



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE / LEASE**



**5320 3RD AVENUE**

**BROOKLYN, NY 11220**

# 15,500 Sq. Ft. Warehouse or Retail Flex Building in Sunset Park

For Sale or Lease

Type

**Warehouse / Retail / Industrial / Flex**



SQUARE FOOT

**15,500<sub>SF</sub>**



ZONING

**M1-2**



CLEAR HEIGHT

**16' - 17'**



PARCEL ID

**813**

BLOCK



LOADING

**1 LOADING DOCK**

**1 RAMP**



**47**

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

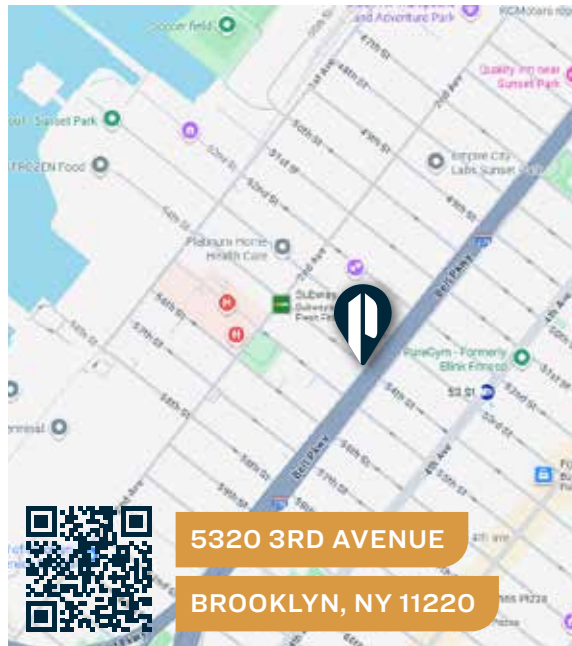
- 15,500 Sq. Ft. Flex Building
  - Ground Floor: 6,000 Sq. Ft.
    - 16 Ft. Ceiling
  - 2nd Floor: 6,000 Sq. Ft.
    - 17 Ft. Ceiling
  - Lower Level Ramp: 3,500 Sq. Ft.
- HVAC in 1st Floor and Lower Level
- 1 Loading Dock (40 Ft. Deep)
- 1 Drive-Down Ramp
- Potential to Reopen a Drive-In Door on 3rd Avenue

## Ideal For

- Contractor
- Headquarters
- Showroom / Warehouse
- E-Commerce
- Retail / Flex Space



GROUND FLOOR



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## TRANSPORTATION

**N R** 53RD STREET

**W**

 **BELT PKWY  
GOWANUS EXPY**

 **B37: 3RD  
AVENUE/ 55TH  
STREET**



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