



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



481 VAN BRUNT STREET

BROOKLYN, NY 11231


The Beard Street Warehouses

Join The Creative/Manufacturing District of Red Hook Brooklyn. 8,000 Sq. Ft. Ground Floor For Lease.

Ideal For Artist Studios, Creative/Manufacturing.

TYPE

Industrial / Flex / Warehouse

 <p>SQUARE FT. 8,000 RSF</p>	 <p>ZONING M3-1</p>
 <p>CLEAR HEIGHT 10'</p>	 <p>PARCEL ID 612 BLOCK</p>
 <p>LOADING CAPACITY Double Wide Loading Door</p>	 <p>1 LOT</p>
 <p>ELECTRIC POWER 300 AMPS/3 PHASE</p>	

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

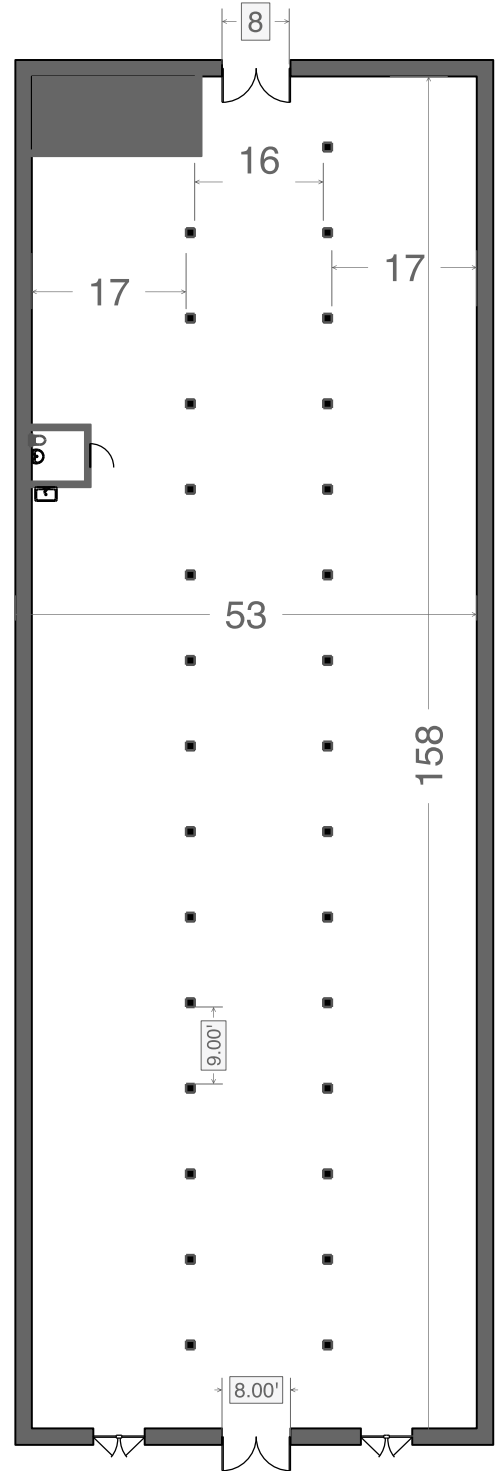
The Beard and Robinson Stores were built by Jeremiah P. Robinson and William Beard in the 1860s and 70's and were eventually founded in 1872 during a surge in dockside warehousing after the Civil War. Far from the farms of the Midwest, the Beard and Robinson Stores were part of a complex of grain terminals, warehouses, wharves, and shipyards constructed by Beard to accommodate goods and materials bound for New York Harbor via the Great Lakes and the Erie Canal. That's why they call it Erie Basin.

Today, the stores stand as a reminder of an era when Red Hook provided the most modern shipping facilities of the day. The Beard and Robinson Stores retain much of its historic character, with 250 restored arched iron shutters and the retention of the original beams and massive supporting timbers. Coffee and cocoa beans can still be found in the cracks of the original floorboards.

- Adjacent to Waterfront Esplanade and Marina Bicycle Parking and Car Parking Close to Major Thoroughfares
- Original Beams, Brick and Stone
- Accessible Via Waterway
- Steps From Waterfront

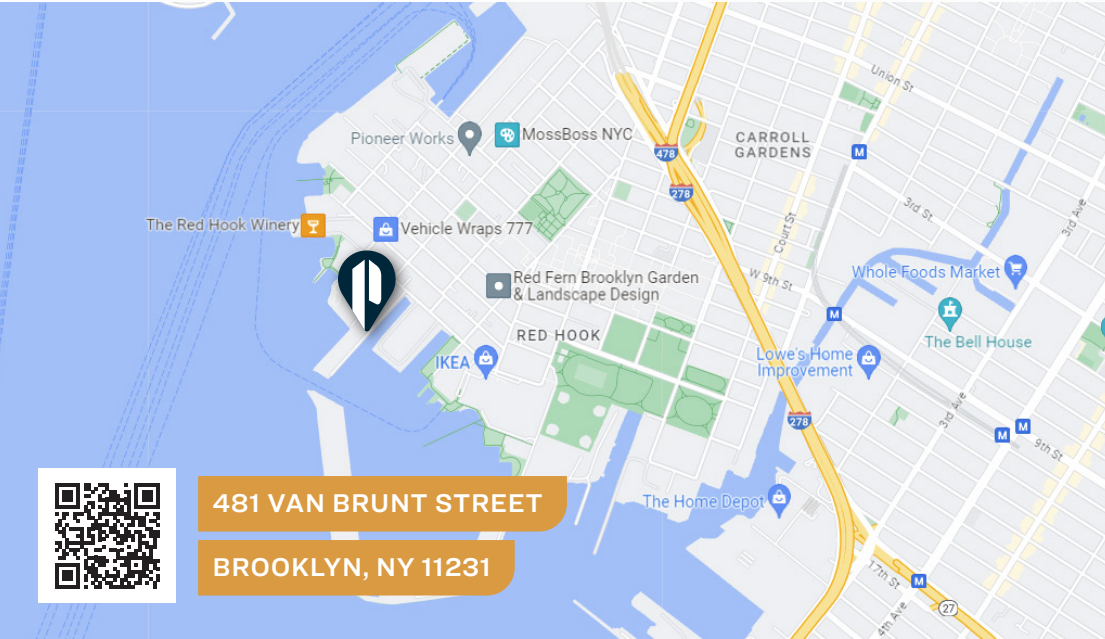
FEATURES

- 8,000 Sq. Ft.
- 10 Ft. Clear Ceiling Height
- Double Wide Loading Door
- Radiant Heat
- Sprinkled
- Street to Street
- Bathroom
- Exposed Brick
- Daytime Parking
- Waterfront Promenade



SURVEY

RED HOOK & SURROUNDING AREA



TRANSPORTATION

-  GOWANUS EXPY
-  BROOKLYN QUEENS EXPY

-  B61: BEARD ST/ VAN BRUNT ST



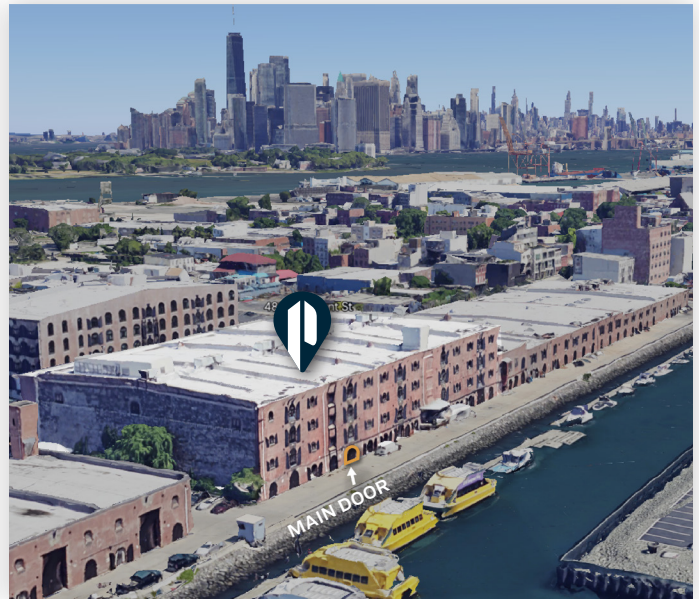
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PICTURES



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FOR MORE INFORMATION ABOUT THIS
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