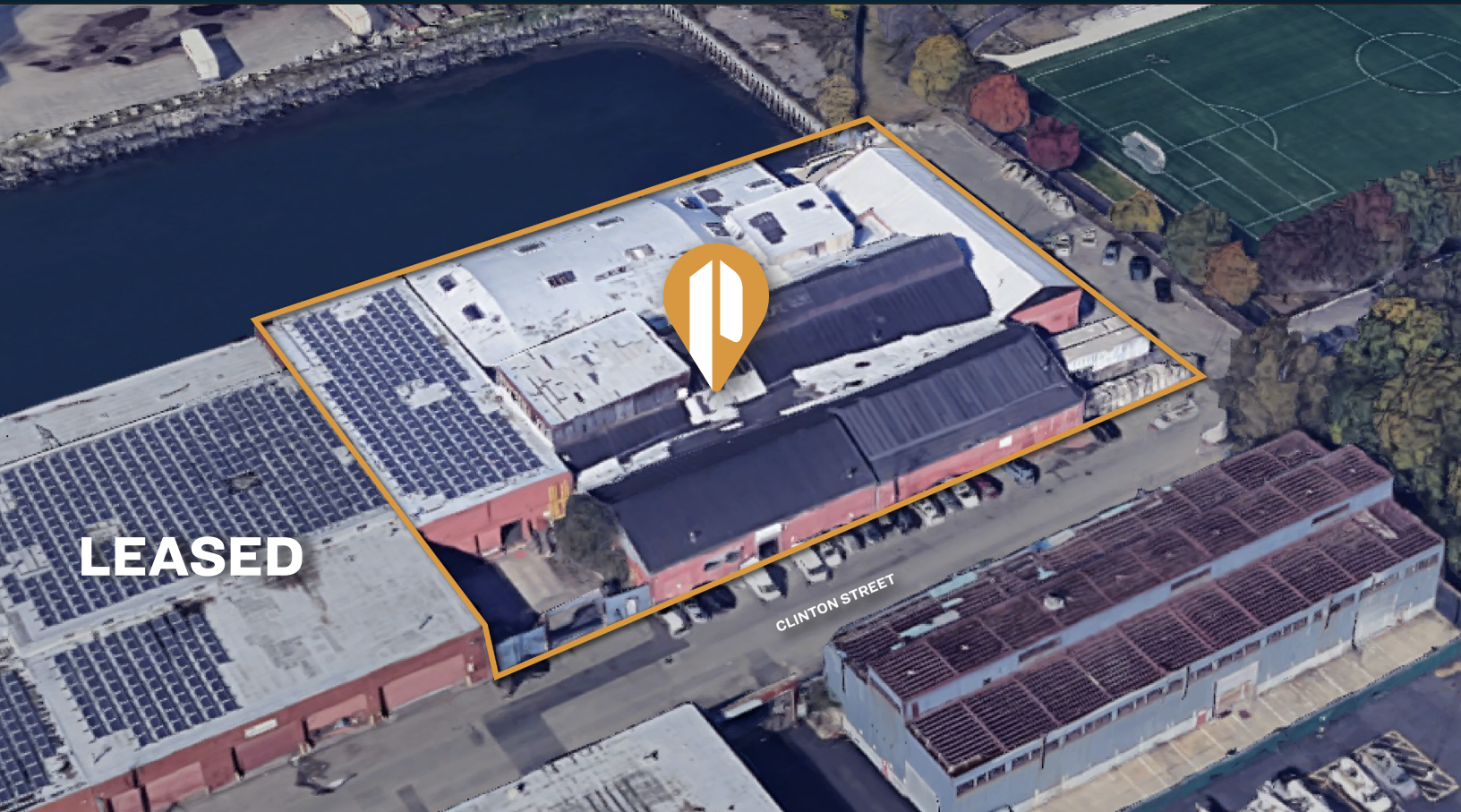




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



LEASED

744 CLINTON STREET

BROOKLYN, NY 11231

53,938 Sq. Ft. Single-Story Building with Multiple Divisions

Ideal for Creative, Sports, Entertainment,
Industrial, and Commercial Uses

Type

Warehouse / Retail / Industrial



SQUARE FOOT

53,938^{RSF}



ZONING

M3-1



CLEAR HEIGHT

15.5' – 30'



PARCEL ID

623

BLOCK



LOADING

4 DRIVE-IN BAYS

4 LOADING DOCKS



100,118

LOTS

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

Features

- 53,938 Sq. Ft. 1 Story Building
- 15'5" - 30' Ceiling Height Throughout
- Large Column Free Sections
- Electric Power
- Fireproof
- Dry Sprinkler
- Gas Heat
- Sub-Metered Electric

Section A

- 12,357 Sq. Ft.
- Large Column Free Section
- 20' Clear Height
- 1 Drive-In Door

Section B

- 22,110 Sq. Ft. Total
- 20,247 Sq. Ft. Ground Floor
- Large Column Free Section
- 15'5" - 30' Max Ceiling Height
- 1 Drive-In Door

- Existing Break Room
- 992 Sq. Ft. First Floor Office
- 1,291 Sq. Ft. Second Floor Mezz Office
- 572 Sq. Ft. Third Floor Mezz Office

Section C

- 10,668 Sq. Ft. Total
- 10,046 Sq. Ft. Ground Floor
- 622 Sq. Ft. 2nd Floor Mezz Office
- 16'5" - 28' Max Ceiling Height
- 1 Drive-In Door
- Existing Reception Area
- State of the Art Conference Room

Section D

- 8,803 Sq. Ft. warehouse
- 17'6" - 18'7" Max Ceiling Height
- Column Free
- Existing Office
- 4 Exterior Loading Docks



744 CLINTON STREET

BROOKLYN, NY 11231

TRANSPORTATION

F G SMITH-9TH STREET



BROOKLYN-QUEENS EXPY
GOWANUS EXPY
BROOKLYN BATTERY TUNNEL



RED HOOK - ATLANTIC BASIN



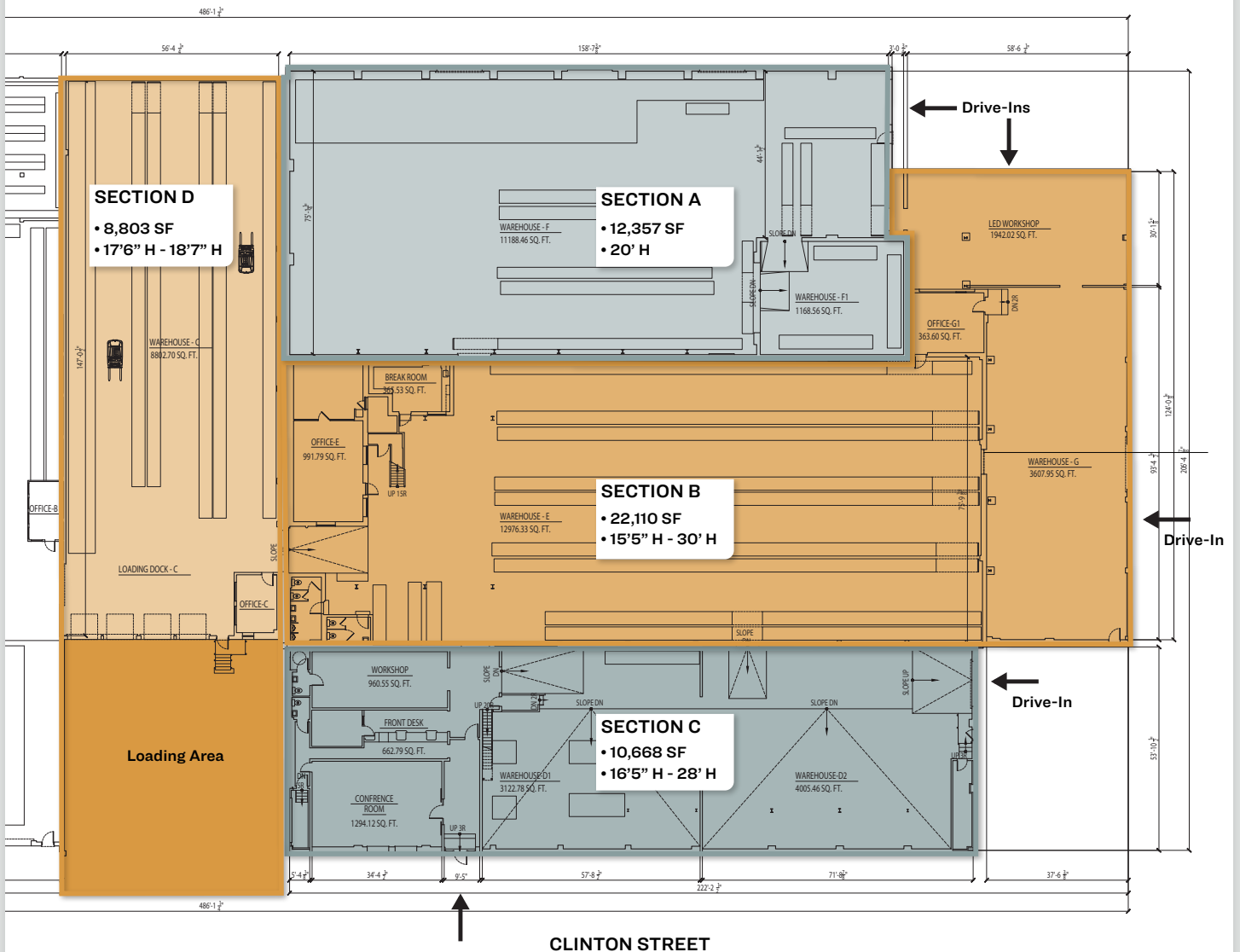
B57, B61:
LORRAINE ST / CLINTON ST



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.

SECTIONS WITH HEIGHT



PICTURES

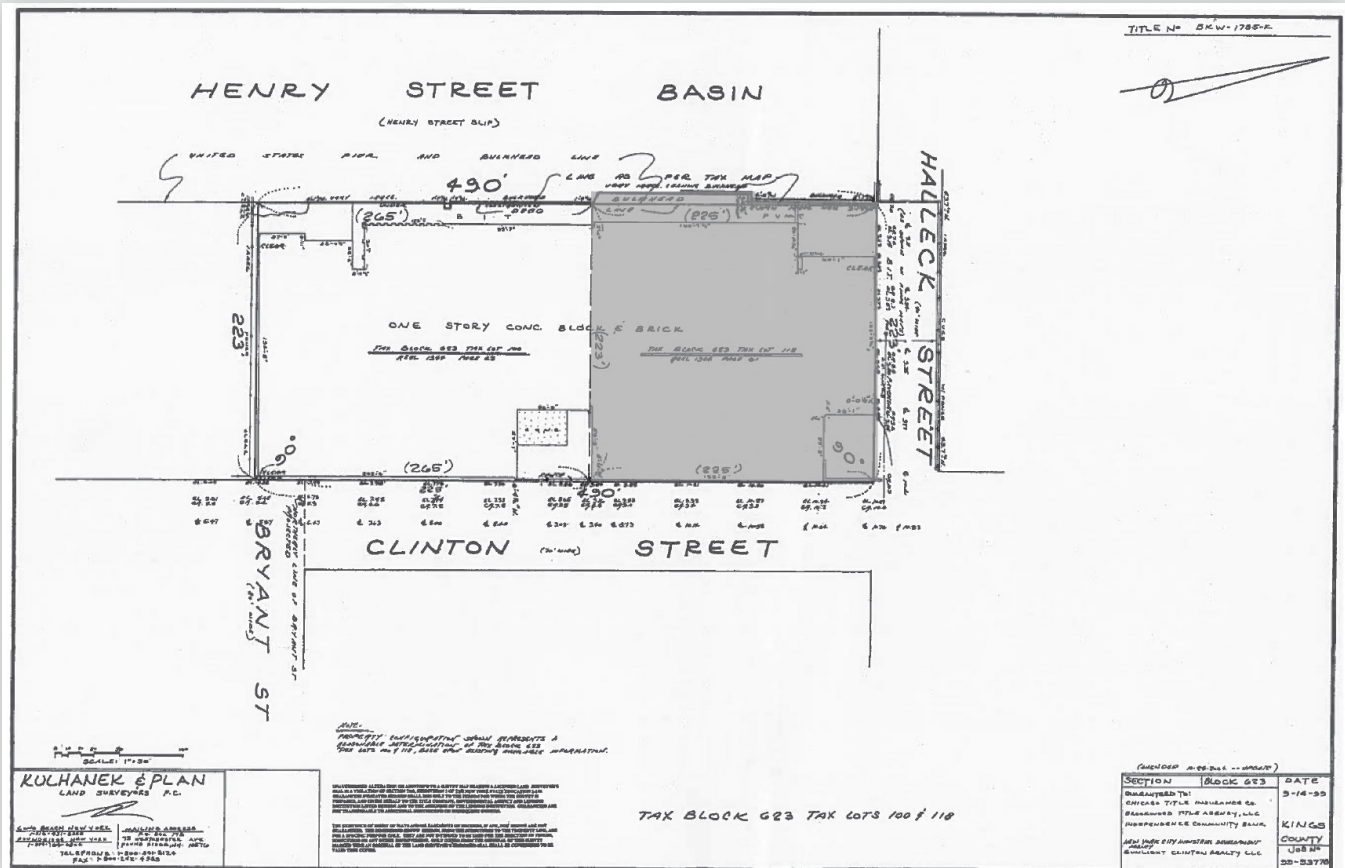


WAREHOUSE



EXTERIOR

SURVEY



TAX MAP



RED HOOK & SURROUNDING AREA



TRANSPORTATION



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



I-278 GOWANUS EXPRESSWAY
(MILES 0.6)

HUGH L. CAREY TUNNEL
(MILES 0.6)

I-278 BROOKLYN-QUEENS
(EXPRESSWAY 0.8 MILES)

NY27 PROSPECT EXPRESSWAY
(MILES 1.5)



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



IKEA EXPRESS SHUTTLE
(MILES - 12 MINUTE WALK 0.6)



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

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



LAGUARDIA AIRPORT
(MILES - 25 MINUTES 12)

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)



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

FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



DAVID JUNIK

Partner
djunik@pinnaclereny.com
718-371-6406



NOAH TANENBAUM

Associate Broker
ntanenbaum@pinnaclereny.com
718-371-6372