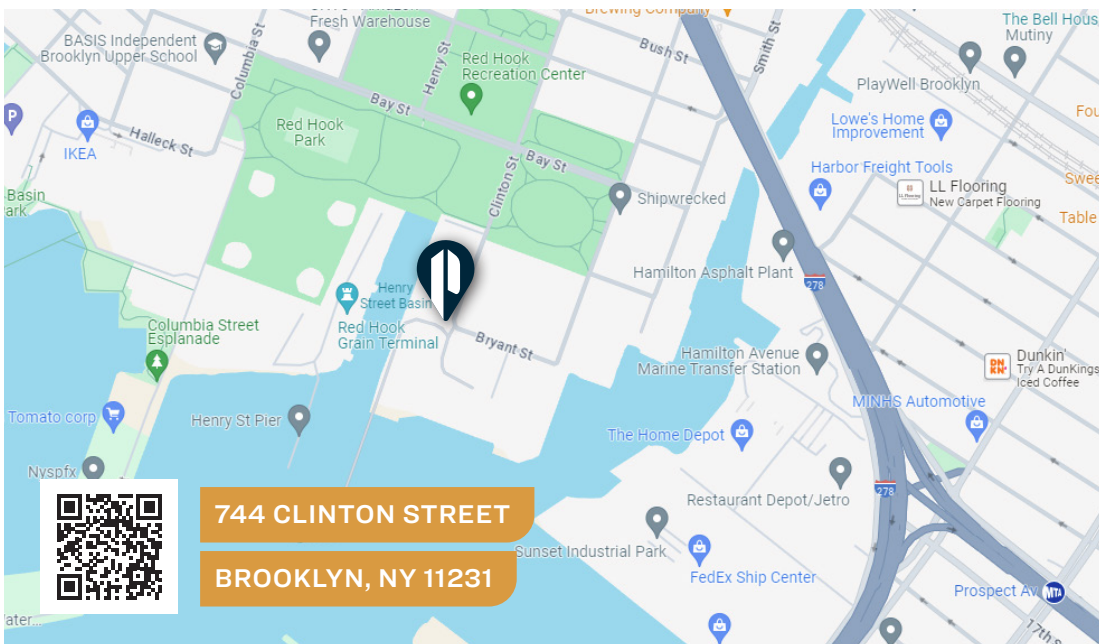
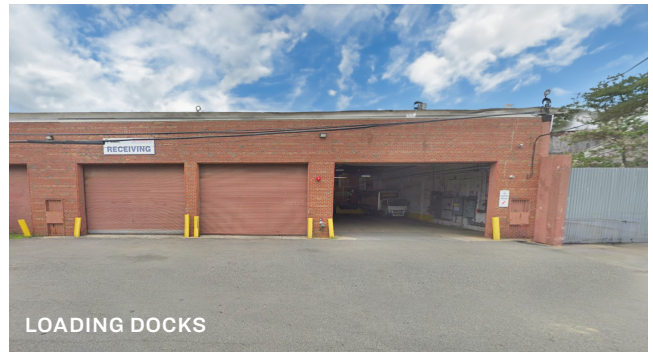
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All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

Features

- 40,557 Sq. Ft. 1-Story Building
- 22' - 23' Ceiling Height
- 14 Interior Loading Docks
- Column Spans: 22'8" x 32' (Larger Section)
- Column Spans: 22'8" x 35' (Smaller Section)
- Electric Power 950 Amps
- Fireproof
- Dry Sprinkler
- Gas Heat
- Floor Drains (In Smaller Section)
- Bathrooms
- Existing Break Room
- Sub-metered Electric
- Possession: 120 Days



TRANSPORTATION

F G SMITH-9TH STREET

BROOKLYN-QUEENS EXPY
GOWANUS EXPY
BROOKLYN BATTERY TUNNEL

RED HOOK - ATLANTIC BASIN

MTA Bus B57, B61:
LORRAINE ST / CLINTON ST



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

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TAX MAP

HALLECK ST

CLINTON ST

BRYANT ST

Pier 937

Head and Bulkhead 2491.49

118

100

93

50

136

134

1

621

619

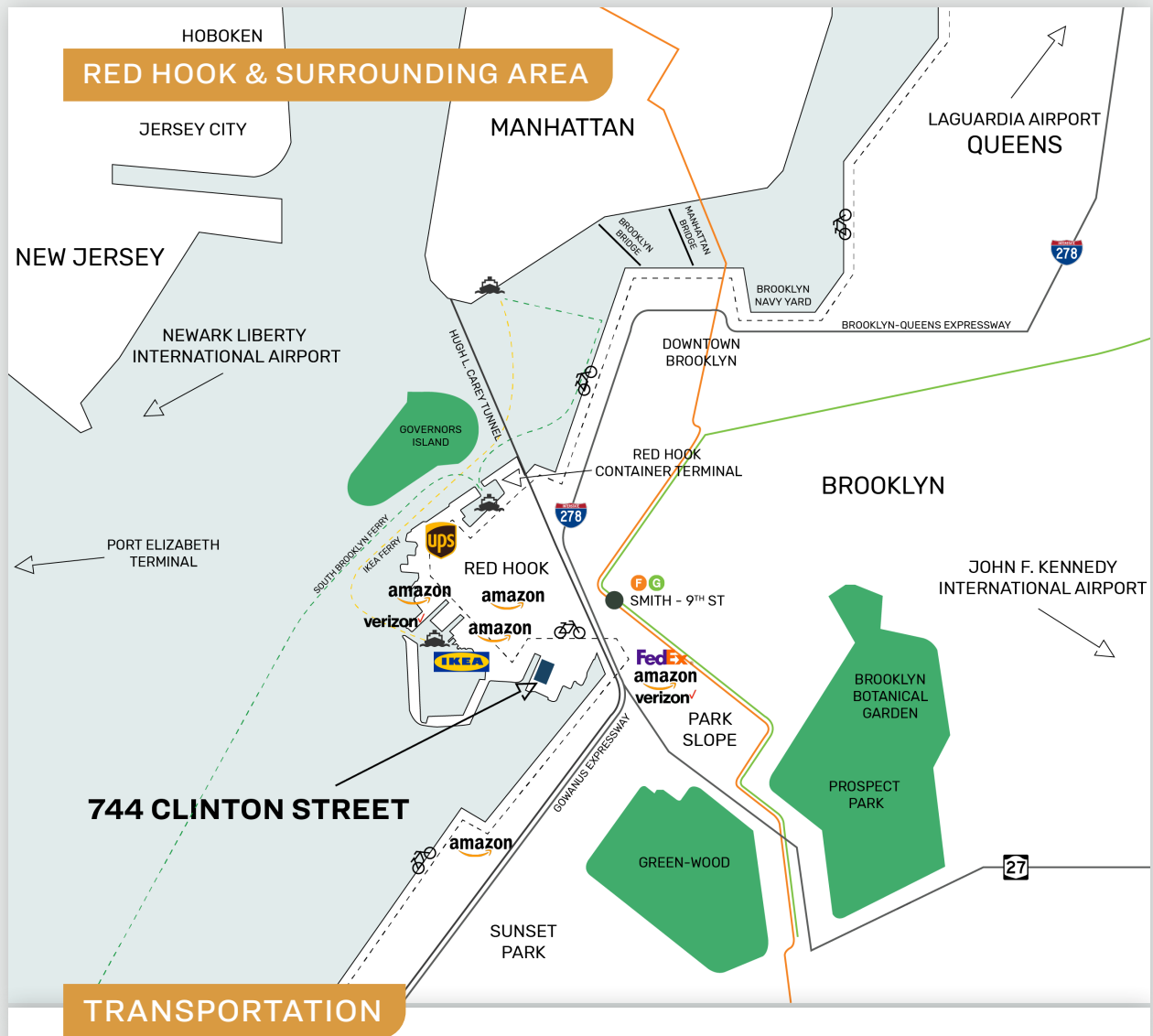
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SMITH-9TH STREETS
(0.6 MILES - 12 MINUTE WALK)



B57, B61: COURT ST / LORRAINE ST
(0.2 MILES - 4 MINUTE WALK)



I-278 GOWANUS EXPRESSWAY
(0.6 MILES)



IKEA EXPRESS SHUTTLE
(0.6 MILES - 12 MINUTE WALK)

HUGH L. CAREY TUNNEL
(0.6 MILES)



BAY STREET X COURT STREET
(0.1 MILES - 2 MINUTE WALK)

I-278 BROOKLYN-QUEENS EXPRESSWAY
(0.8 MILES)

HENRY STREET X BAY STREET
(0.2 MILES - 4 MINUTE WALK)

NY27 PROSPECT EXPRESSWAY
(1.5 MILES)



LAGUARDIA AIRPORT
(12 MILES - 25 MINUTES)

Federal, New York State, and Local Economic Incentives

The following is a list of potential incentives that may be available subject to type of business and other factors that should be verified by consulting with an attorney or benefits consultant.

INDUSTRIAL BUSINESS ZONE (IBZ)

The property is located in a designated IBZ that may provide tax credits on a per-employee basis to industrial and manufacturing companies.

Other incentives that may be available include:

- Workforce Programs
- Apprentice NYC
- NYC Industrial Developer Loan Fund
- NYC IDA Industrial Program
- Excelsior Jobs Program
- Relocation and Assistance Program (REAP)
- EDZ Employment Incentive Program (EDZ-EIC)
- Energy Cost Savings Program (ECSP)
- Industrial & Commercial Abatement Program (ICAP)



PICTURES



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FOR MORE INFORMATION ABOUT THIS
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