



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

Industrial / Land



SQUARE FT.

±14,500 RSF BLDG

12,500 RSF LAND

M3-1



CLEAR HEIGHT

18'

PARCEL ID

2484

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LOADING

3 Drive-In Doors

718-784-8282 / PINNACLERENY.COM

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.

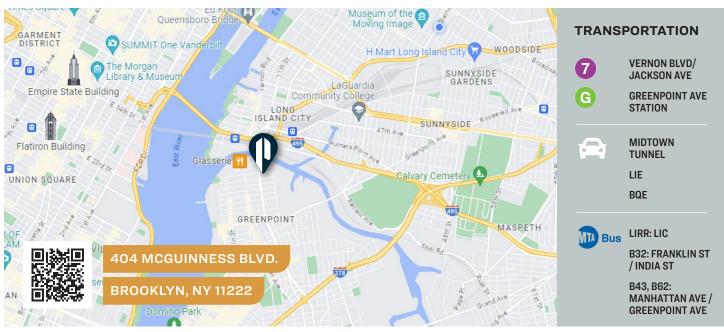
FEATURES

- 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





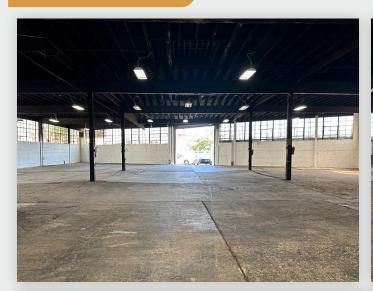






34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

INTERIOR PICTURES





BOROUGH

BROOKLYN

DATE: MAY 26 1978 NO. 216684

ZONING DISTRICT M3-1

This certificate supersedes C.O. No. 100321
THIS CERTIFIES that the recy altered existing building premises located at Block 2484 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-
	ground	5			16		acetylene welding) Automotive Parts Warehouse
Second	120	5			16		Automotive Parts Warehouse
			mance St strict To				
Open Yard	ground				16		Open Storage of Commercial Vehicles
	ground				16		Sales of Used Vehicles



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pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



THOMAS CHAMOUN Salesperson tchamoun@pinnaclereny.com 718-371-6377



DECIO BAIO Partner dbaio@pinnaclereny.com 718-784-8436



BILLY SALOMON Salesperson bsalomon@pinnaclereny.com 718-371-6405