



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



254-264 SCHOLLES STREET &

253-257 MESEROLE STREET

BROOKLYN, NY 11206

**22,500 Sq. Ft.
Partially 2-Story
Warehouse Plus
10,000 Sq. Ft. Parking**

For Sale in the Heart of Williamsburg.

Type
Industrial / Land

TOTAL SQUARE FOOT
27,500 TOTAL LOTS
22,500 SF BUILDING
10,000 SF LAND



ZONING
M1-1

PARCEL ID



3046
BLOCK



**22, 24,
26, 27,
47, 48,
49**
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

254 Scholes Street in Brooklyn offers a prime opportunity in one of the borough's most vibrant neighborhoods. This property is situated in the heart of East Williamsburg, an area known for its dynamic blend of industrial, creative, and residential spaces. The location is ideal for businesses looking to tap into the energy of this thriving community, whether for creative studios, light manufacturing, or mixed-use purposes. With easy access to public transportation and major roadways, 254 Scholes Street provides both convenience and visibility. This property stands out as an exceptional choice for those looking to establish or expand their presence in a rapidly evolving area of Brooklyn.

IDEAL FOR

- Creative Studios
- Light Manufacturing
- Educational or Training Center / Non-Profits
- Storage & Distribution

FEATURES

- **Block and Lot:** 3046/22, 24, 26, 27, 47, 48, 49
- **Number of Stories:** 2
- **Total Building:** 22,500 Sq. Ft.
- **Parking/Outdoor Storage:** 10,000 Sq. Ft.
- **Lot Size:** 27,500 Sq. Ft.
- **66,000 BSF** for a Community Facility Development
- **Frontage on Scholes Street:** 150 Ft.
- **Frontage on Meserole Street:** 125 Ft.
- **Zoning:** M1-1
- **Maximum FAR:** 1.0
- **Ceiling Height:** 16' & 11'
- **Loading:** 4 Overhead Doors



EXTERIOR



BUILDINGS

LOT 22:

- Lot Size: 10,000 Sq. Ft.
- Lot Dimensions: 50' x 200'
- Ground Floor Sq. Ft.: 10,000
- Total Building Sq.Ft.: 10,000
- 2 Drive-In doors
- 15' Ceiling
- Fully HVAC
- Heavy Power
- Street to Street Access
- Second Floor Offices

LOT 24:

- Lot Size: 5,000
- Lot Dimensions: 50' x 100'
- Ground Floor Sq. Ft.: 5,000
- Second Floor Sq. Ft.: 5,000
- Total Building Sq.Ft.: 10,000
- 1 Drive-In door
- 8' - 18' Ceiling on the ground floor
- Second Floor finished offices
- Fully HVAC
- Small Basement - 8' Ceiling

LOT 26:

- Lot Size: 2,500 Sq. Ft.
- Lot Dimensions: 25' x 100'
- Building: 2,500 Sq. Ft.
- 1 Drive-In door
- 12' Ceiling
- Heat

LAND

FEATURES LOT 27:

- Lot Size: 2,500 Sq. Ft.
- Lot Dimensions: 25' x 100'
- Paved
- Fenced
- Secured

FEATURES:

- Lots Size 7,500 Sq. Ft.
- Lots Dimensions: 75'x100'

LOT 47:

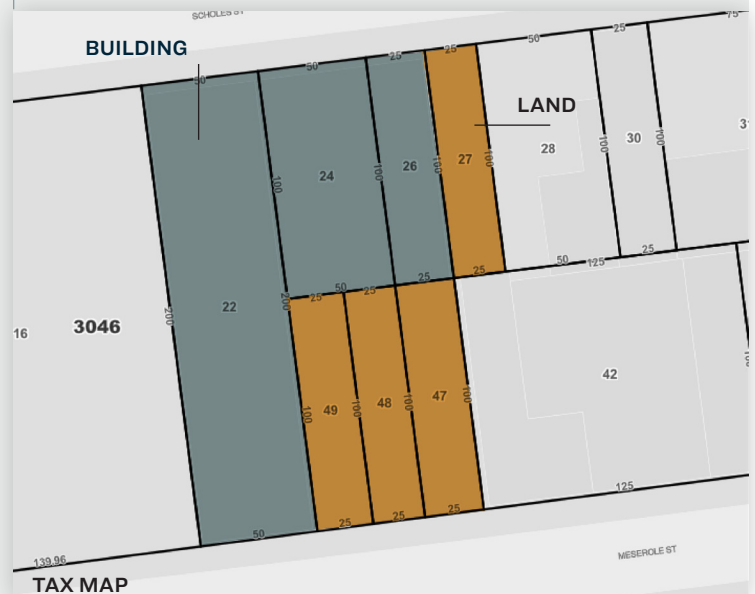
- Lot Size: 2,500 Sq. Ft.
- Lot Dimensions: 25' x 100'

LOT 48:

- Lot Size: 2,500 Sq. Ft.
- Lot Dimensions: 25' x 100'

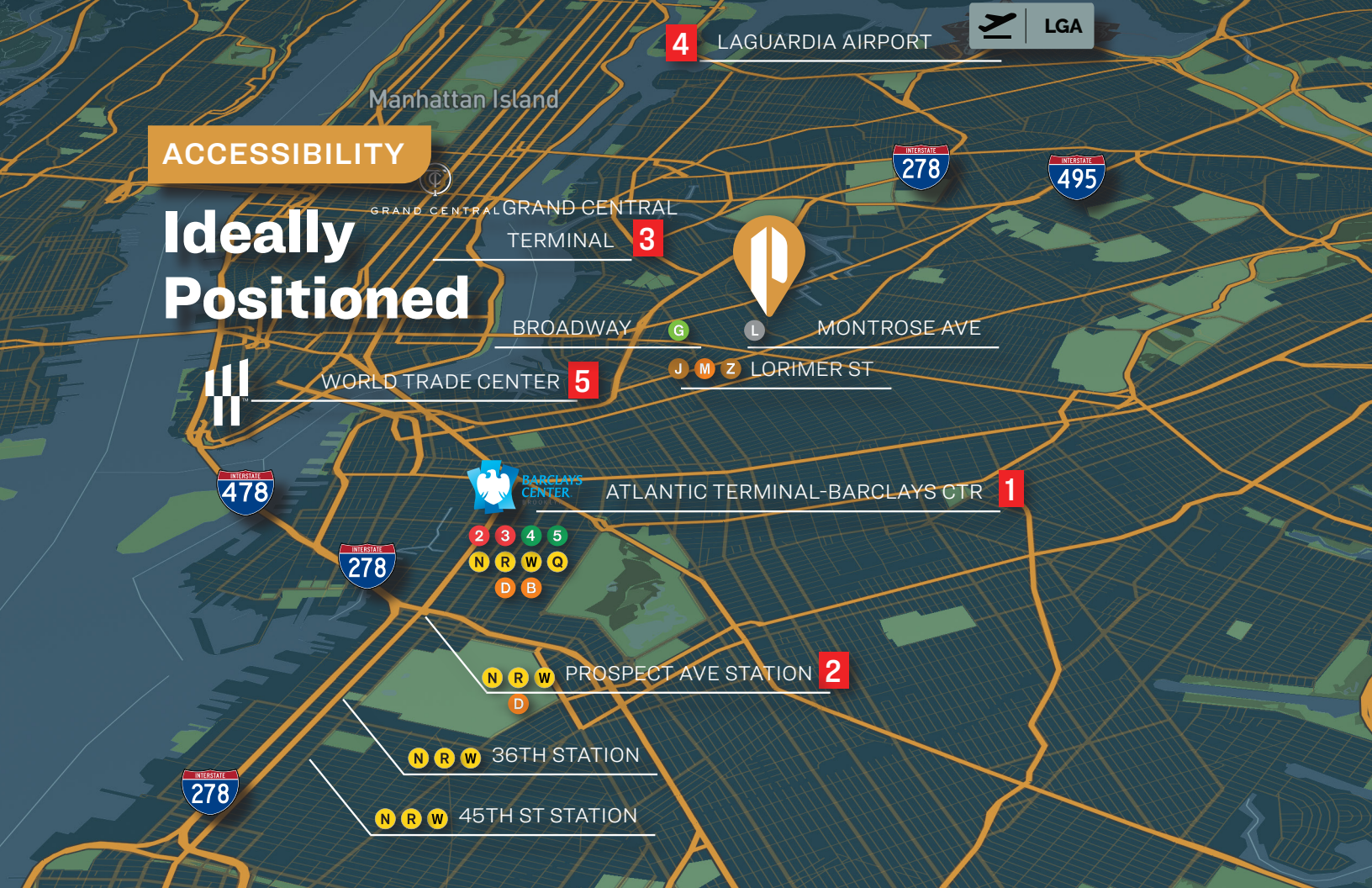
LOT 49:

- Lot Size: 2,500 Sq. Ft.
- Lot Dimensions: 25' x 100'



PICTURES





ACCESSIBILITY

Ideally Positioned

KEY DISTANCES



BY SUBWAY

1	BROADWAY STATION	6 MIN
2	PROSPECT AVENUE STATION	46 MIN
3	GRAND CENTRAL TERMINAL	23 MIN



BY CAR

4	LAGUARDIA AIRPORT	29 MIN
5	WORLD TRADE CENTER	27 MIN
	BROOKLYN QUEENS EXPY	10 MIN



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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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