



**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!

DIVISIONS AVAILABLE
25,557 AND 15,000 SQ. FT.

PRICE

Upon Request

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

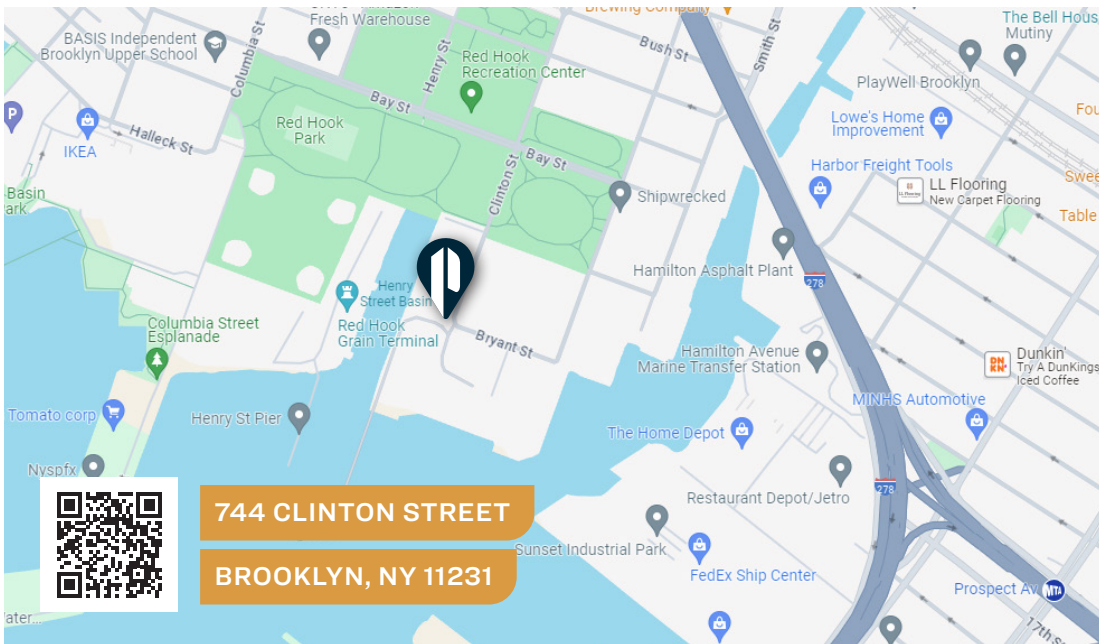
718-784-8282 / PINNACLERENY.COM

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

- 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

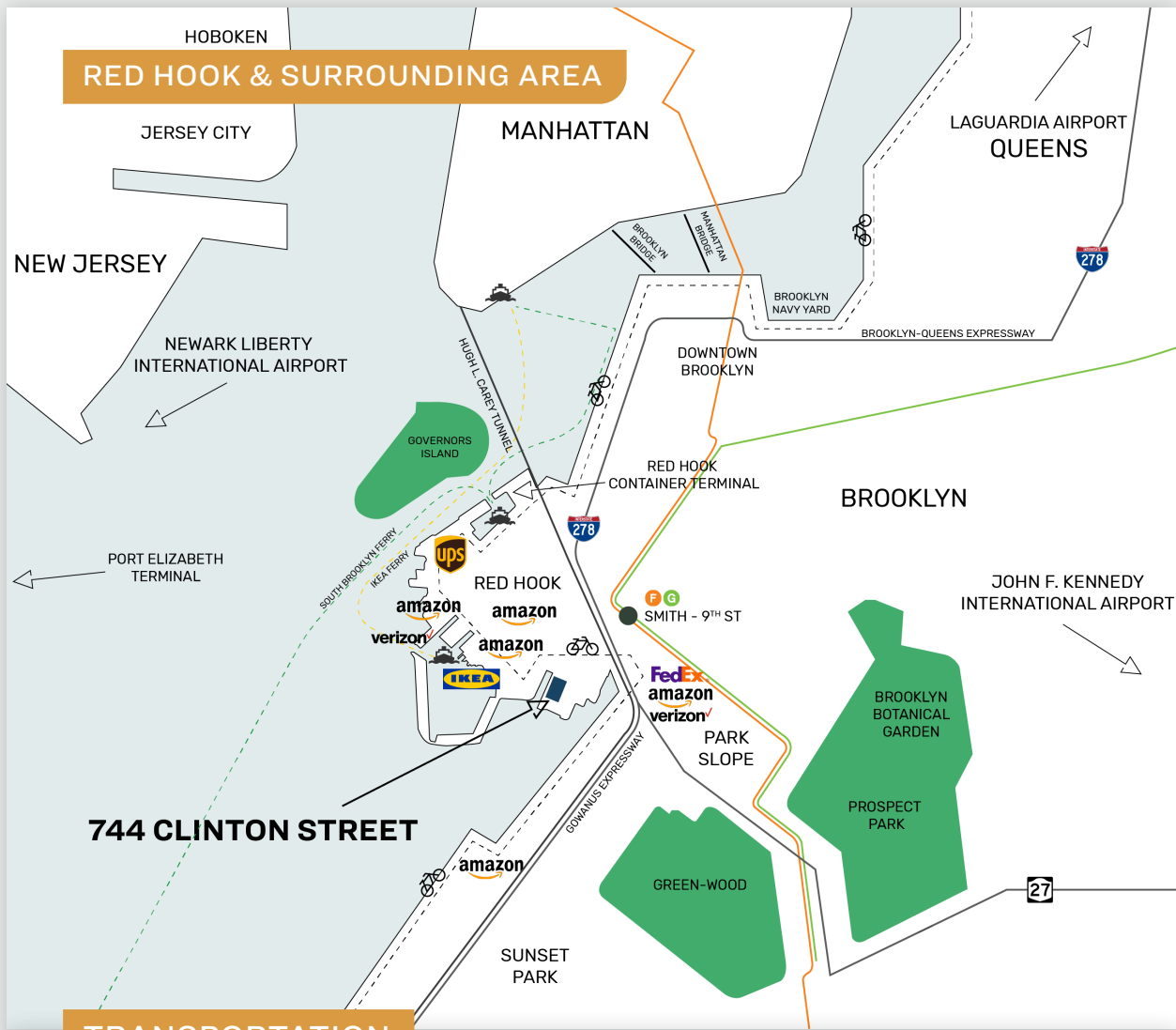
 B57, B61:
LORRAINE ST / CLINTON ST



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

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TRANSPORTATION



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



AERIAL VIEW



WAREHOUSE



LOADING DOCK



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FOR MORE INFORMATION ABOUT THIS
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