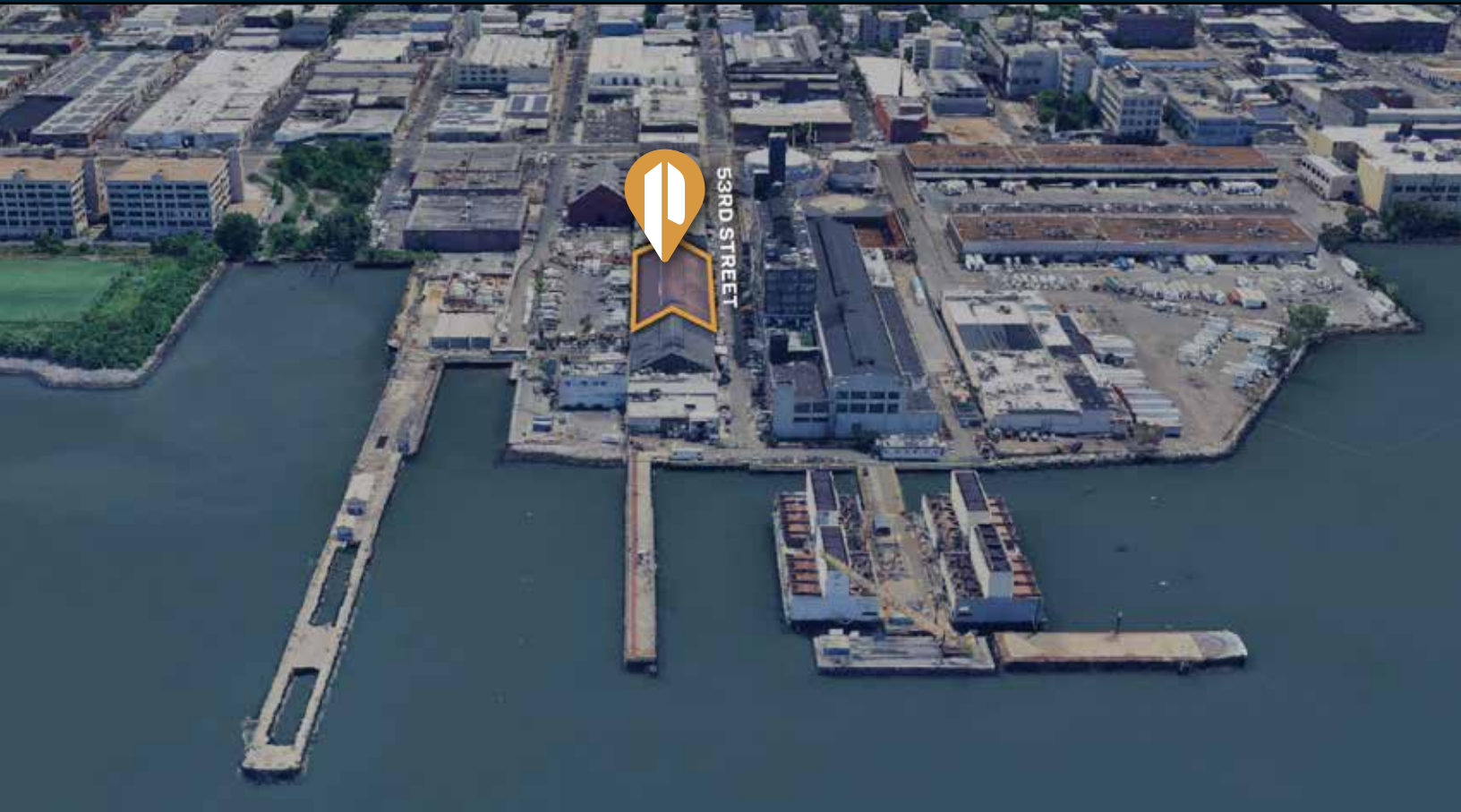




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



29 53RD STREET

BROOKLYN, NY 11232

**Rare Opportunity:
35,000 Sq. Ft.
Single-Story
Industrial Building
For Sale**

Minutes to the BQE



Type

Warehouse / Industrial



SQUARE FOOT
35,000^{BSF}



ZONING
M3-1



CLEAR HEIGHT
18' - 22.8'



PARCEL ID
803
BLOCK



LOADING
2 DRIVE-IN DOORS



43
LOT

PRICE

Upon Request

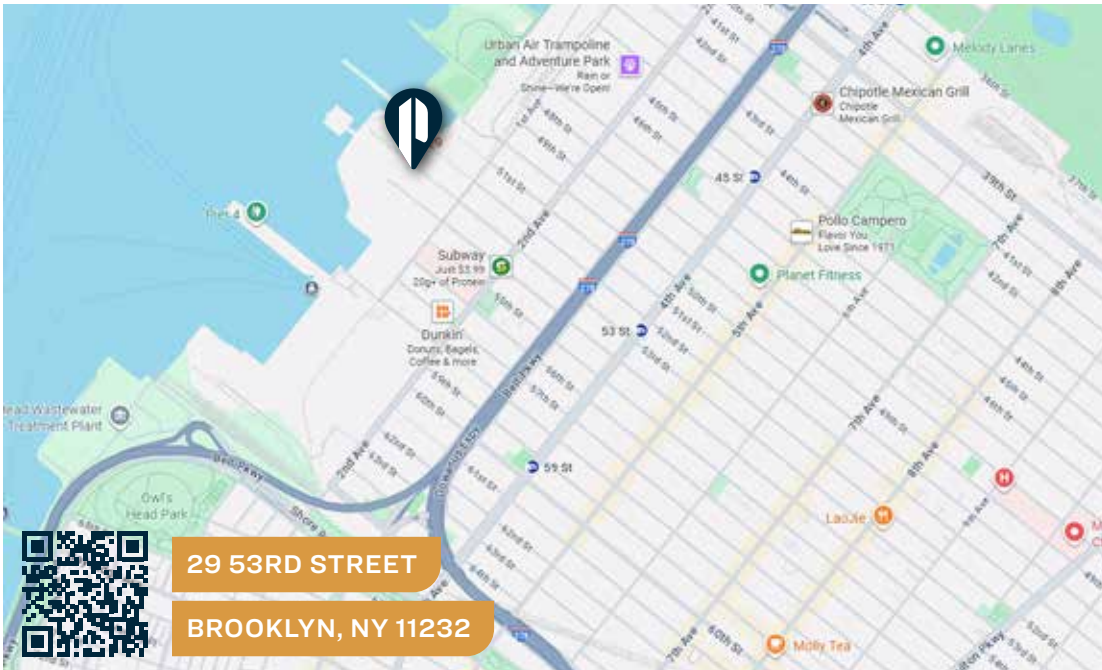
718-784-8282 / PINNACLERENY.COM

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

Special Features

- 35,000 Sq. Ft. Total Building
- 30,000 Sq. Ft. Ground Floor Warehouse
- 5,000 Sq. Ft. Mezzanine Office
- Parking
- **Building Dimensions:** 299' X 100'
- 18' - 22.8' Ceiling Height
- 50x30 Column Spacing
- **Loading:** Two Drive-In Doors
- **Utilities:** Heavy Power & Gas
- **Sprinkler:** Fully Sprinklered / Dry System
- **Zoning:** M3-1 (Buildable to 60,000 Sq. Ft.)
- **Flood Zone:** No
- **RE Taxes:** \$123,320 Per Annum (\$3.52 PSF)



TRANSPORTATION

N R W 53RD STREET



BELT PKWY
GOWANUS EXPY
PROSPECT EXPY
VERRAZZANO BRIDGE



B11: 53RD ST / 1ST AVE

