



### **FOR LEASE**



404 MCGUINNESS BLVD

**BROOKLYN, NY 11222** 

# Greenpoint, **Brooklyn** at The Pulaski **Bridge**

19,500 Sq. ft. Industrial Building ±12,500 Sq. Ft. Land

## Industrial / Land



SQUARE FT.

±19,500 RSF BLDG

**12,500** RSF LAND

CLEAR HEIGHT

18'

**LOADING** 3 Drive-In Doors

M3-1

PARCEL ID

2484



**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 agent to facilitate the leasing or sale of 404 McGuinness Boulevard, Brooklyn, NY. This centrally located 19,500 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.

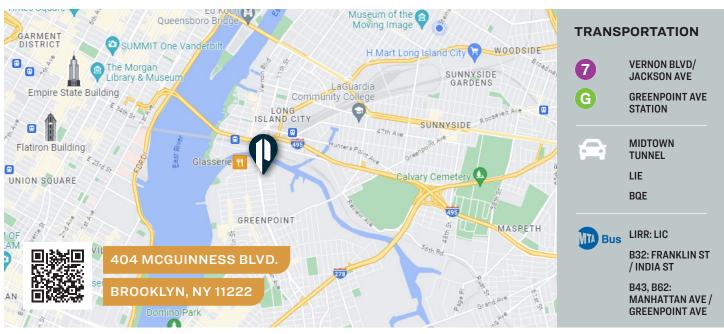
#### **FEATURES**

- 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







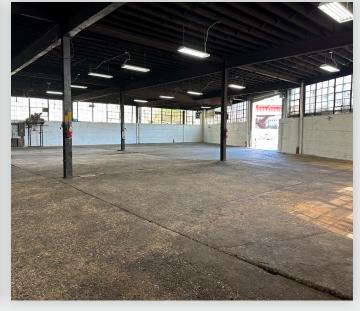




34-07 Steinway Street, Suite 202 | Long Island City, NY 11101









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#### FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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