



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE / FOR LEASE**



71 WHITE STREET

BROOKLYN, NY 11206

# One of a Kind Opportunity in the Heart of Bushwick.

24,240 Sq. Ft. One Story Industrial Building.  
Development Rights up to 64,280 Sq. Ft.

**TYPE**

**Warehouse / Industrial /  
Film Studio / Sports Venue**



SQUARE FT.

**24,240** RSF



ZONING

**M1-2**



CLEAR HEIGHT

**15'**

PARCEL ID



**3082**

BLOCK



LOADING CAPACITY

**3** Drive-In  
Doors



**47**

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.

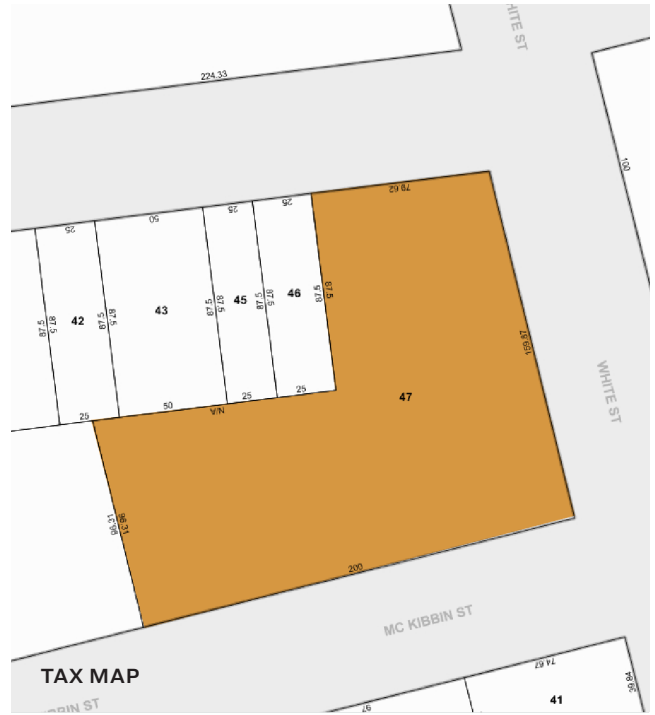
# Property Overview

Pinnacle Realty of New York, LLC is pleased to announce that it has been appointed the exclusive agents to facilitate the leasing of 71 White Street Bushwick, Brooklyn. This ideally located 24,240 Sq. Ft. industrial/commercial site is 2 blocks from the Morgan Avenue L train station subway station, minutes to Manhattan, with convenient access to major roadways serving the boroughs of NYC and the tristate metropolitan area.

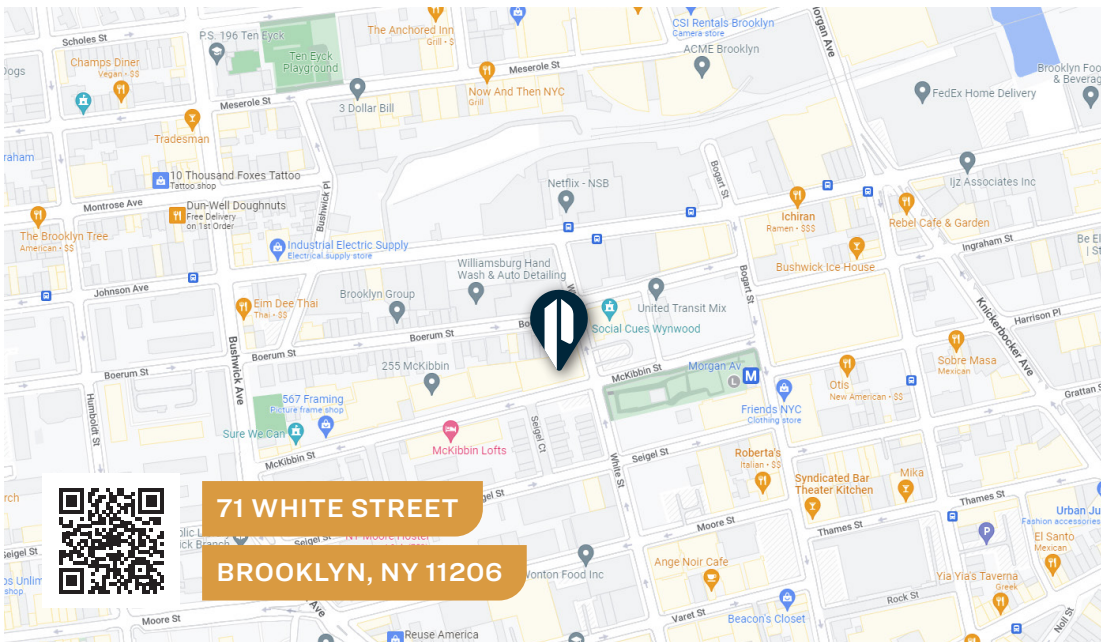
This rare industrial/commercial property is located in a M1-2 zoning district, which allows for up to 2.0 FAR / 48,480 sq. ft. of development and 4.8 FAR / 116,352 Sq. Ft. of community facility development as-of-right. The triple frontage lot boasts 439 feet of frontage on White Street, Boerum Street and Mckibbin street, which provides excellent access and loading. **Landlord can provide multiple concepts, including restoring the roof to original height, raising the roof to 20' – 30' clear or adding a partial or entire second floor.**

## FEATURES

- 15 Foot Ceiling Height
- 25x50 Column Spans
- 3 Drive-In Doors
- 1 Loading Dock
- Build-to-Suit Office



- Power (TBD)
- Street-to-Street Access
- Building Will be White Box
- New Roof and Upgraded Utilities
- Possession: 1/Q/24



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## TRANSPORTATION

-  **2 BLOCKS TO L TRAIN**
-  **BROOKLYN-QUEENS EXPRESSWAY**
- LONG ISLAND EXPRESSWAY**
- QUEENS MIDTOWN EXPY**
-  **CITI BIKE: MCKIBBIN ST & BOGART ST**
-  **B60: MORGAN AV/ HARRISON PL**



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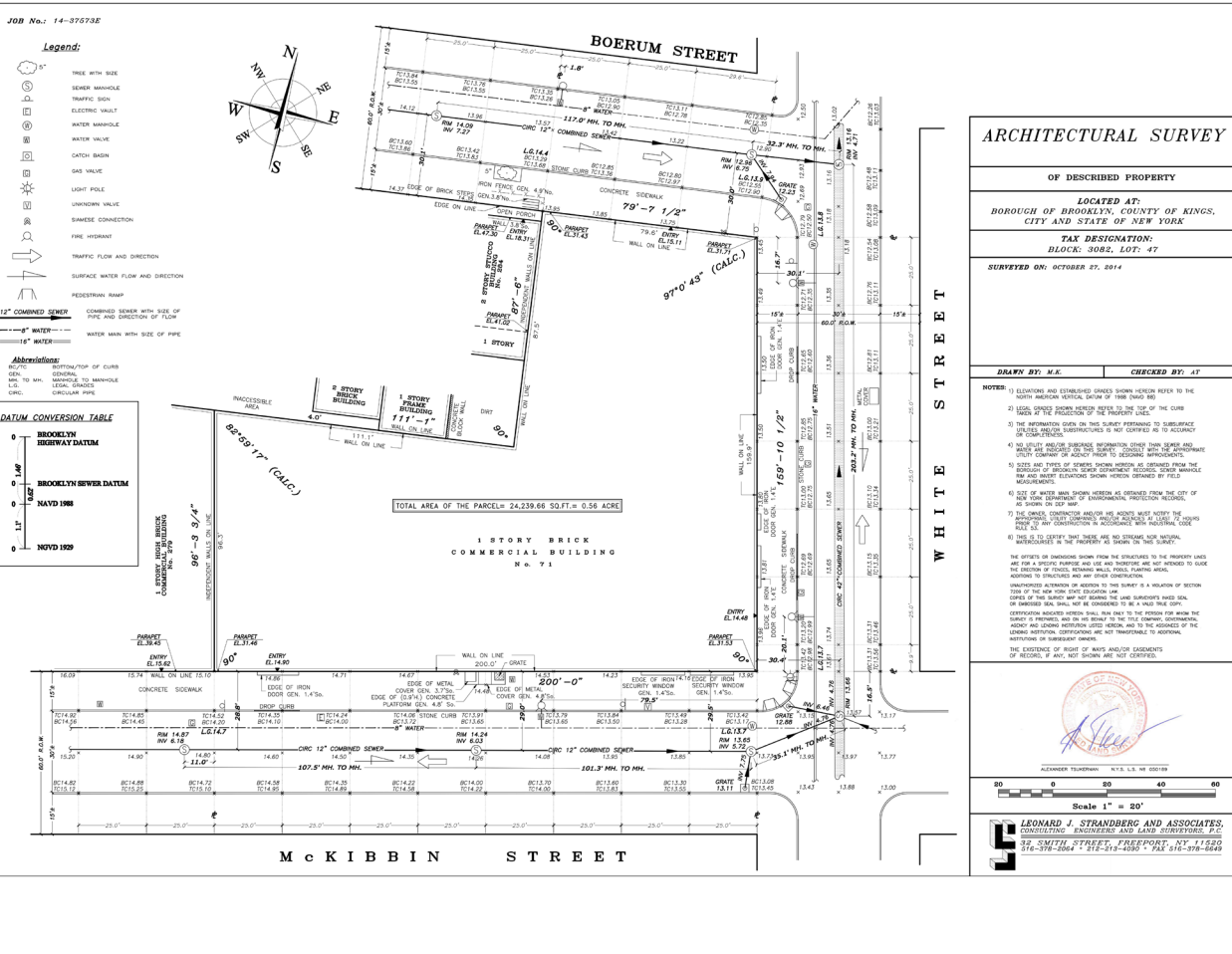
AERIAL VIEW



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# SURVEY MAP

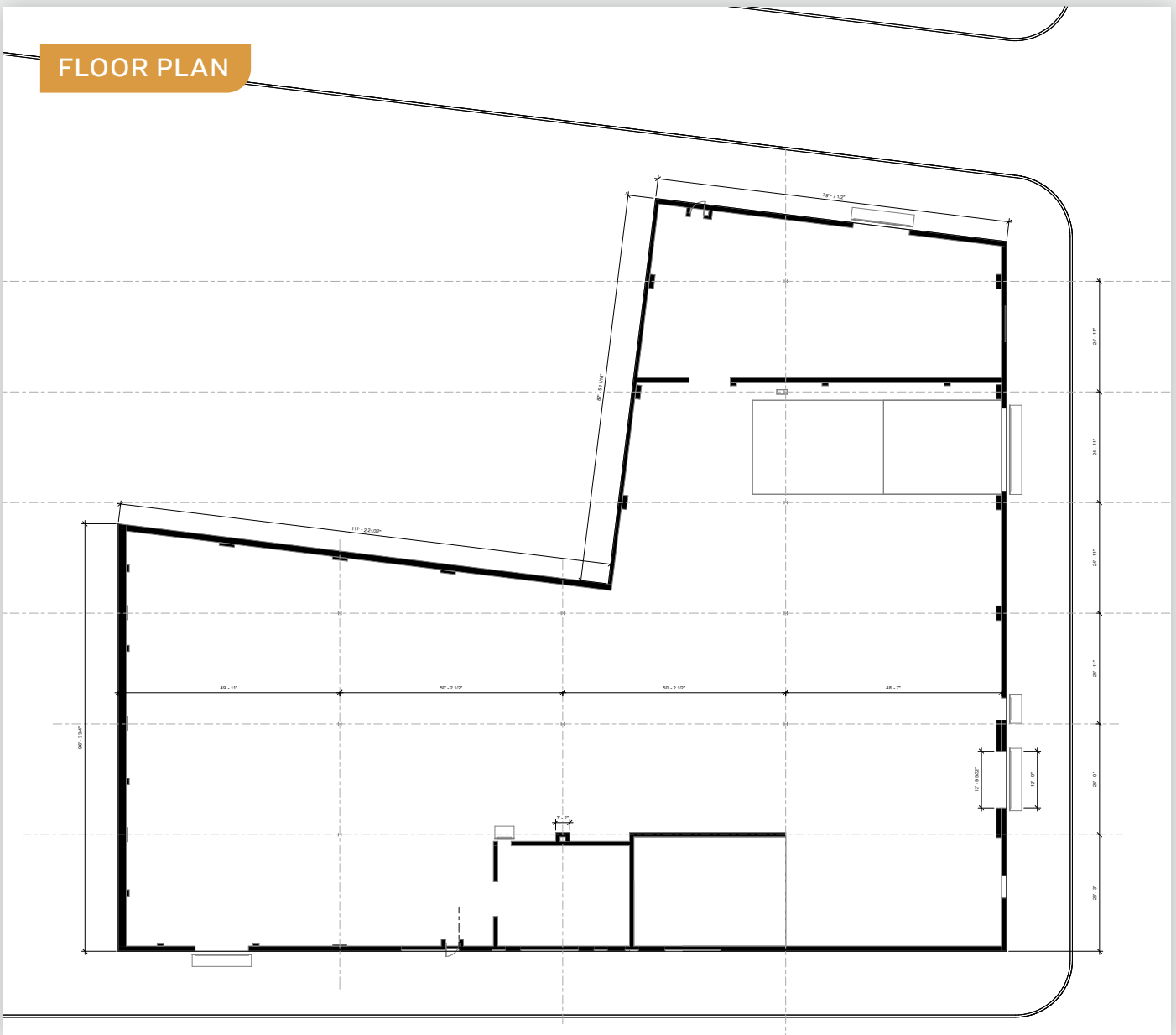


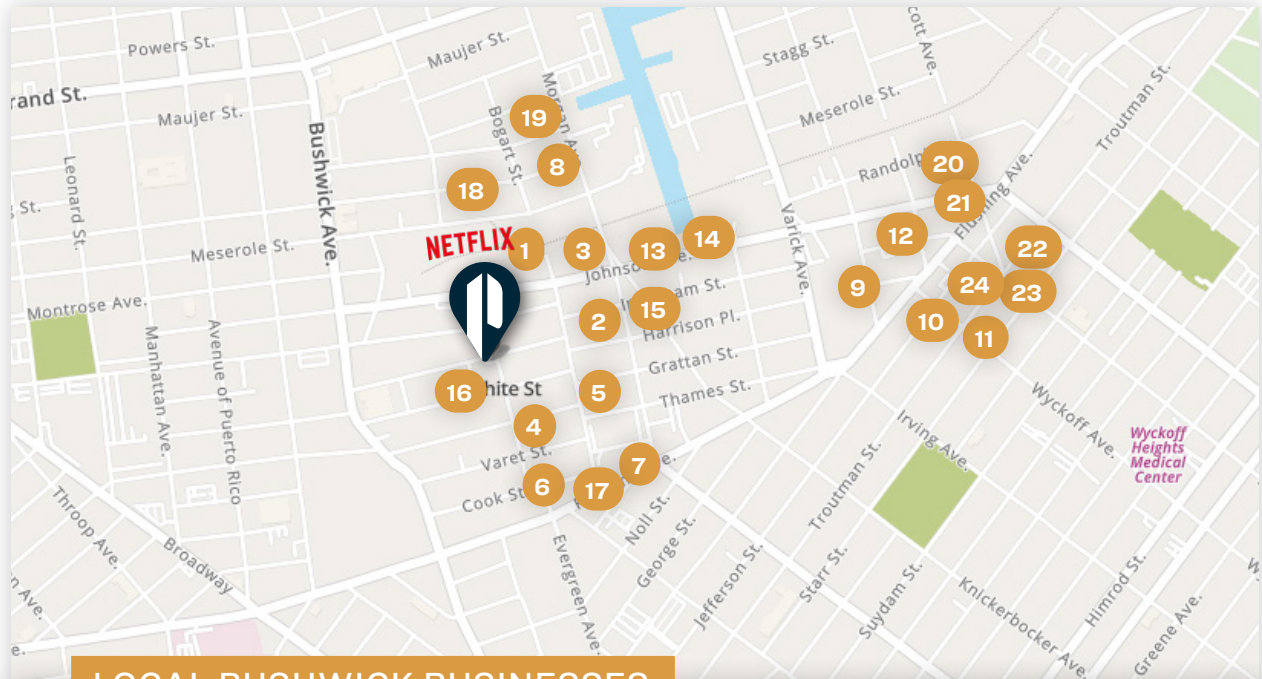
KYFRM

71 WHITE STREET



# FLOOR PLAN





## LOCAL BUSHWICK BUSINESSES

1 NETFLIX	9 JUPITER DISCO	17 THE NARROWS
2 CUBESMART SELF STORAGE	10 LOT 45 BUSHWICK	18 CITY OF SAINT COFFEE
3 ICHIRAN	11 DOCK	19 ARROGANT SWINE
4 ANGE NOIR CAFE	12 AP CAFE	20 BUNKER VIETNAMESE
5 FOOD GARDEN MARKET	13 GUADALUPE INN	21 ELSEWHERE
6 FORREST POINT	14 SUPERCROWN COFFEE	22 HARD TIMES SUNSET BAR
7 COLLECTIONS	15 CAPE HOUSE	23 LOS HERMANOS
8 OUR WICKED LADY	16 BLUE BOTTLE COFFEE	24 HOUSE OF YES



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[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS  
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