



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

LEASE / SALE



1014 STANLEY AVENUE

BROOKLYN, NY 11208

40,000 SF Mostly One-Story Warehouse + 5,000 SF Parking

Lease/Sale in Spring Creek
Former USDA Approved Facility

Type
Warehouse / Industrial



SQUARE FOOT
40,000 RSF



ZONING
M1-1



CLEAR HEIGHT
14' - 19'



PARCEL ID
4525
BLOCK



LOADING
2 LOADING DOCKS
4 DRIVE-IN DOORS



29
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

- **Lot:** 40,000 Sq. Ft.
- **Lot Dimensions:** 200x200
- **Building:** 40,000 Sq. Ft.
- **Building Dimensions:** 200x150

Ground Floor Warehouse

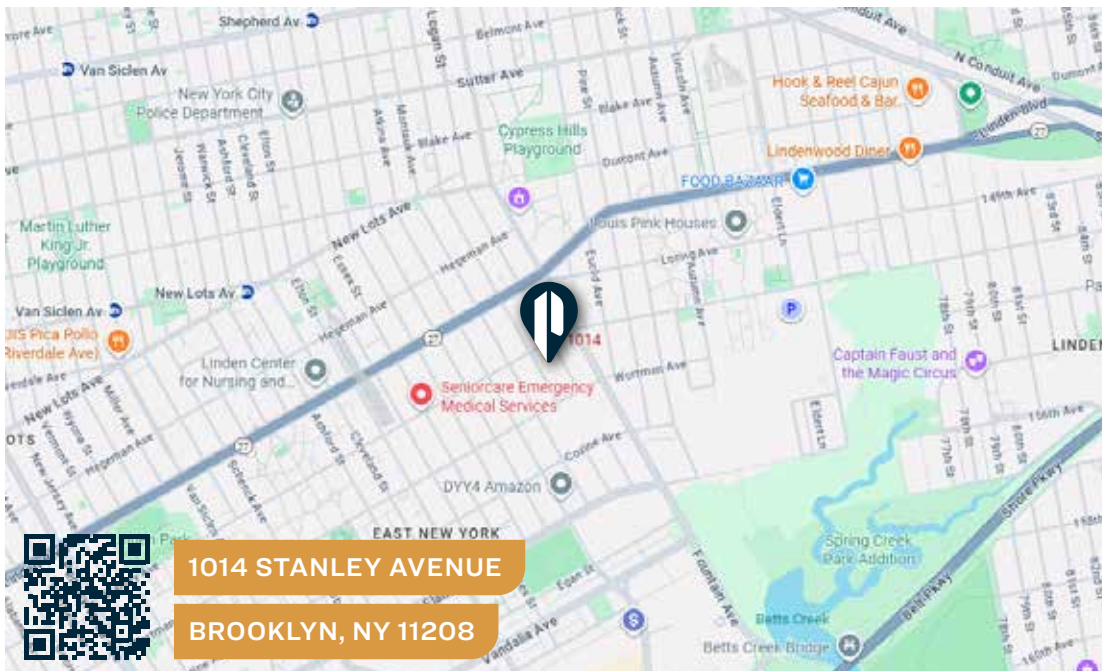
- 35,000 Sq. Ft.
- Ceiling Height: 14'-19'
- 2 Loading Docks
- 4 Drive-In Doors
- Wide Column Spacing 36'x23'
- Gas Heat
- Sprinkler
- New LED Lighting
- Surveillance System
- 3,300 Amps Power

- Formerly USDA Approved Facility
- Existing Insulation for Freezer/Refrigeration
- Floor Drains
- Tiled Rooms for Processing

Second Floor & Mezzanine Offices

- 5,000 Sq. Ft. State of the Art 2nd Floor Offices
- 300 Sq. Ft. Mid-Mezzanine Private Office
- Ground Floor Executive Office Suite
- Passenger Elevator
- Fully HVAC
- Conference Room
- Kitchen
- Private Executive Offices with Private Facilities
- Open Ball Pen Area

- **Finished Rooftop** to Accommodate Events
- **Parking:** 5,000 Sq. Ft.



1014 STANLEY AVENUE

BROOKLYN, NY 11208

TRANSPORTATION

3

NEW LOTS AVE/
WARWICK ST



LINDEN BLVD
BELT PKWY

JACKIE
ROBINSON PKWY



Q8:
FOUNTAIN AVE/
WORTMAN AVE

B20, BM5:
LINDEN BLVD/
LOGAN ST



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.

PICTURES



LOADING & PARKING



WAREHOUSE

PICTURES



PICTURES



**PINNACLE
REALTY**
OF NEW YORK, LLC

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:



DAVID JUNIK

Partner
djunik@pinnaclereny.com
718-371-6406



NECHAMA LIBEROW

Associate Broker
nliberow@pinnaclereny.com
718-371-6420

ACCESSIBILITY

Ideally Positioned



LAGUARDIA AIRPORT 4



JFK INTERNATIONAL AIRPORT 3



PROSPECT PARK 1

BELT PKWY 5

BROOKLYN COLLEGE 2



KEY DISTANCES



BY SUBWAY

1	PROSPECT PARK	30 MIN
2	BROOKLYN COLLEGE	45 MIN



BY CAR

3	JFK AIRPORT	15 MIN
4	LAGUARDIA AIRPORT	31 MIN
5	BELT PKWY	6 MIN



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.