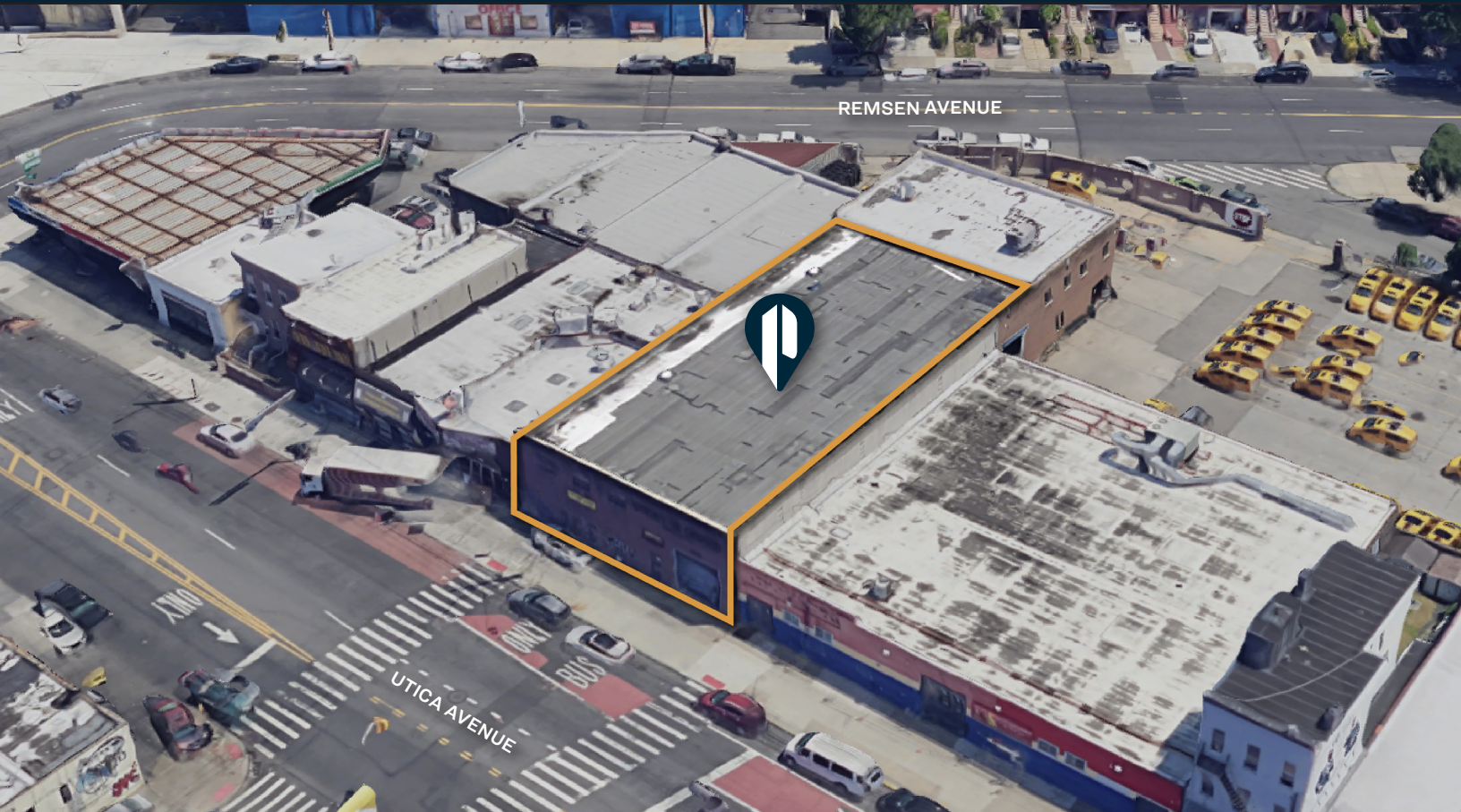




**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**465 UTICA AVENUE**

**BROOKLYN, NY 11203**

**8,200 Sq. Ft.  
One-Story Building  
on Utica Avenue.  
CO for Auto Body  
and Repair Shop.**

Ideal For: Auto Body Shop, Retail, Warehouse

Type  
**Industrial / Retail / Office**



SQUARE FOOT

**8,200<sub>RSF</sub>**



ZONING

**C8-2**



CLEAR HEIGHT

**20'**



PARCEL ID

**4591**

BLOCK



LOADING

**4 VEHICLE LIFTS**



**12**

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.

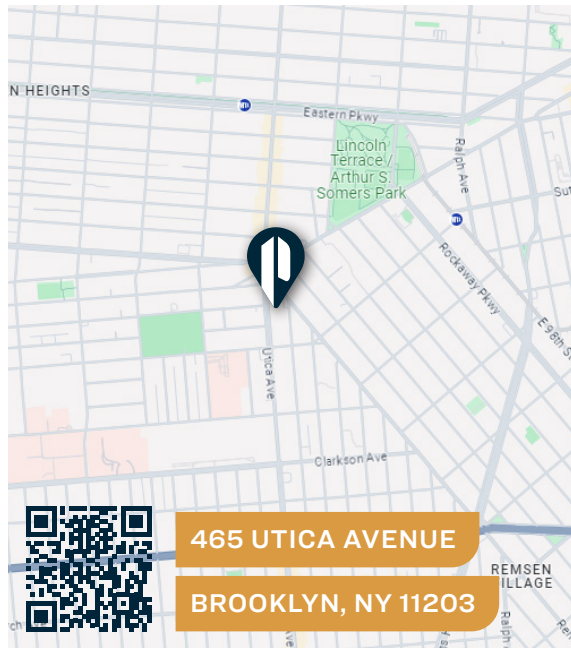
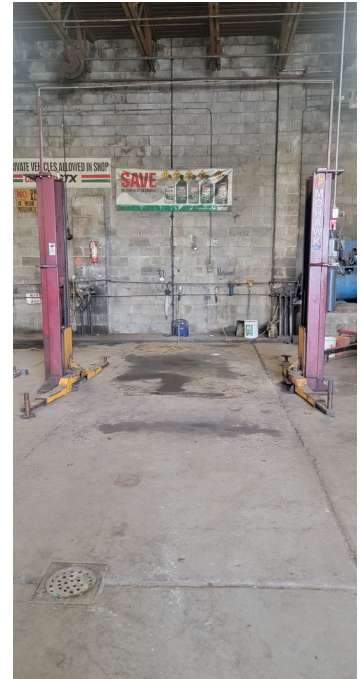
# Property Overview

## Features

- Existing Building 8,200 Sq. Ft.
- Building Dimensions: 60.02' x 136.8'
- 20' Ceiling
- Column Free
- Mezzanine
- Gas Heat
- 1 Hydraulic Lift
- 110 lb. Vehicle Lift
- Wheel Alignment Lift
- Spray Compressor
- Hydraulic Press


## Ideal For


- Auto Body Shop
- Retail
- Warehouse




## TRANSPORTATION

- 2 3 CROWN HTS - UTICA AVENUE
- 4 5

-  BROOKLYN QUEENS EXPY  
LINDEN BLVD  
OCEAN PKWY

-  LINCOLN TERRACE / ARTHUR S. SOMERS PARK  
PROSPECT PARK

-  B46: UTICA AVE / MAPLE STREET



34-07 Steinway Street, Suite 202  
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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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