



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**266 47TH STREET**

**BROOKLYN, NY 11220**

# High-Ceiling Warehouse

5,000 Sq. Ft. Ground Floor  
Warehouse with 3,000 Sq. Ft.  
Usable Basement

Type

**Warehouse / Manufacturing / Studio**



SQUARE FOOT

**8,000<sub>RSF</sub>**



ZONING

**M1-2**



CLEAR HEIGHT

**17'**



PARCEL ID

**763**

BLOCK



LOADING

**1 DRIVE-IN DOOR**



**34**

LOT

**PRICE**

**Upon Request**

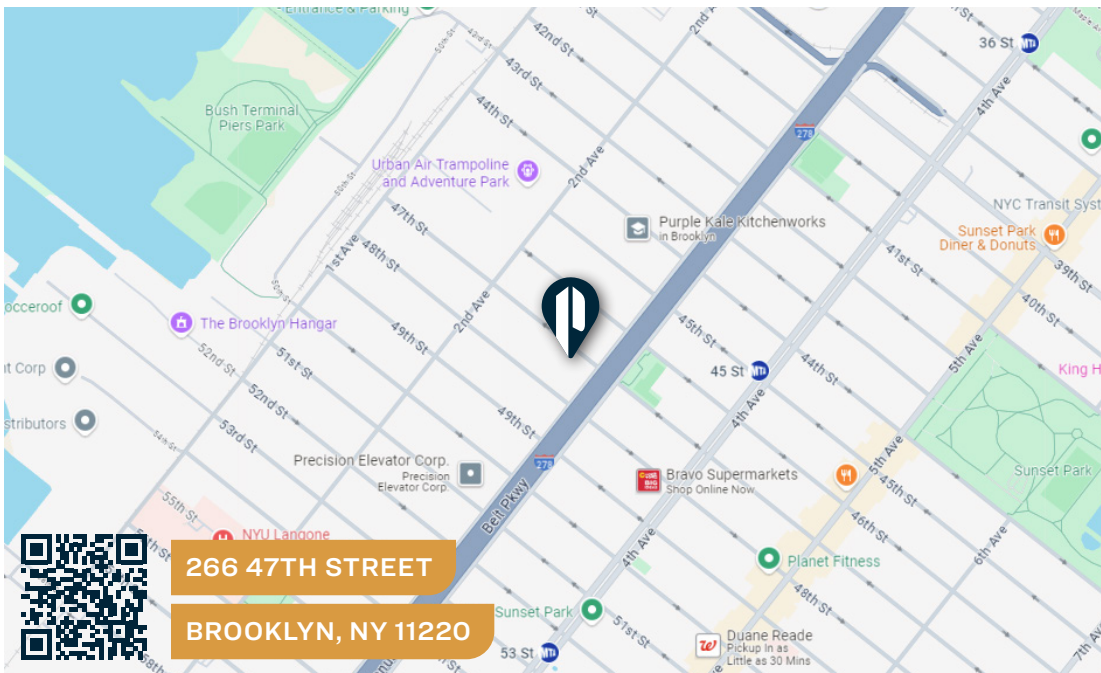
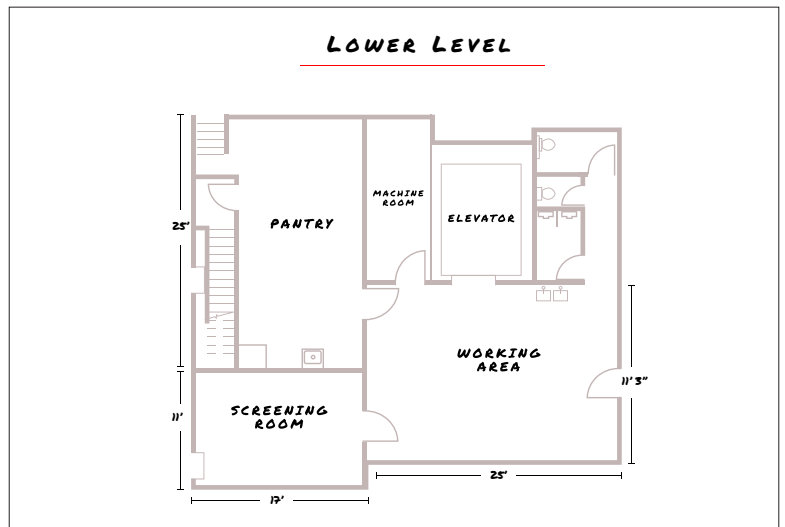
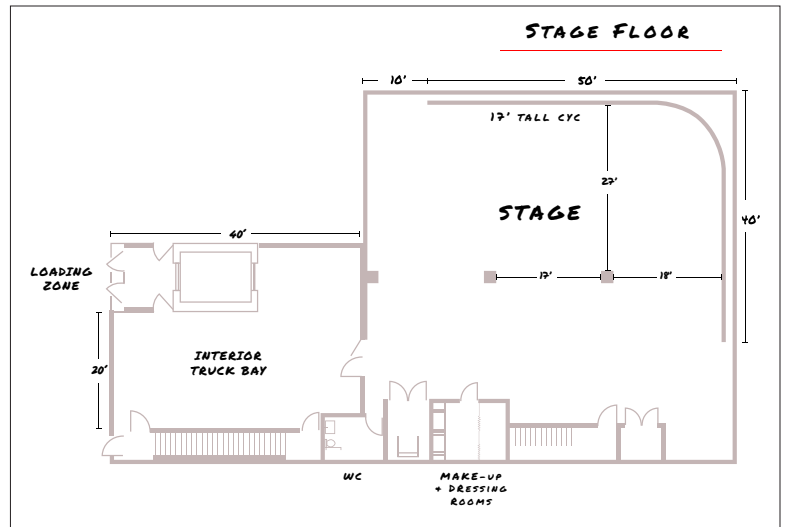
**718-784-8282 / PINNACLERENY.COM**

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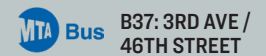
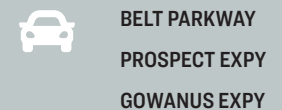
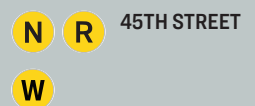
# Property Overview

## Features

- 8,000 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
- 3,000 Sq. Ft. Lower Level
  - 1,700 Sq. Ft. Built Out Dressing Room
  - 3,300 Sq. Ft. Storage Room
  - 10 Ft. Ceiling Height
  - Freight Lift
  - Pantry
  - Screening Room
  - Storage



## TRANSPORTATION



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## PICTURES



EXTERIOR



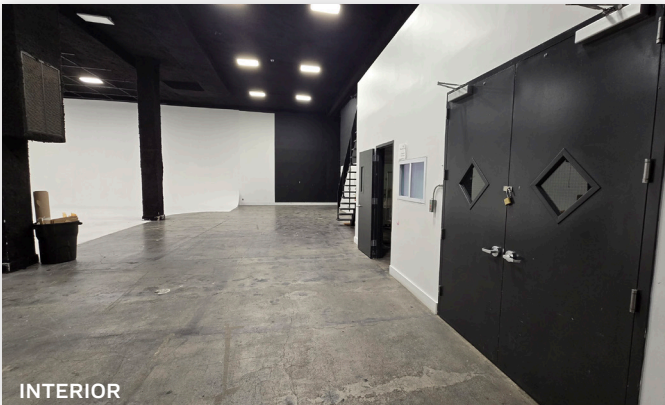
SCREENING ROOM



DRESSING ROOM



PANTRY



INTERIOR



**PINNACLE  
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