



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



266 47TH STREET

BROOKLYN, NY 11220

Turn-Key Studio and Sound Stage

10,000 Sq. Ft. Over 2 Floors in
Prime Sunset Park.
2 Blocks to Subway.

Type

Studio / Sound Stage / Warehouse



SQUARE FOOT

10,000_{RSF}



ZONING

M1-2



CLEAR HEIGHT

10' - 17'



PARCEL ID

763

BLOCK



LOADING

1 DRIVE-IN DOOR



34

LOT

PRICE

Upon Request

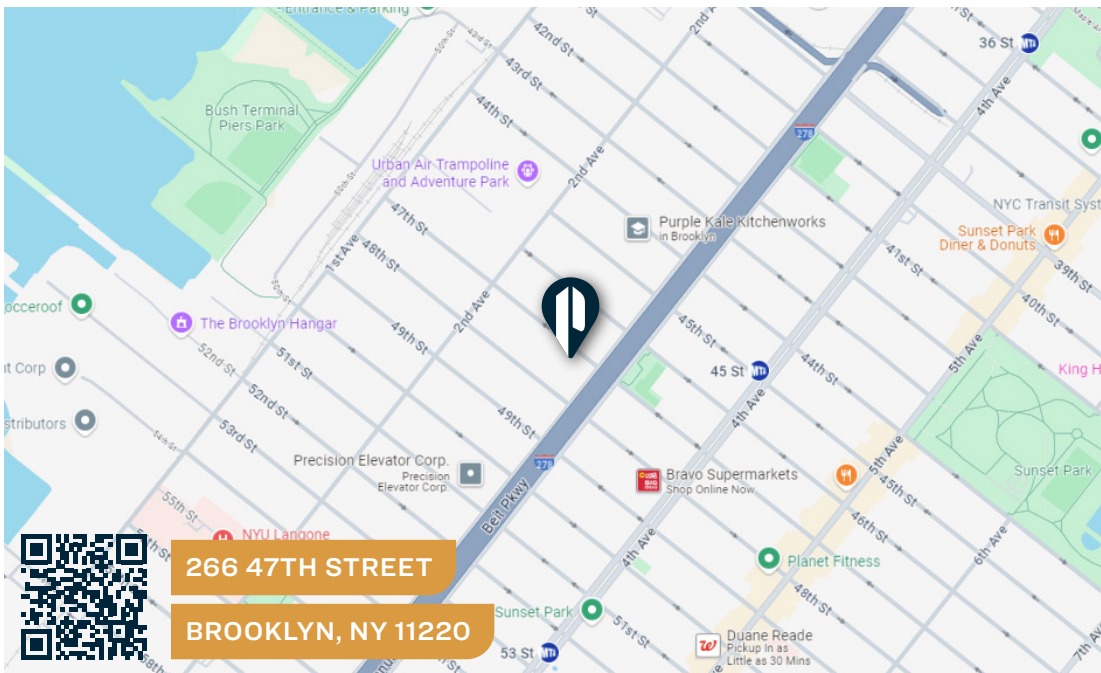
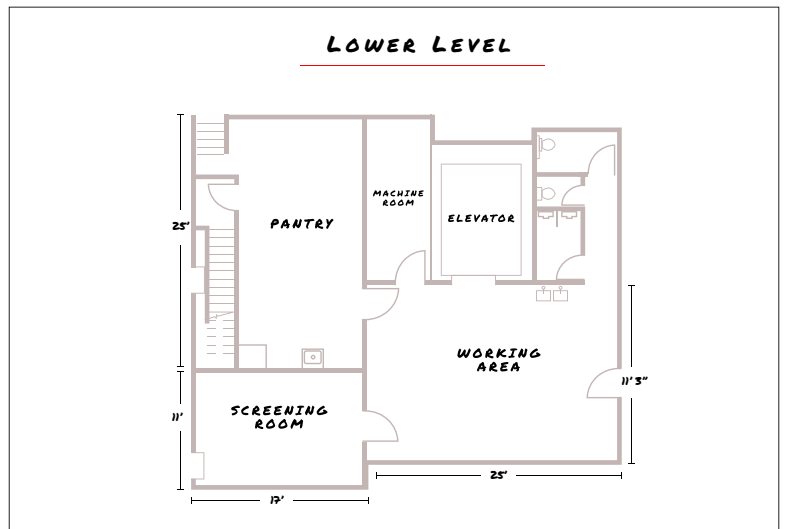
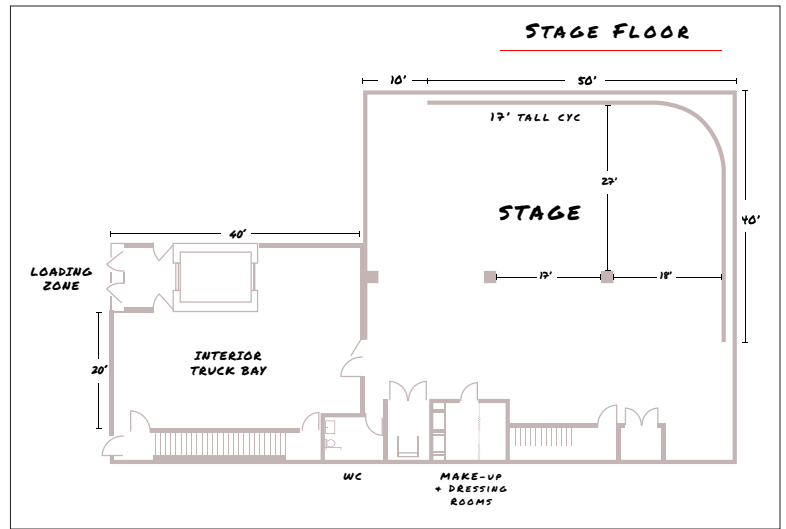
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Property Overview

Features

- 10,000 Sq. Ft. Total
- 5,000 Sq. Ft. Ground Floor
 - 17 Ft. Ceiling Height
 - Drive-in Door
 - 400 AMP – 3-Phase Power
 - 60' x 60' Sound Stage
 - 50' x 40' Cyclorama
 - Lighting Grid
 - 17.5' Headroom to Grid
- 5,000 Sq. Ft. Lower Level
 - 1,7000 Sq. Ft. Built Out Dressing Room
 - 3,300 Sq. Ft. Storage Room
 - 10 Ft. Ceiling Height
 - Freight Lift
 - Pantry
 - Screening Room
 - Storage



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BROOKLYN, NY 11220



TRANSPORTATION

N R 45TH STREET

W

BELT PARKWAY
PROSPECT EXPY
GOWANUS EXPY

VITA Bus B37: 3RD AVE / 46TH STREET



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PICTURES



EXTERIOR



WAREHOUSE



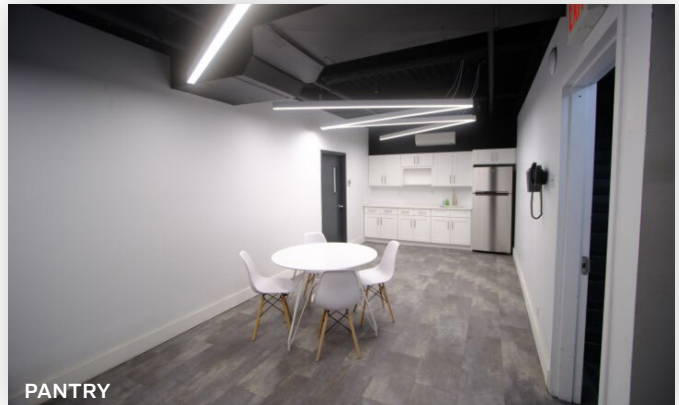
INTERIOR



SCREENING ROOM



DRESSING ROOM



PANTRY



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FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENT:



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