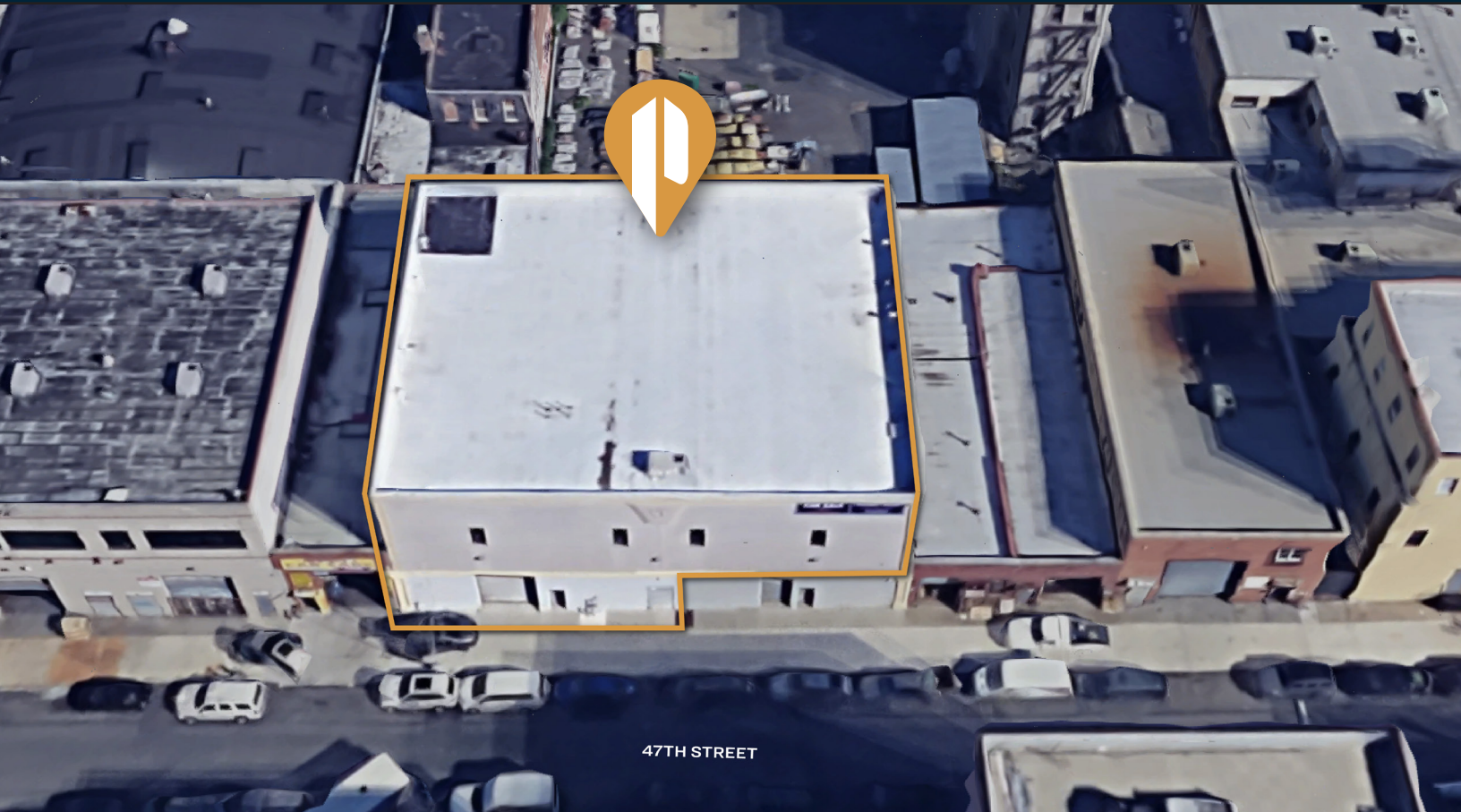




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



255 47TH STREET

BROOKLYN, NY 11220

**5,500 Sq. Ft.
Ground Floor +
8,000 Sq. Ft.
Second Floor**

with Private Elevator Access in
Prime Sunset Park.

Type

Warehouse / Industrial / Creative Loft



SQUARE FOOT

13,500_{RSF}



ZONING

M1-2



CLEAR HEIGHT

**12.4' 1ST FL HEIGHT
15.5' 2ND FL HEIGHT**



PARCEL ID

754
BLOCK



LOADING

1 DRIVE-IN



52
LOT

PRICE

Upon Request

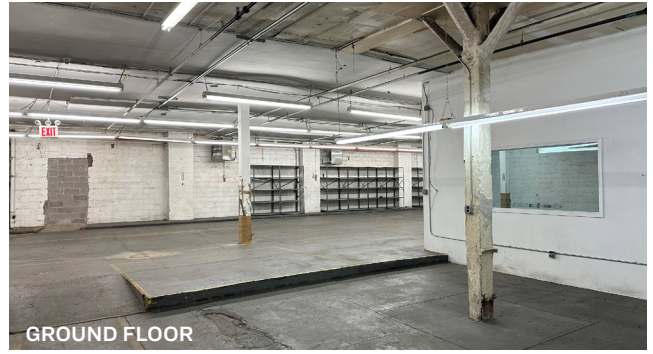
718-784-8282 / PINNACLERENY.COM

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

Features

- 13,500 Sq. Ft. 2-Story Warehouse
- 5,500 Sq. Ft. Ground Floor
 - 12'4 First Floor Ceiling Height
- 8,000 Sq. Ft. 2nd Floor
 - 15'5 Second Floor Ceiling Height
- Roll Up Gate 12' w x 11' h
- Floor Drains
- Elevator: 9' x 8'
- Gas Heaters
- Sprinklered



GROUND FLOOR




2ND FLOOR




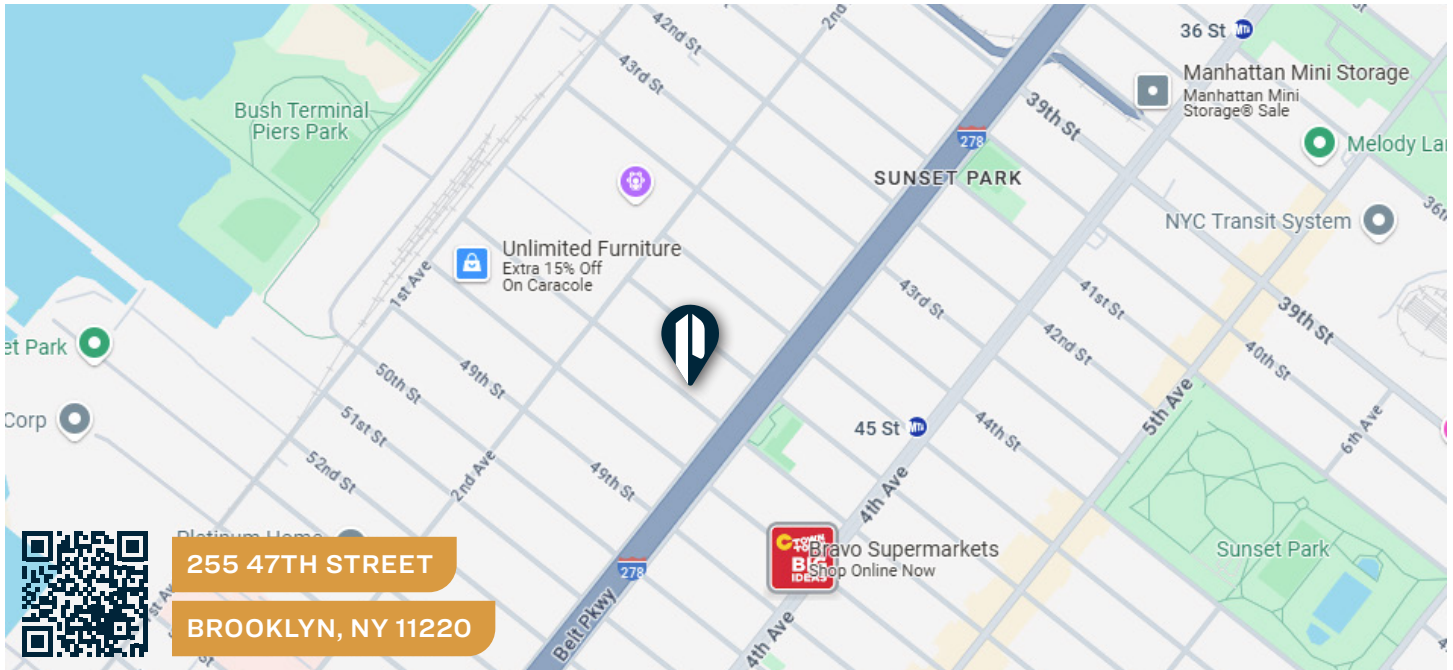
EXTERIOR

TRANSPORTATION

N R 45TH STREET
W

 GOWANUS EXPY
BELT PKWY
PROSPECT EXPY

 B37: 3RD AVE /46TH STREET



255 47TH STREET

BROOKLYN, NY 11220



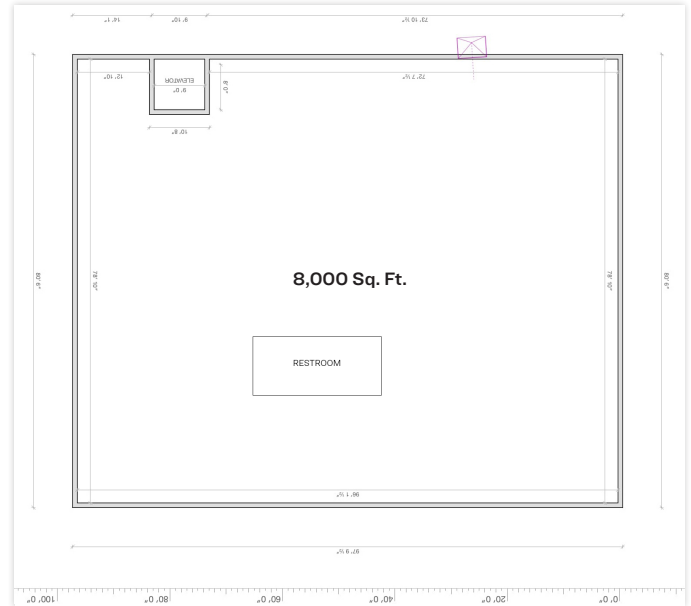
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1ST FLOOR



2ND FLOOR



34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



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