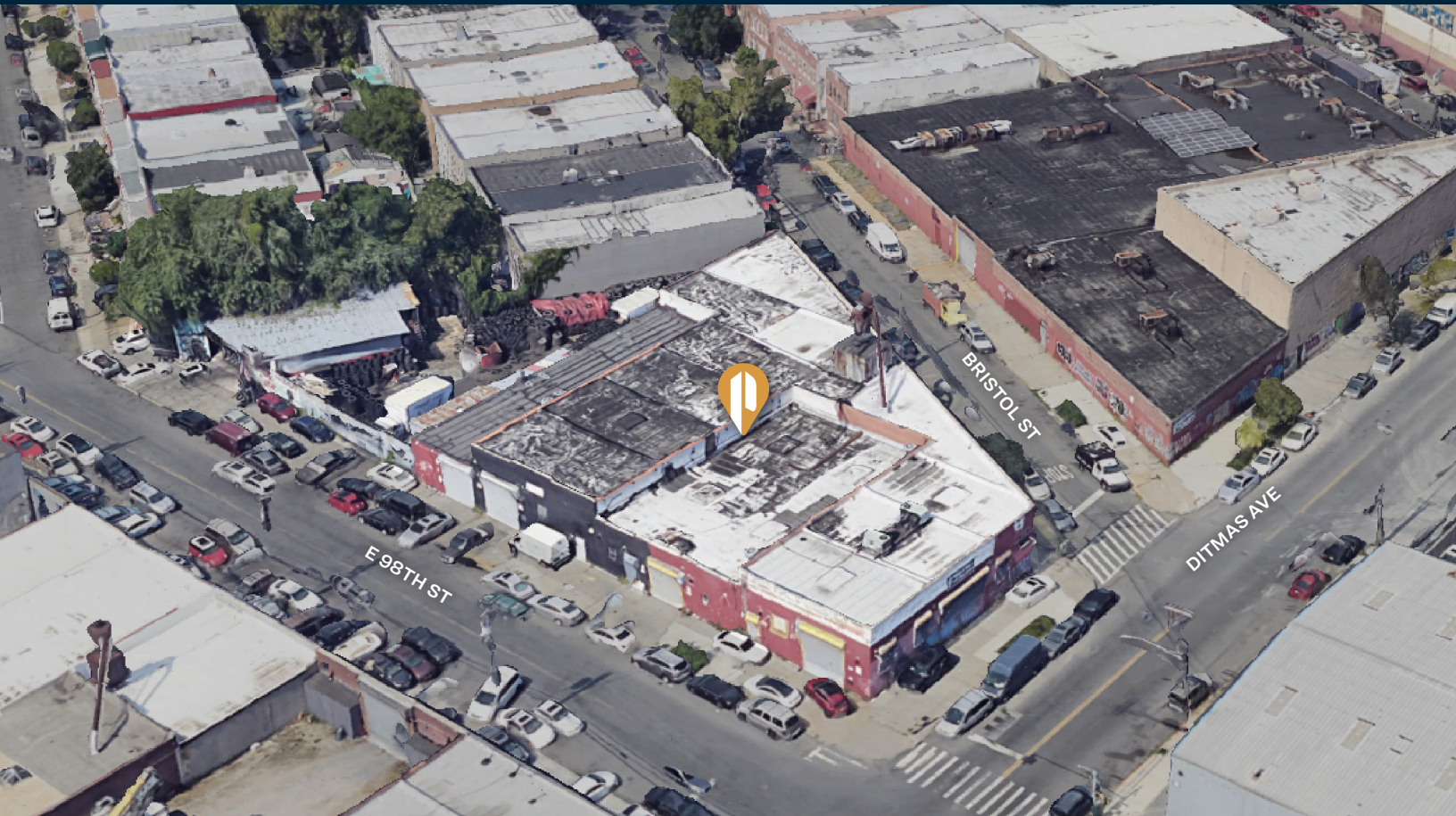




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



9801 DITMAS AVENUE







BROOKLYN, NY 11236

20,000 One Story Warehouse with 8,571 Sq. Ft. Land

For Sale in Canarsie.

TYPE

Warehouse / Retail / Office / Flex

 <p>SQUARE FT. 20,000 RSF</p>	 <p>ZONING R5, M1-1</p>
 <p>CLEAR HEIGHT 10' - 19'</p>	 <p>PARCEL ID 3641 BLOCK</p>
 <p>LOADING 5 Drive-In Doors</p>	 <p>60 LOT</p>

PRICE

Upon Request

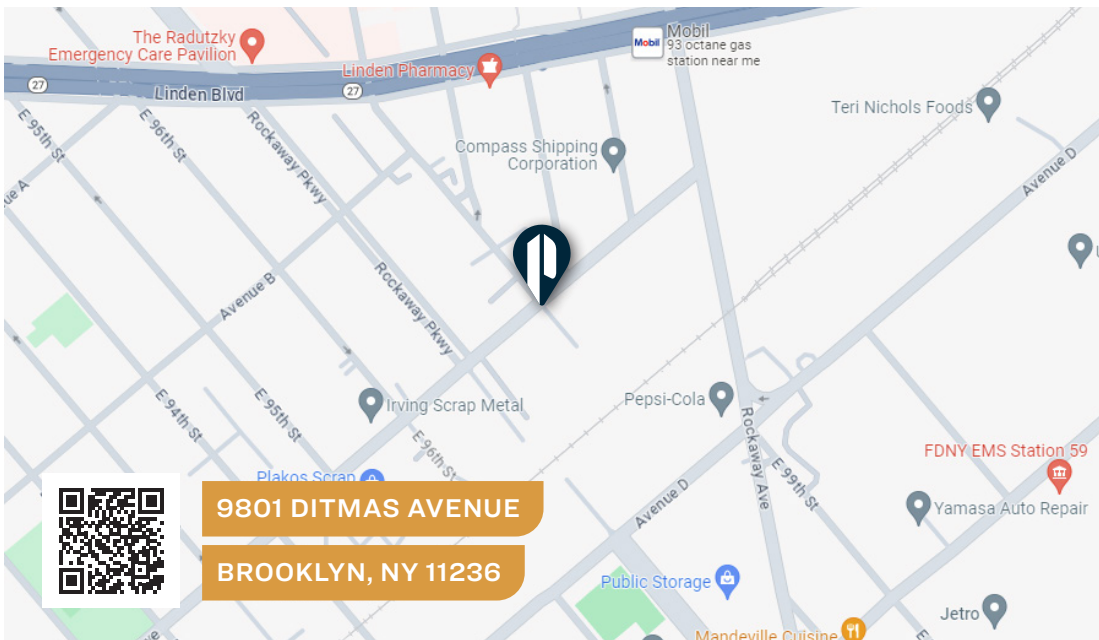
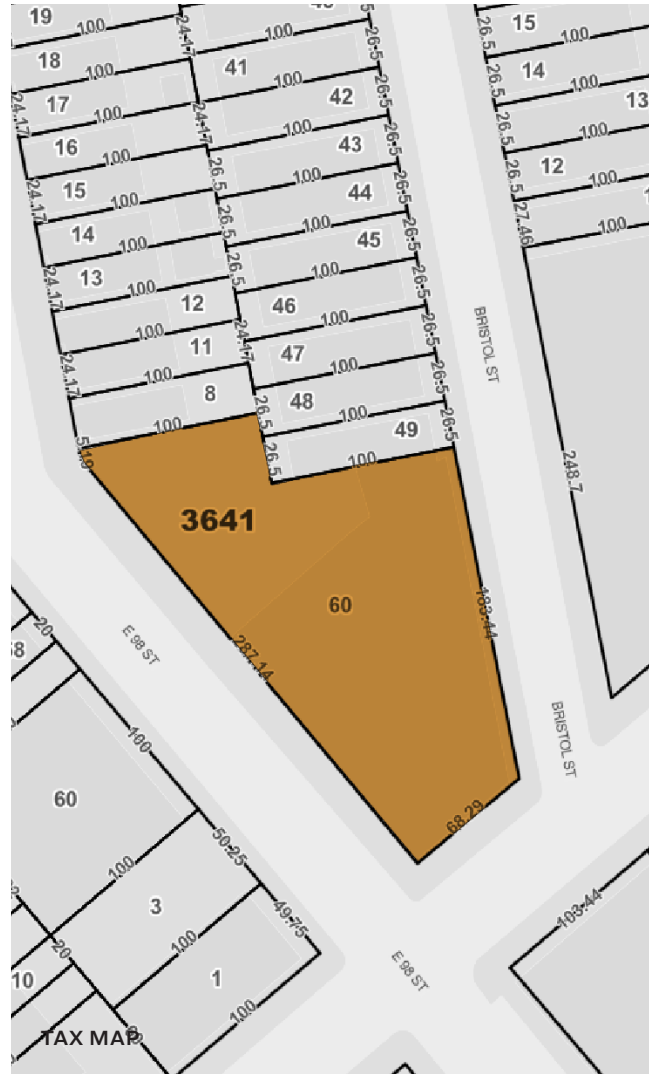
718-784-8282 / PINNACLERENY.COM

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

FEATURES

- Lot Sq. Ft.: 28,571
- Lot Dimensions: 183' x 68' (irr)
- Existing One Story Warehouse 20,000 Sq. Ft.
- Ceiling Height: 10' - 19'
- 5 Drive-In Doors
- 3,000 Sq. Ft. Renovated Mezzanine Offices
- Fully Sprinkler
- High Power
- Partially HVAC
- 8,571 Sq. Ft. Land
 - Paved and Fenced
- Real Estate Taxes \$101,477 Per Annum



TRANSPORTATION

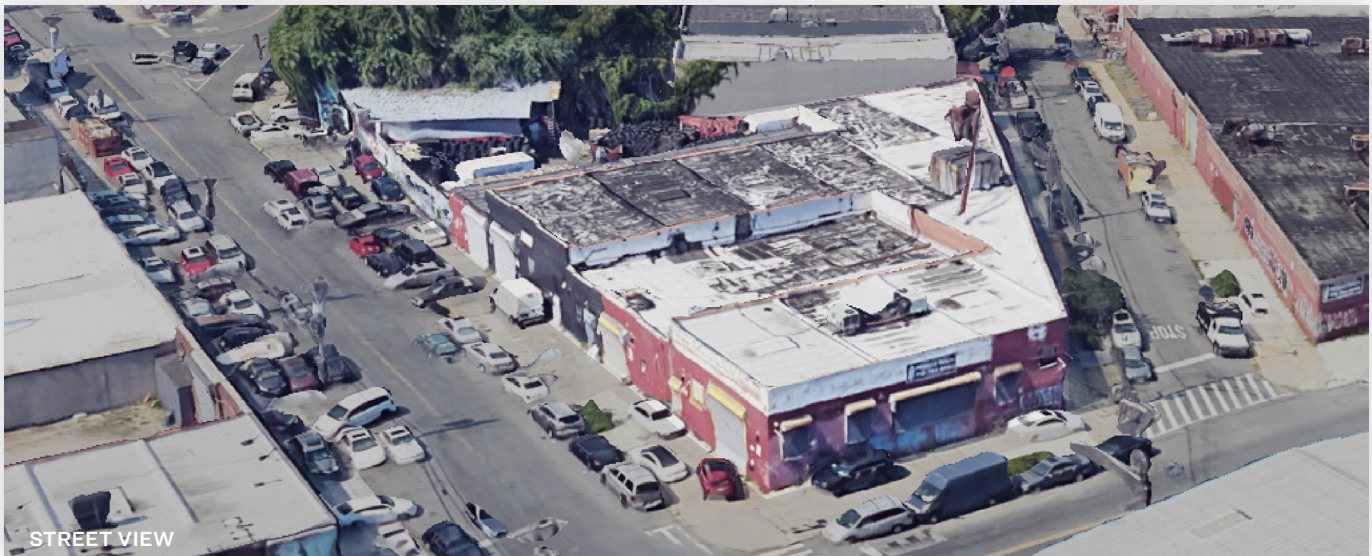
- NEW LOTS AVE/
VAN SINDEREN
AVENUE
- JACKIE ROBINSON
PKWY
LINDEN BLVD
BELT PKWY
- B15: HEGEMAN
AVE/THOMAS S
BOYLAND ST



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



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PICTURES



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718-784-8282

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FOR MORE INFORMATION ABOUT THIS
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