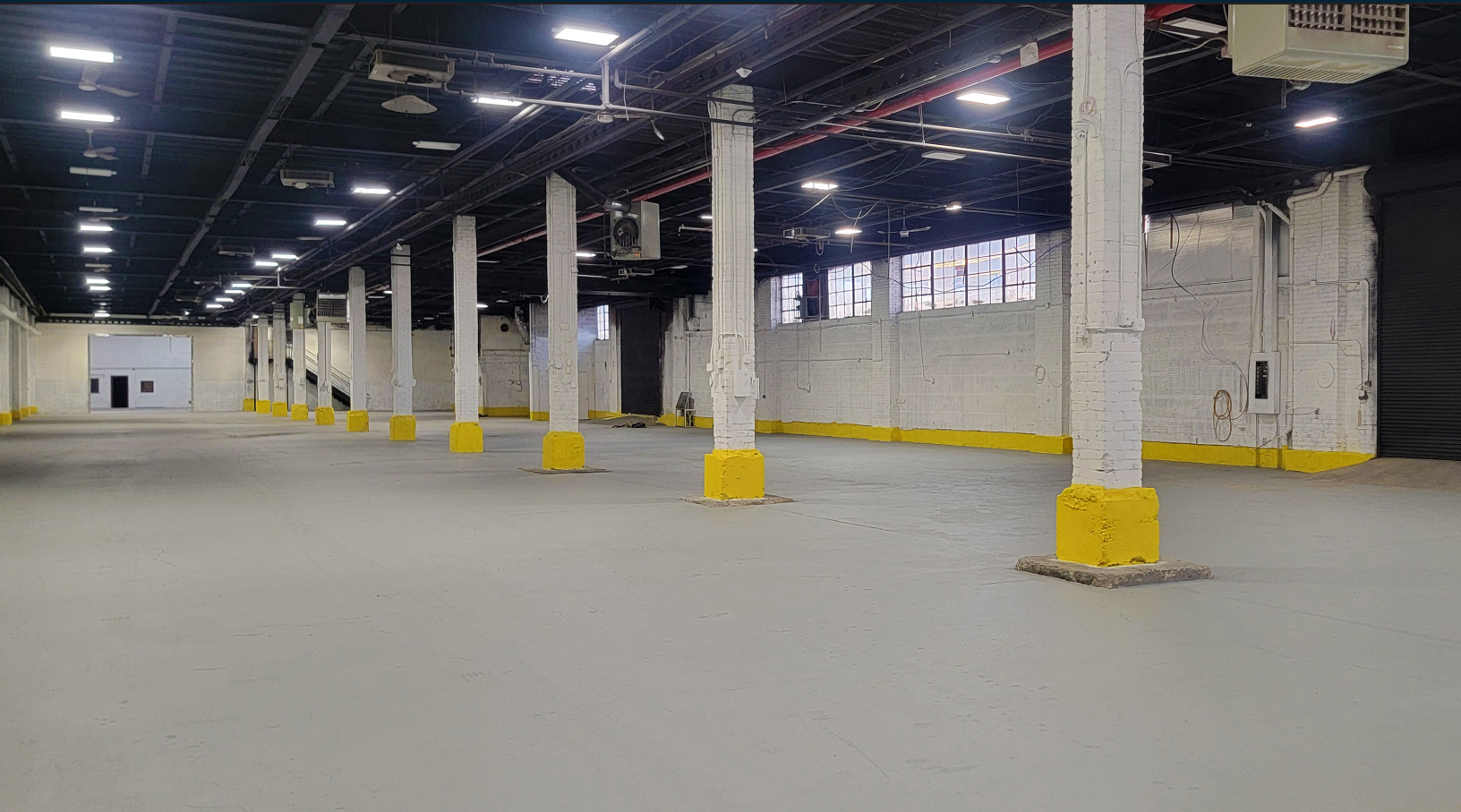




**PINNACLE  
REALTY**  
OF NEW YORK, LLC

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**

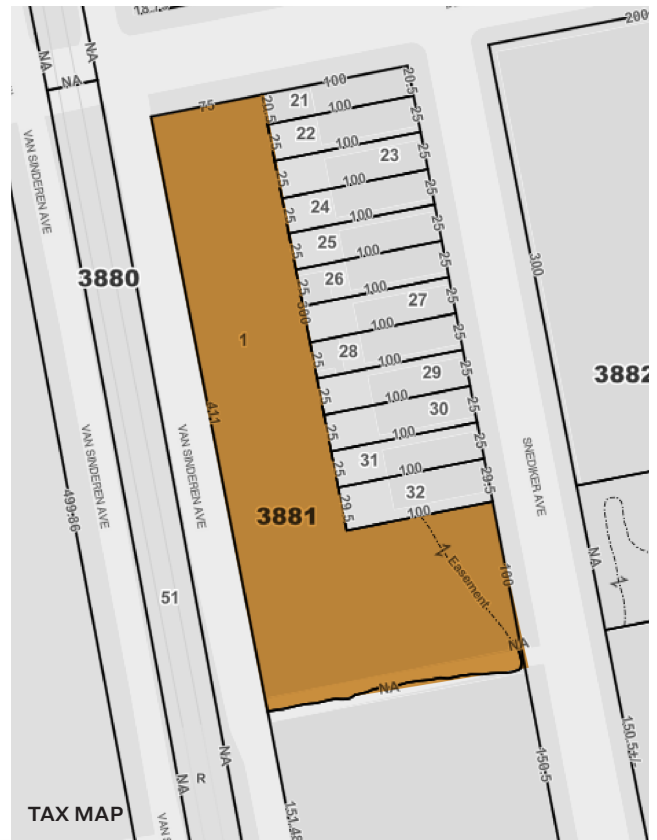
All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.



# 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 - 37x37
- 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





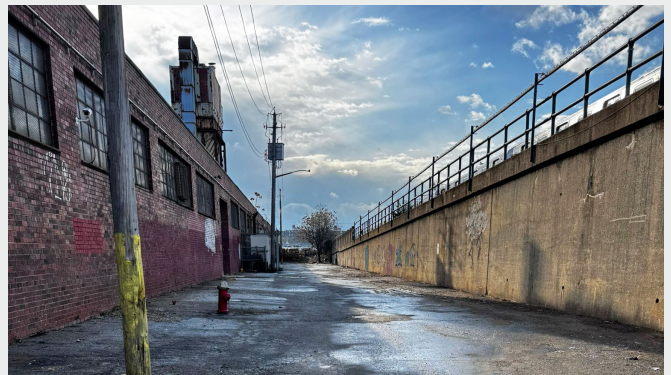
## PICTURES



1,600 SF SECURED AREA



AERIAL VIEW

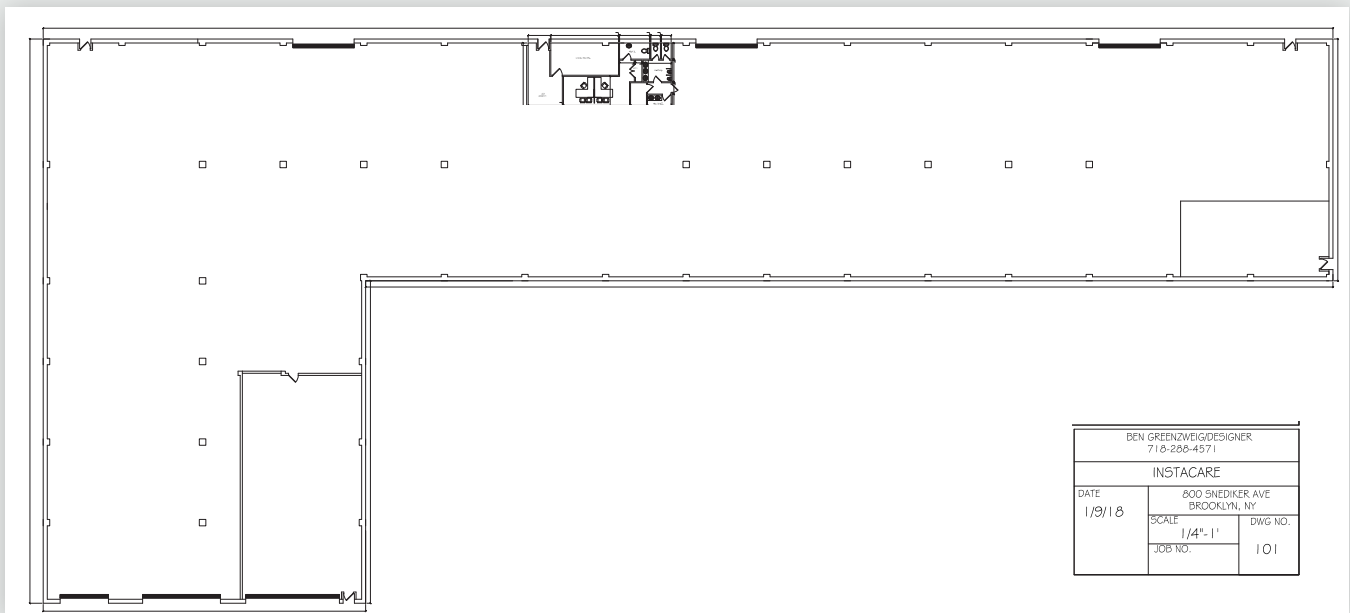




## EXTERIOR PHOTO



## PROPOSED FLOOR PLAN





## ACCESSIBILITY

# Ideally Positioned



LAGUARDIA AIRPORT 4



3 JFK INTERNATIONAL AIRPORT

PROSPECT PARK 1

5 BELT PKWY

BROOKLYN COLLEGE 2



## KEY DISTANCES



### BY SUBWAY

1	PROSPECT PARK	45 MIN
2	BROOKLYN COLLEGE	54 MIN

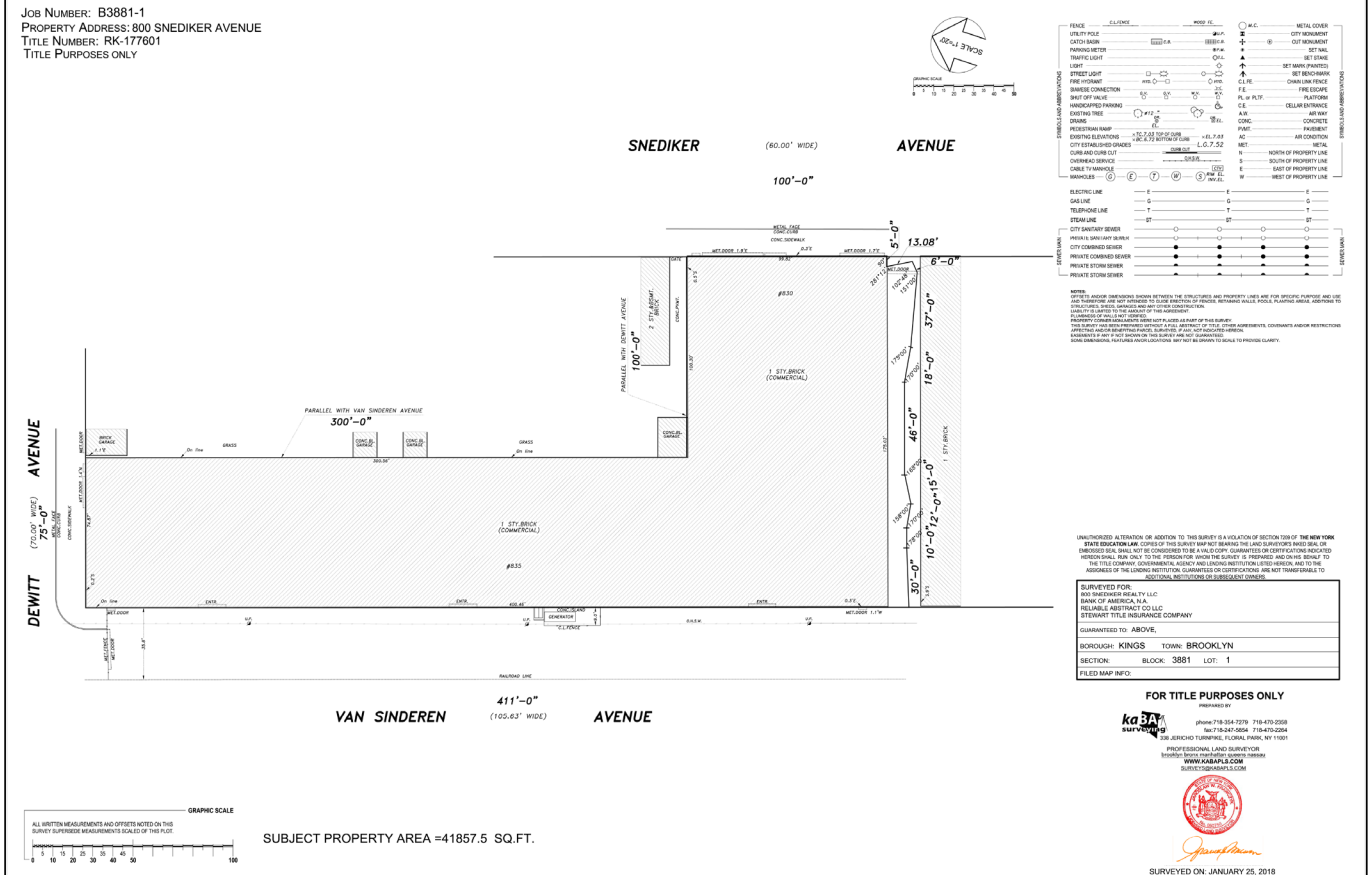


### BY CAR

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



# PROPERTY SURVEY



34-07 Steinway Street, Suite 202  
Long Island City, NY 11101  
718-784-8282  
[pinnacclereny.com](http://pinnacclereny.com)

FOR MORE INFORMATION ABOUT THIS  
PROPERTY CONTACT EXCLUSIVE AGENTS:



**NECHAMA LIBEROW**  
Associate Broker  
[nliberow@pinnacclereny.com](mailto:nliberow@pinnacclereny.com)  
718-371-6420



**DAVID JUNIK**  
Partner  
[djunik@pinnacclereny.com](mailto:djunik@pinnacclereny.com)  
718-371-6406