



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



404 MCGUINNESS BLVD

BROOKLYN, NY 11222

Greenpoint, Brooklyn at The Pulaski Bridge

14,500 Sq. ft. Industrial Building
±12,500 Sq. Ft. Land

PRICE


Upon Request

TYPE
Industrial / Land

 SQUARE FT.
±14,500 RSF BLDG
±12,500 RSF LAND

 ZONING
M3-1

 CLEAR HEIGHT
18'

PARCEL ID
 **2484**
BLOCK

 LOADING
3 Drive-In
Doors

 **1**
LOT

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 agent to facilitate the leasing of **404 McGuinness Boulevard, Brooklyn, NY**. This centrally located 14,500 sq. ft. Industrial building plus 12,500 sq. ft. land is situated at the east side of the Pulaski bridge, minutes to the LIE, BQE, Manhattan, with convenient access to major roadways servicing the boroughs of NYC.

This perfectly positioned Industrial property is located in an M3-1 zoning district, which is the heaviest industrial designation in NYC. It allows for up to 2.0 FAR +/- 48,750 sq. ft. industrial/commercial development as-of-right. The triple frontage, entire block lot boasts 800ft. of frontage on McGuinness Boulevard, Paidge Avenue and Clay Street, providing effortless site access. The property is also located in a designated Opportunity Zone, and is ideally positioned to provide a user with easy access to the NYC Metropolitan area and its vast business and consumer sectors.

FEATURES

- 23,227 Sq. Ft. Plot
- Entire City Block
- 3 Street Frontage (800 Linear Feet)
- 600 Amps Of Power
- 3 Overhead Drive-In Doors
- 18' Ceiling Height



EXTERIOR



AERIAL VIEW



404 MCGUINNESS BLVD.
BROOKLYN, NY 11222

TRANSPORTATION



VERNON BLVD/
JACKSON AVE



GREENPOINT AVE
STATION



MIDTOWN
TUNNEL

LIE
BQE



LIRR: LIC
B32: FRANKLIN ST
/ INDIA ST
B43, B62:
MANHATTAN AVE /
GREENPOINT AVE



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

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INTERIOR PICTURES



BOROUGH BROOKLYN

DATE: MAY 26 1978 **NO.** 216684

This certificate supersedes C.O. No. 160321

ZONING DISTRICT M3-1

THIS CERTIFIES that the ~~new~~-~~altered~~-~~existing~~-building-premises located at
404/418 McGuinness Boulevard

Block 2484 Lot 1

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
First	ground	10			16		Motor Vehicle Repair Shop (including body and fender work, paint spraying, oxy- acetylene welding)
	ground	5			16		Automotive Parts Warehouse
Second	120	5			16		Automotive Parts Warehouse
Performance Standards Applicable In An M3 District To Be Fully Complied With.							
Open Yard	ground				16		Open Storage of Commercial Vehicles
	ground				16		Sales of Used Vehicles



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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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