



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / FOR LEASE



335 MOFFAT STREET







BROOKLYN, NY 11237

High Ceiling, One Story Warehouse for Sale or Lease

L Train — 2 Blocks Away.

TYPE

Warehouse / Industrial

 SQUARE FT. 28,000 RSF	 ZONING M1-1
 CLEAR HEIGHT 21'	 PARCEL ID 3443 BLOCK
 LOADING 1 Drive-in Bay	 40 LOT

PRICE

BUILDING LEASE

Upon request

BUILDING SALE

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.

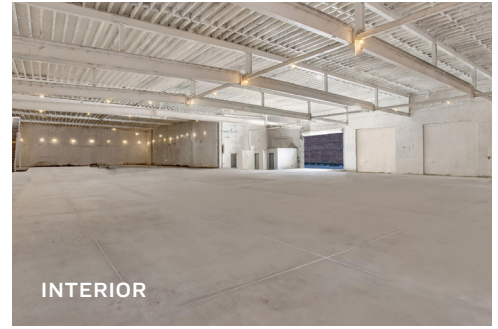
Property Overview

FEATURES

- 28,000 Sq. Ft. Property
- 22,400 Sq. Ft. Warehouse
- 5,600 Sq. Ft. Yard
- 21 Ft. Ceiling Height
- 1 Drive-in Door
- Quiet, Double Wide Street for Easy Loading
- Potential to Reopen Two Exterior Tailboard Docks
- Centrally Located with Easy Access to Brooklyn, Queens, and Long Island.
- Two Blocks to L Train
- Close Proximity to Bars, Restaurants, Coffee Shops



LOADING DOOR



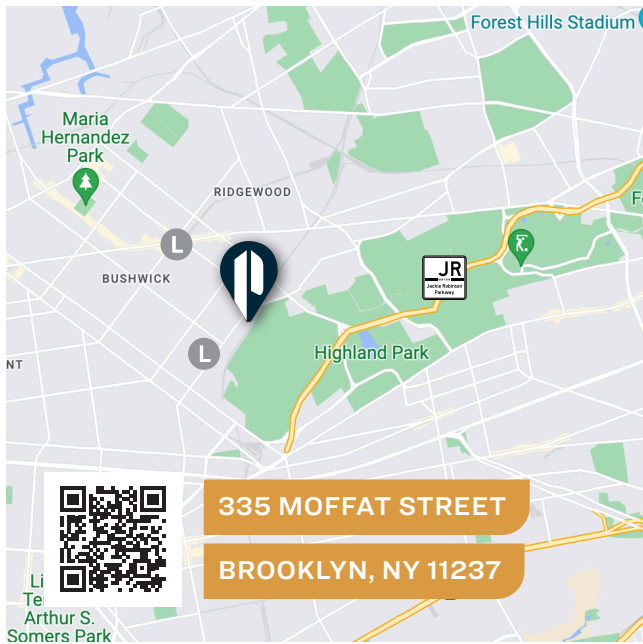
INTERIOR



EXTERIOR



EXTERIOR



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TRANSPORTATION

 WILSON AVENUE



 JACKIE ROBINSON PARKWAY

 B20 DECATUR ST AND IRVING AVE



**PINNACLE
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718-784-8282

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FOR MORE INFORMATION ABOUT THIS
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