



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**4101 1ST AVENUE**

**BROOKLYN, NY 11232**

# Pristine Ground Floor Warehouse For Lease.

Centrally Located in Sunset Park.

Type

**Warehouse / Retail / Industrial**



SQUARE FOOT

**8,600<sub>RSF</sub>**



ZONING

**M3-1**



CLEAR HEIGHT

**13.5'**



PARCEL ID

**716**

BLOCK



LOADING

**1 DRIVE-IN DOOR**



**1**

LOT

**PRICE**

BUILDING LEASE

**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.

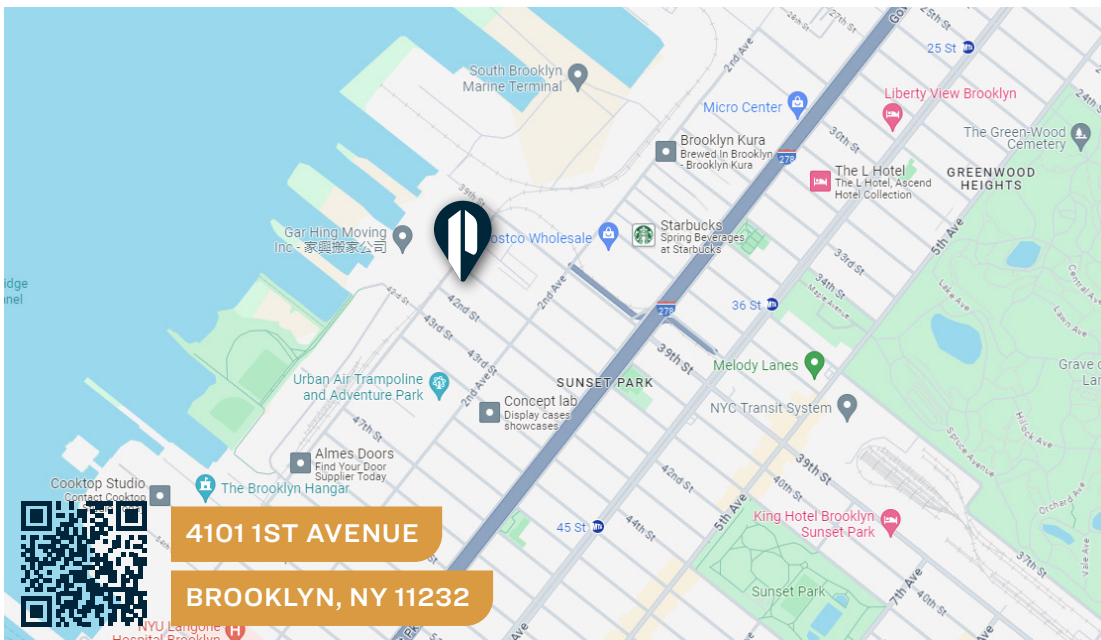
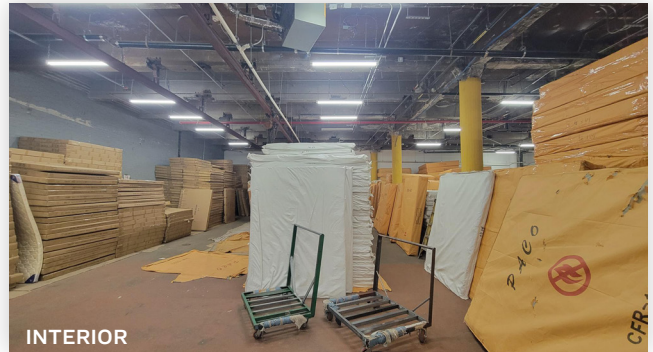
# Property Overview

Discover an exceptional retail/warehouse nestled in the dynamic Sunset Park section of Brooklyn. Strategically Located on First Ave, adjacent to Industry City, at the center of Brooklyn's industrial zone, this property offers unparalleled accessibility and convenience.

This meticulously maintained property features a 6,800 sq. ft. modern ground floor warehouse, ideal for a variety of Retail and industrial purposes. Additionally with 1,800 sq. ft. of newly renovated office space, complete with HVAC systems and private entrances, with the option to add ground floor store front.


## Features


- 8,600 Sq. Ft. Warehouse
- 6,800 Sq. Ft. Ground Floor
- 1,800 Sq. Ft. 2nd Floor Office
- 13.5 Ft. Ceiling Height
- 10x12 Ft. Drive-In Door
- HVAC in Office
- Sprinklered
- Retail Potential
- Parking Available



## TRANSPORTATION

**D N** 36TH STREET  
**R W**

 **GOWANUS EXPY**  
**PROSPECT EXPY**  
**BELT PARKWAY**

 **B70, B3: 39TH STREET/ 2ND AVE**



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PICTURES



AERIAL VIEW



CREATIVE OFFICES



LOBBY



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