



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE / SALE**



**5620 1ST AVENUE**

**BROOKLYN, NY 11220**

# First Time on the Market

180,500 SF Multi-Story  
Industrial Building with Parking  
in Sunset Park, Brooklyn with  
Divisions from 9,000 – 40,000 SF

Type

**Warehouse / Industrial / Retail**



SQUARE FOOT

**180,500** RSF



ZONING

**M3-1**



CLEAR HEIGHT

**12' – 16'**



PARCEL ID

**827**

BLOCK



LOADING

**5** DRIVE-IN DOORS

**3** 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

- 180,500 Sq. Ft. Four-Story Building
- **Plot:** 60,500 Sq. Ft.
- **Lot Dimensions:** 175' x 361'
- 41,375 Sq. Ft. Per Floor (4 Floors)
- 8,750 Sq. Ft. Rear Parking Lot
- 6,250 Sq. Ft. Parking Lot Alongside Building
- **Loading:**
  - 5 Drive-In Doors on First Avenue (18 Ft. Wide x 13.5 Ft. High)
  - 3 Loading Docks
  - 1 Exterior Loading Platform
  - 1 Drive-In from Parking Lot to Lower Level
- **Ceiling Height:**
  - 12.5 ft. Lower Level
  - 14-15 ft. Ground Floor
  - 13.8 ft. Upper Floors
- 3 Freight Elevators (8'x10')
- Heavy Power
- Gas Heat
- Offices and Showroom

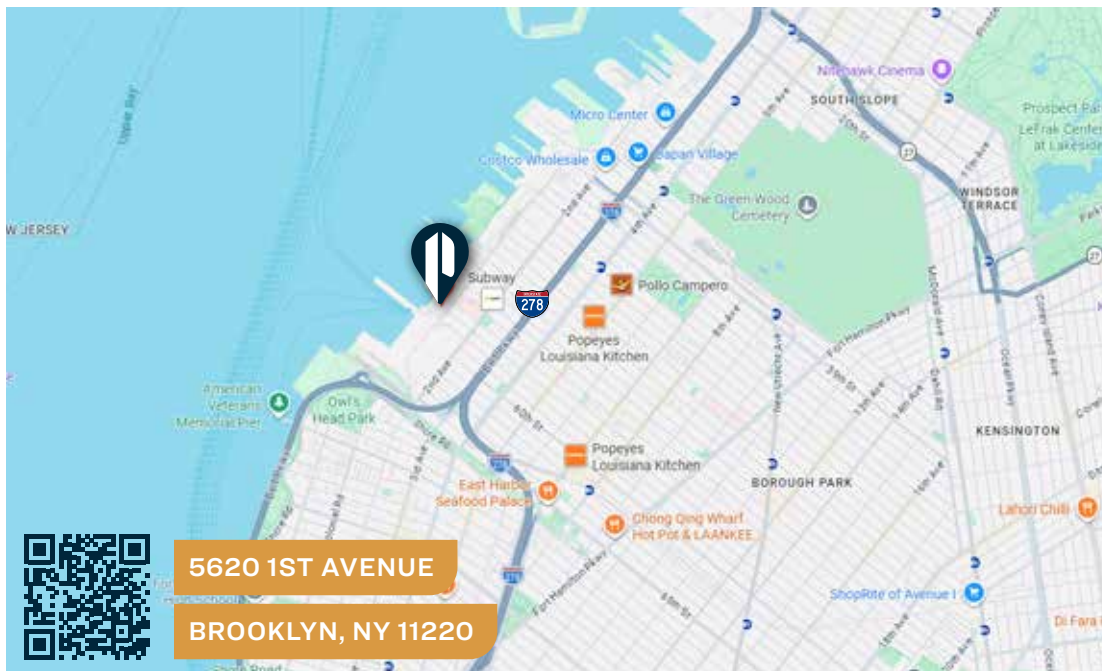


TAX MAP

## Available Divisions

—Option to Deliver Entire Property

- **Lower Level:** 15,000 Sq. Ft.
- **Ground Floor:** 40,000 Sq. Ft.
- **Second Floor:** 11,419 Sq. Ft.
- **Third Floor:** 12,713 Sq. Ft.
- **Fourth Floor:** 20,000 Sq. Ft.



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## TRANSPORTATION

**N R** 4TH AVE/  
53RD ST  
**W**

**Car** BELT PKWY  
GOWANUS EXPY  
PROSPECT EXPY  
VERRAZZANO  
-NARROWS BRG  
HUGH L. CAREY  
TUNNEL

**MTA Bus** B11: 1ST AVE/  
56TH ST  
B37: 3RD AVE/  
55TH ST



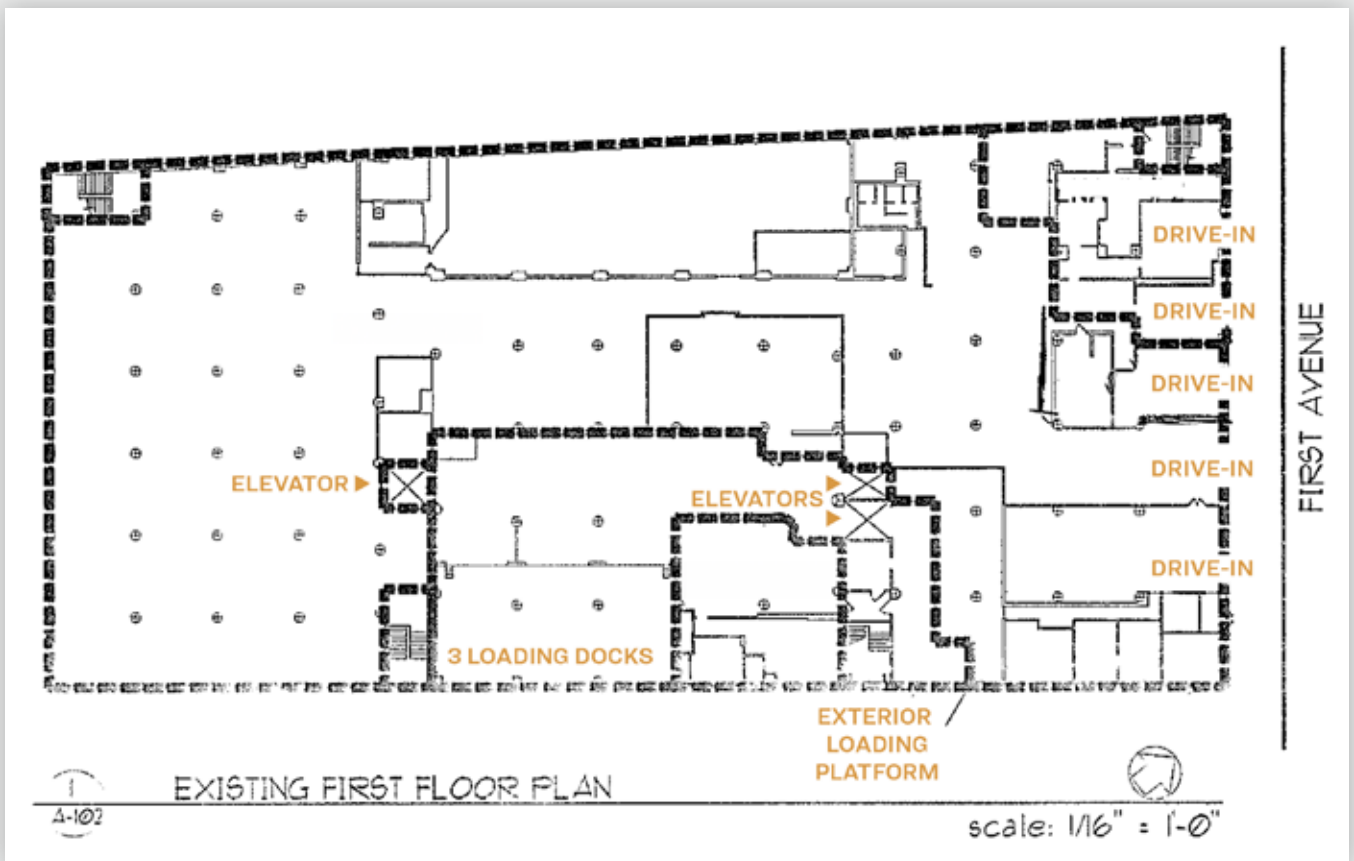
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STREET VIEW

FLOOR PLAN



PICTURES



PICTURES



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FOR MORE INFORMATION ABOUT THIS  
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