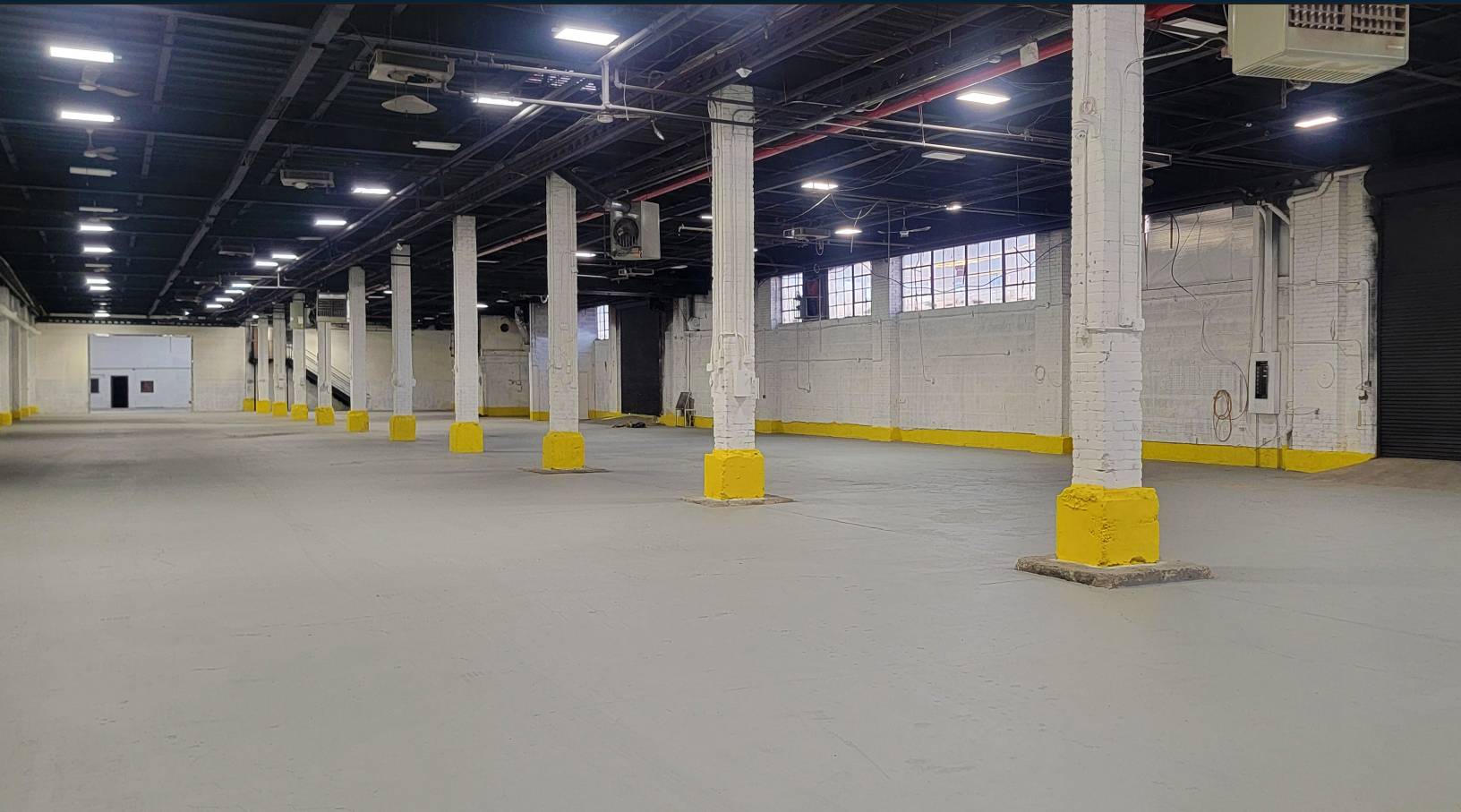




**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**800 SNEDIKER AVENUE**

**BROOKLYN, NY 11207**

**45,500 Sq. Ft.  
Fully Renovated  
One-Story  
Warehouse with  
Parking**

– Move-In Ready!

Type  
**Warehouse / Parking**



SQUARE FOOT  
**45,500<sub>RSF</sub>**



ZONING  
**M1-1**



CLEAR HEIGHT  
**20'**



PARCEL ID  
**3881**  
BLOCK



LOADING  
**5 DRIVE-IN DOORS**  
**2 INTERIOR LOADING DOCKS**



**1**  
LOT

PRICE

**Upon Request**

718-784-8282 / PINNACLERENY.COM

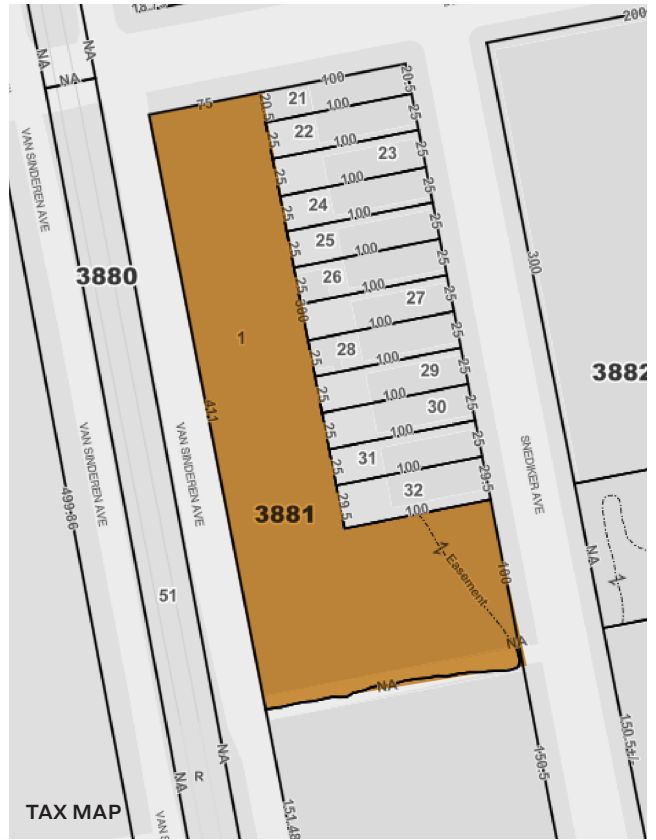
All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.



# Property Overview

## Features

- 40,000 Sq. Ft. Ground Floor
- 5,500 Sq. Ft. Mezzanine Office
- 20' Ceiling
- 2 Interior Loading Docks 42' x 26'
- 5 Drive-In Doors Open to Yard
- One Row of Columns
- Wet Sprinkler
- Gas Heat
- 4,000 Amps
- 300 KW Diesel Powered Backup Generator
- Skylights
- ADA Bathroom
- 14,000 Sq. Ft. Parking Closed City Street
- Significant Offside Parking





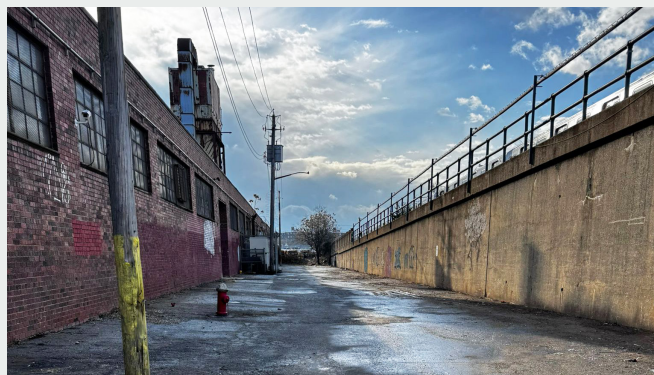
PICTURES



1,600 SF SECURED AREA



AERIAL VIEW

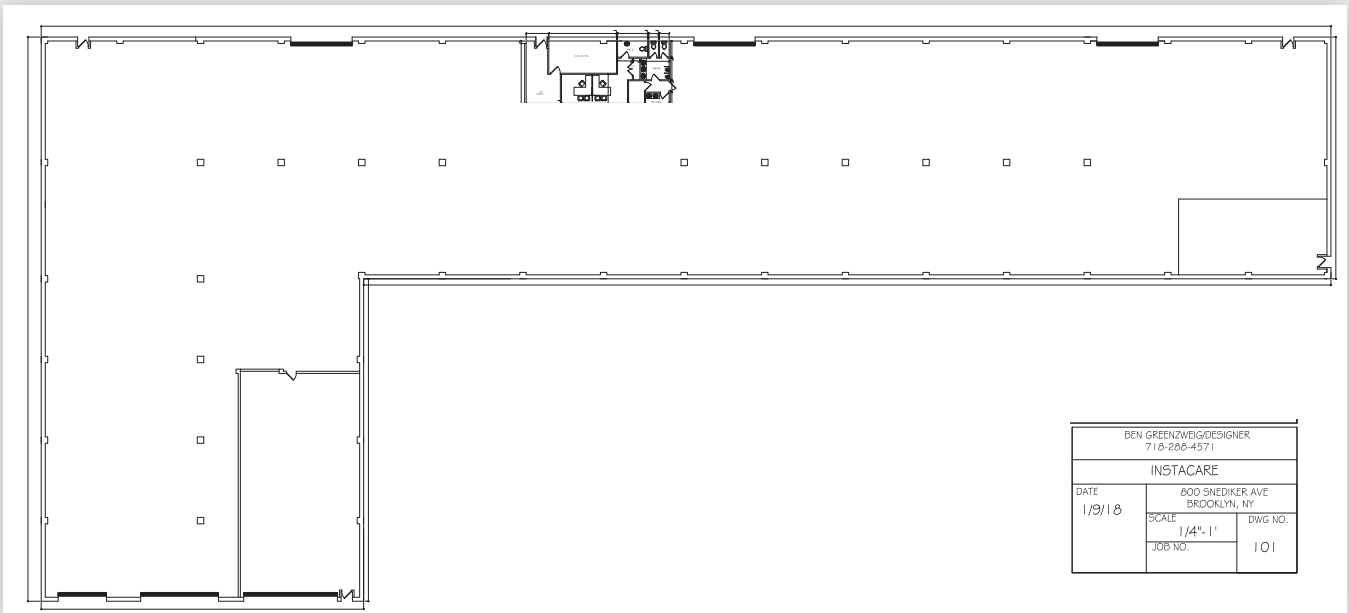




**EXTERIOR PHOTO**



**PROPOSED FLOOR PLAN**





## ACCESSIBILITY

# Ideally Positioned



## KEY DISTANCES



### BY SUBWAY

1	PROSPECT PARK	45 MIN
2	BROOKLYN COLLEGE	54 MIN



### BY CAR

3	JFK AIRPORT	18 MIN
4	LAGUARDIA AIRPORT	27 MIN
5	BELT PKWY	10 MIN

