



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE**



**195 BUSH STREET**

**BROOKLYN, NY 11231**

# Prime Red Hook Warehouse with Yard.

4,000 Sq. Ft. Warehouse  
Plus 5,400 Sq. Ft. Yard.

Type  
**Warehouse / Industrial**



LOT SIZE  
**8,733<sup>RSF</sup>**



ZONING  
**M1-1**



CLEAR HEIGHT  
**20'**

PARCEL ID



**562**  
BLOCK



LOADING  
**1 DRIVE-IN DOOR**



**01,49**  
LOT



STREETS  
**2 STREET FRONTAGE**

**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

## FEATURES

- Lot Size 8,733 Sq. Ft.
- 4,000 Sq. Ft. Building
  - 41x100
  - 3,320 Sq. Ft. Ground Floor Warehouse
  - 680 Sq. Ft. 2nd Floor Office
- 5,400 Sq. Ft. Lot
  - 60x90
  - Paved and Fenced
- 1 Drive-In Door
- 20 Ft. Ceiling Height
- Gas Heat
- Heavy Power
- Column Free
- Zoned M1-1
- Taxes: \$37,000



## TRANSPORTATION

**F G** SMITH - 9TH ST

**GOWANUS EXPY**  
HUGH L. CAREY  
TUNNEL

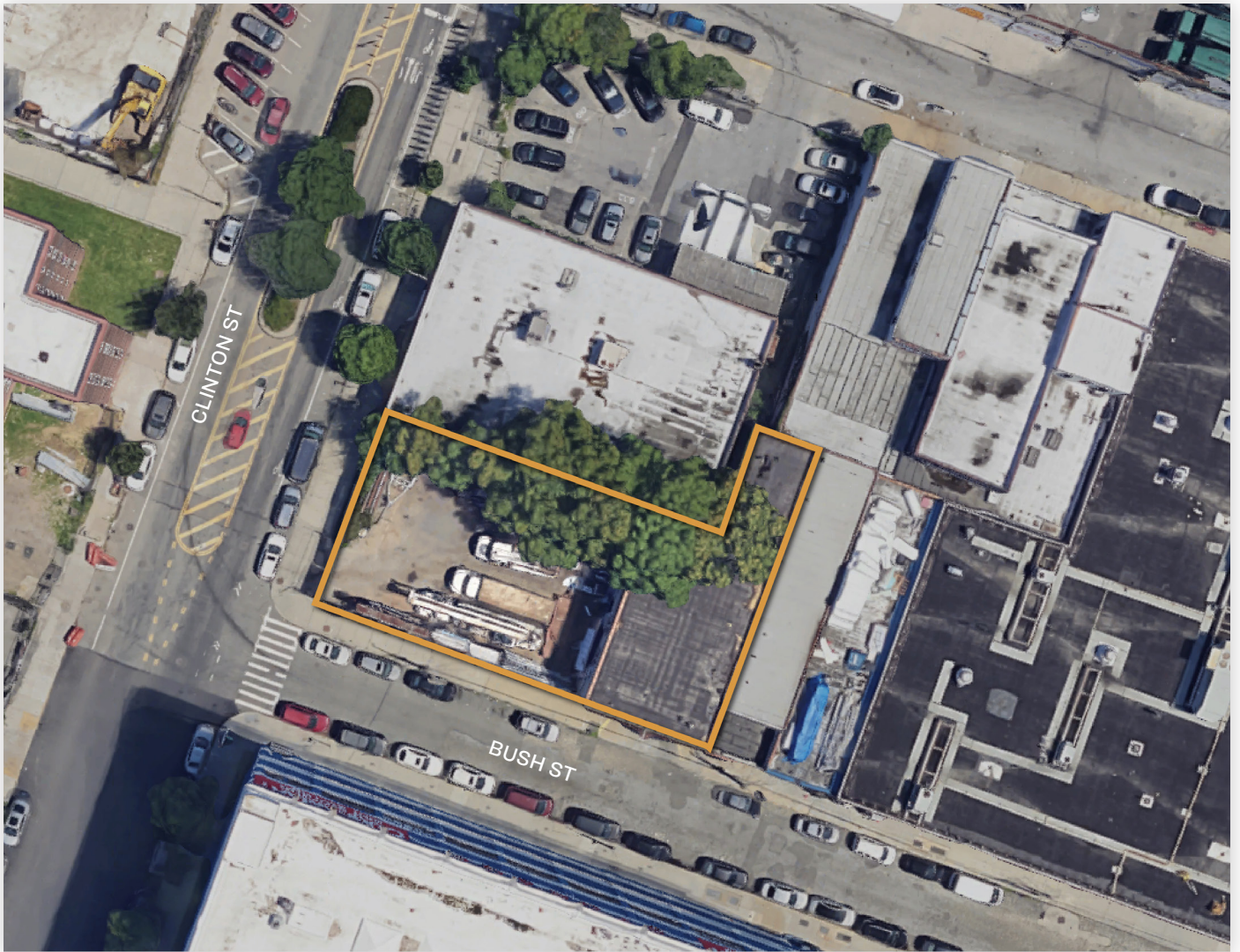
**MTA Bus** B57, B61:  
CLINTON ST/  
LORRAINE ST



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AERIAL VIEW



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718-784-8282  
[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS PROPERTY  
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