



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



868-870 DEAN STREET


BROOKLYN, NY 11238

**8,223 Sq. Ft.
Warehouse/Flex
Space in Prime Prime
Prospect Heights**


Divisions Available. Possession January 1st, 2025

Ideal For: Storage, Creative Use, Retail

Type
Warehouse / Flex

 SQUARE FOOT
8,223_{RSF}

 ZONING
M1-1

PARCEL ID
 **1141**
BLOCK

 **18, 19**
LOTS

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

- 8,223 Sq. Ft.

Divisions Available

1. 868 Dean Street

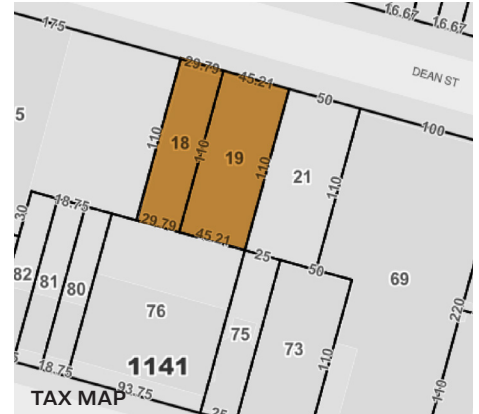
- 3,273 Sq. Ft. Lot
- Lot Dimension 29.75'x110'
- 22' Ceiling
- 1 Drive-In Door
- Column Free

- 220v Electric
- Gas Heat, Drains, New Roof
- Solar Panels

2. 870 Dean Street

- 4,950 Sq. Ft. Lot
- Lot Dimension: 45'x110'
- 13' Ceiling
- 1 Drive-In Door
- Mezzanine Office
- Heavy Populated Area with Lots of New Apartments Under Constructions
- 1,800 - 20,000 Sq. Ft. Parking Opportunity at 861 & 923 Dean Street and 548 Grand Avenue

- 220v Electric
- Gas Heat, Drains, New Roof
- Solar Panels
- Small Cellar Storage




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TRANSPORTATION

A C FRANKLIN AVENUE

 ATLANTIC AVE
FLATBUSH AVE
BROOKLYN-QUEENS EXPY

 **B65: GREEN ST/ GRAND AVENUE**
B48: CLASSON AVE / BERGEN AVE



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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENT:



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