



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



227 RUSSELL STREET

BROOKLYN, NY 11222

6,000 or 8,350 Sq. Ft. Warehouse Divisions For Lease

in Prime Greenpoint

Type

Warehouse / Industrial



SQUARE FOOT

14,350



ZONING

M1-1



CLEAR HEIGHT

10' - 20'



PARCEL ID

2628

BLOCK



LOADING

3 DRIVE-IN DOORS



21

LOT

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

Division A

- 6,000 Sq. Ft. Total
- Includes: 5,300 SF Ground FI Warehouse + 700 Sq. Ft. 2nd FI Offices
- 1 Drive In Door

Division B

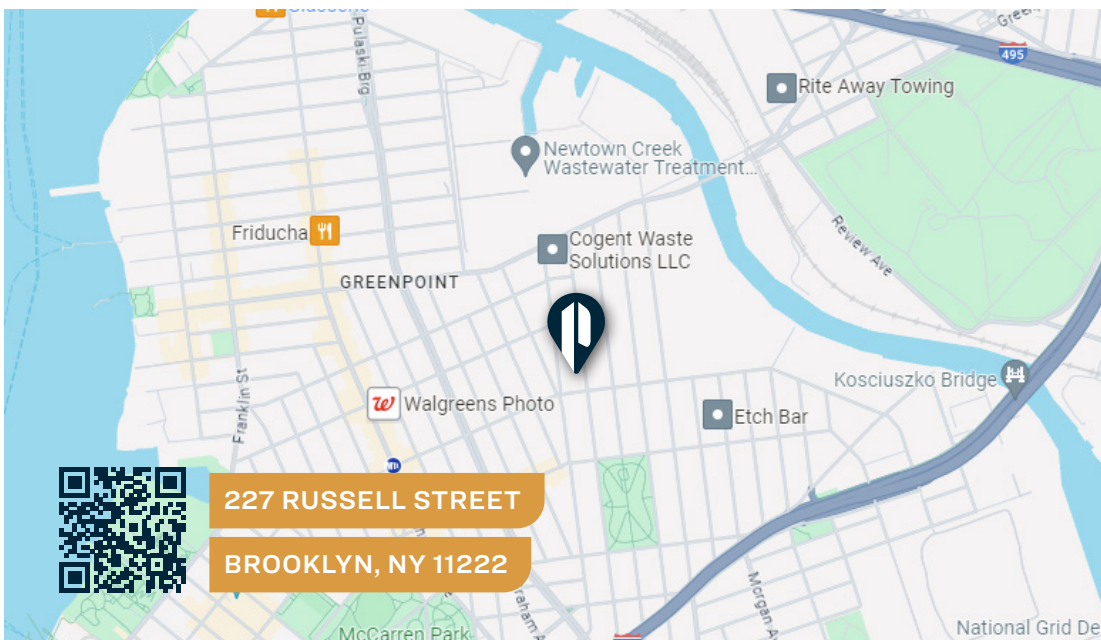
- 8,350 SF Total
- Includes 7,150 SF Ground FI Warehouse + 1,200 Sq. Ft. 2nd Floor Offices
- 2 Drive In Doors

Building Features

- Gas Heat Blowers
- 10 to 20 Ft. Ceiling Heights
- Bathrooms
- Can be combined for 14,350 Sq. Ft. of Warehouse and ancillary offices.
- Available June 1st, 2024
- Easy access to Manhattan

Ideal For

- Warehousing or Workshop
- Set Design • Film Industry
- Contractor Use • Direct to Consumer • Woodworking



TRANSPORTATION



NASSAU AVENUE



BROOKLYN
QUEENS EXPY

MIDTOWN
TUNNEL

WILLIAMSBURG
BRIDGE

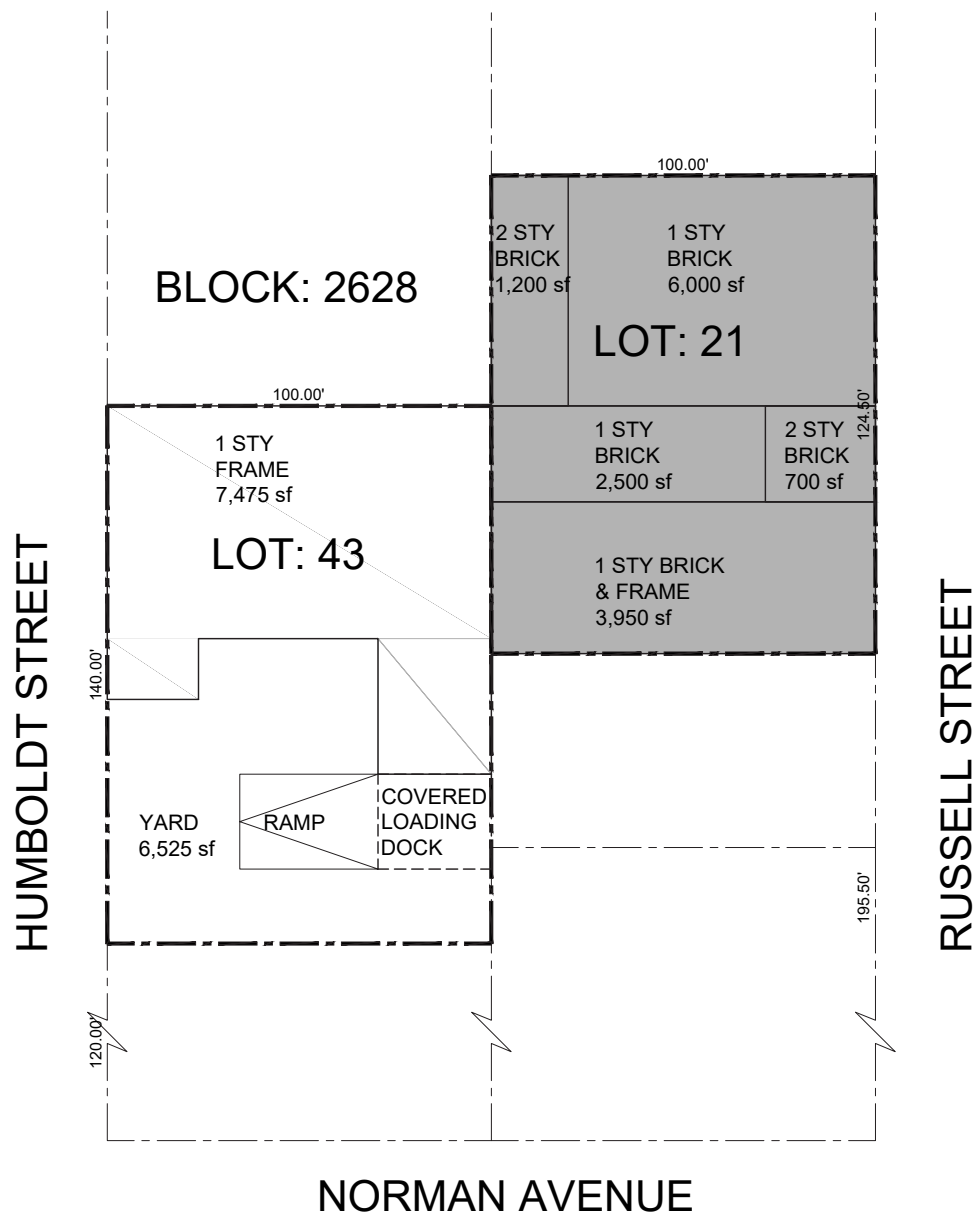


B24:
GREENPOINT AVE/
HUMBOLT STREET



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