



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / LEASE



RENDERING

121 MORGAN AVENUE

BROOKLYN, NY 11237

Premium Bushwick Location Available For Sale or Lease

52,974 Sq. Ft. Industrial Building.
Numerous Build-to-Suit Configurations
and Possibilities.

Type

**Warehouse / Industrial / Development
Studio / Entertainment / Sports Venues**



SQUARE FOOT

48,785 LOT AREA

BUILDABLE TO

97,570 SQ. FT.



ZONING

M3-1

PARCEL ID



3056

BLOCK



168

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

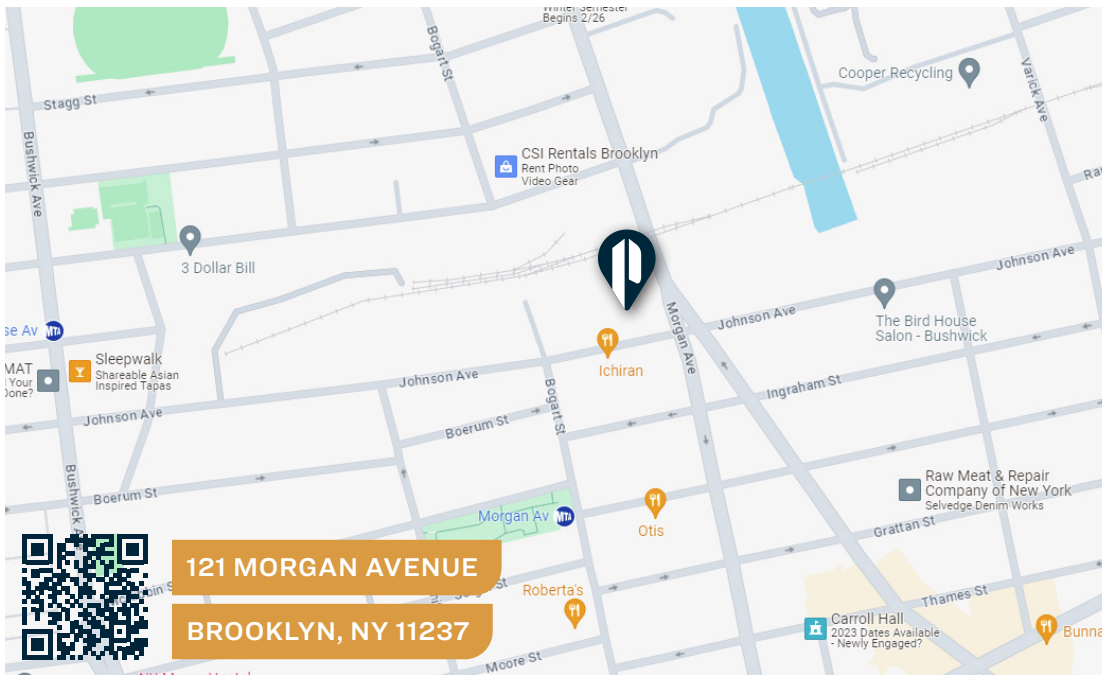
Pinnacle Realty Of New York, LLC is pleased to announce that it has been appointed the exclusive agent to facilitate the leasing or sale of 121 Morgan Avenue, Bushwick, Brooklyn. This perfectly located industrial/commercial facility is 1 block from the Morgan Avenue L train subway station and minutes to Manhattan. Just minutes to the BQE/LIE and major roadways servicing the outer boroughs of NYC and the tristate metropolitan area.

This rare industrial/commercial property is located in an M3-1 zoning district, which allows for up to 2.0 FAR / 97,570 Sq. Ft. of Industrial / Commercial Development. The generously sized, two-street lot boasts 285 Ft. of frontage on Morgan Avenue and Johnson Avenue, providing effortless site access. The property is also located in a designated IBZ zone and is perfectly positioned to service the growing demand for e-commerce, last-mile distribution, studio, and entertainment venues.

The landlord can provide numerous build-to-suit options in order to accommodate a prospective tenant's requirement.

Features

- 52,974 Sq. Ft. Existing Industrial Building
- Ground Floor: 43,972 Sq. Ft.
- Mezzanine: 4,909 Sq. Ft.
- 2nd Floor: 4,093 Sq. Ft.
- 2 Street Access + Loading
- 3 Loading Berths



121 MORGAN AVENUE
BROOKLYN, NY 11237

TRANSPORTATION

-  **MORGAN AVENUE**
MONTROSE AVENUE
-  **BROOKLYN-QUEENS EXPY**
METROPOLITAN AVENUE
WILLIAMSBURG BRIDGE
FLUSHING AVENUE
-  **B60: JOHNSON AVE/ MORGAN AVE**



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Neighborhood

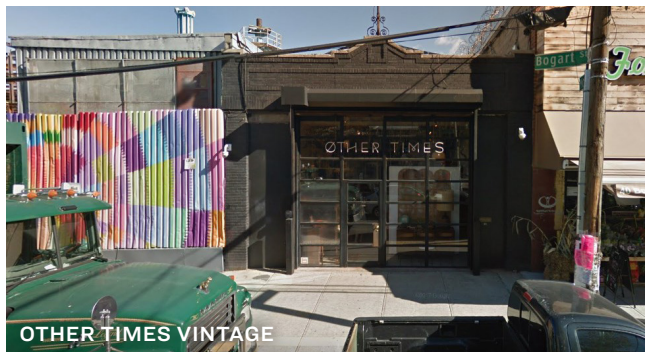
121 Morgan Avenue is located at the center of **Bushwick's** burgeoning arts and creative industries district, filled with galleries, studios, co-working spaces, boutiques, vintage shops, restaurants, and bars.

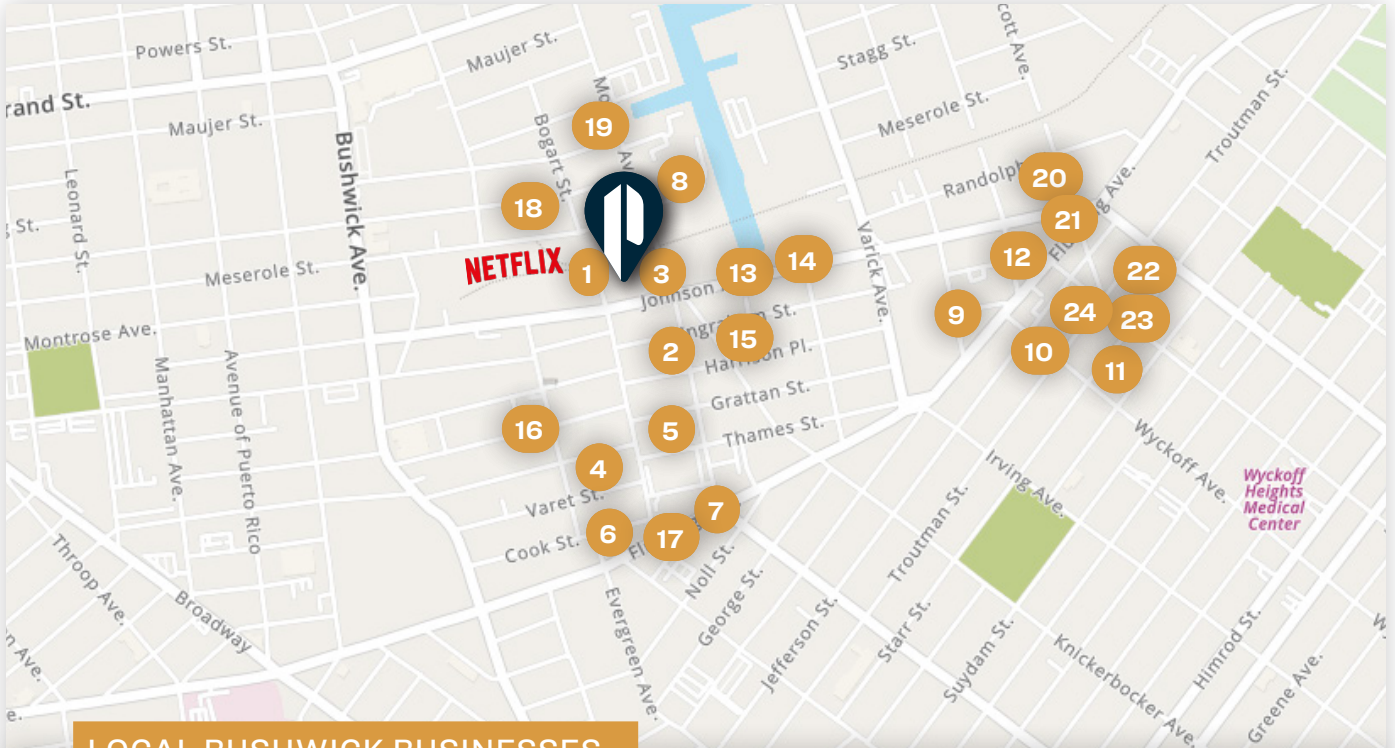
The property is located next to the Netflix Studios and is one block to Morgan Avenue L Train stations, allowing for quick and easy access to nearby Williamsburg, and Union Square in Manhattan.

It is also within walking distance of Justice Gilbert Ramirez Park, and some of Bushwick's most popular businesses, such as restaurants Roberta's and Blanca, Other Times Vintage store, and music venue Pine Box Rock Shop.

A flourishing artist community, which has existed in Bushwick for decades, is now a main demographic of Bushwick; dozens of art studios and galleries are scattered throughout the neighborhood. There are several open studios programs that help the public visit artist studios and galleries and a number of websites dedicated to promoting neighborhood art and events. Bushwick artists display their works in galleries and private spaces throughout the neighborhood. The borough's first and only trailer park, a 20-person art collective established by founder, Hayden Cummings and ZenoRadio's Baruch Herzfeld for creatives to reside and work was established within a former nut roasting factory.

Graffiti art and murals line the streets in a neighborhood bursting with creative energy.

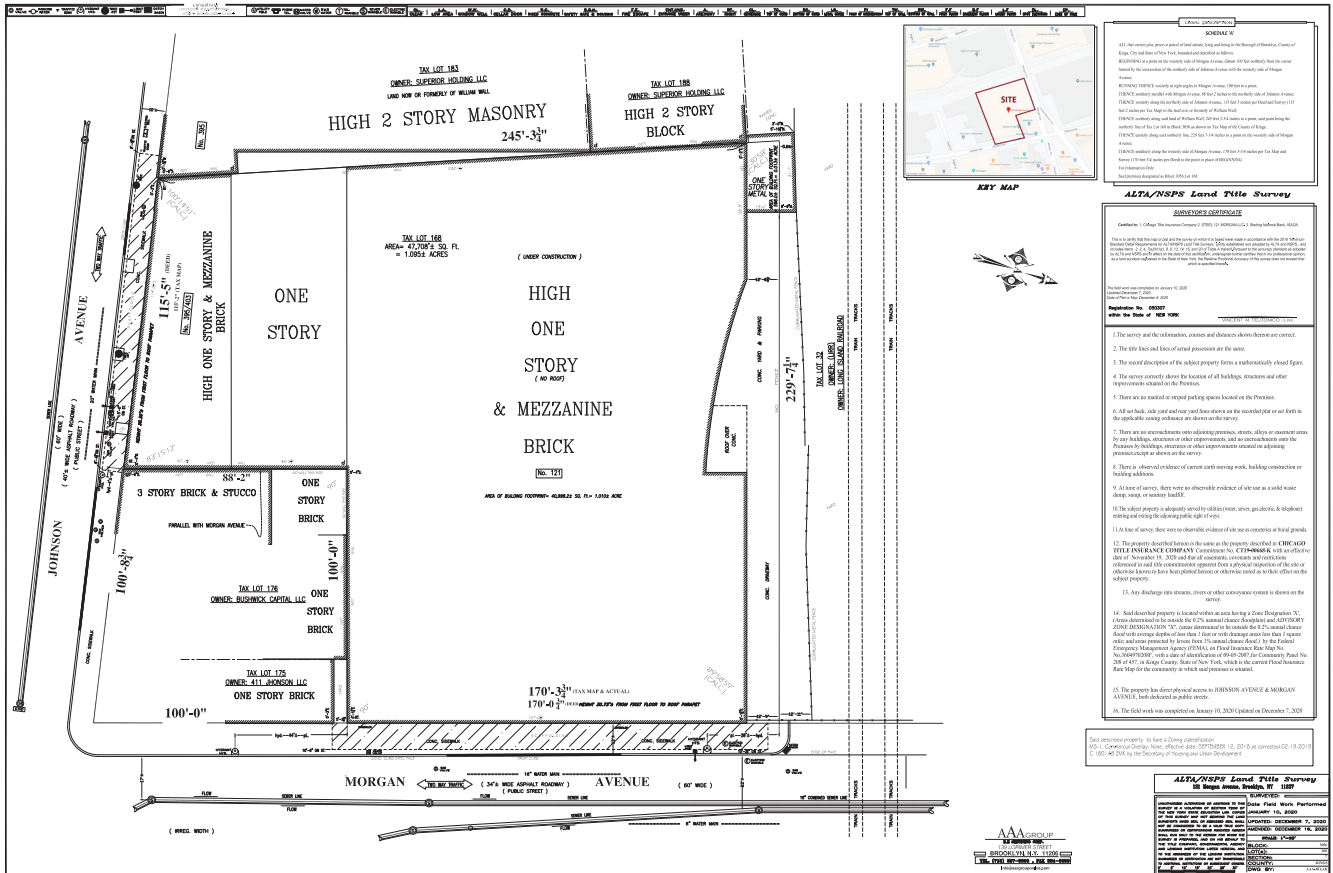




LOCAL BUSHWICK BUSINESSES

1 NETFLIX STUDIOS	9 JUPITER DISCO	17 THE NARROWS
2 CUBESMART SELF STORAGE	10 LOT 45 BUSHWICK	18 CITY OF SAINT COFFEE
3 ICHIRAN	11 DOCK	19 ARROGANT SWINE
4 ANGE NOIR CAFE	12 AP CAFE	20 BUNKER VIETNAMESE
5 FOOD GARDEN MARKET	13 GUADALUPE INN	21 ELSEWHERE
6 FORREST POINT	14 SUPERCROWN COFFEE	22 HARD TIMES SUNSET BAR
7 COLLECTIONS	15 CAPE HOUSE	23 LOS HERMANOS
8 OUR WICKED LADY	16 BLUE BOTTLE COFFEE	24 HOUSE OF YES

SURVEY



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