



**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 – 30,000 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

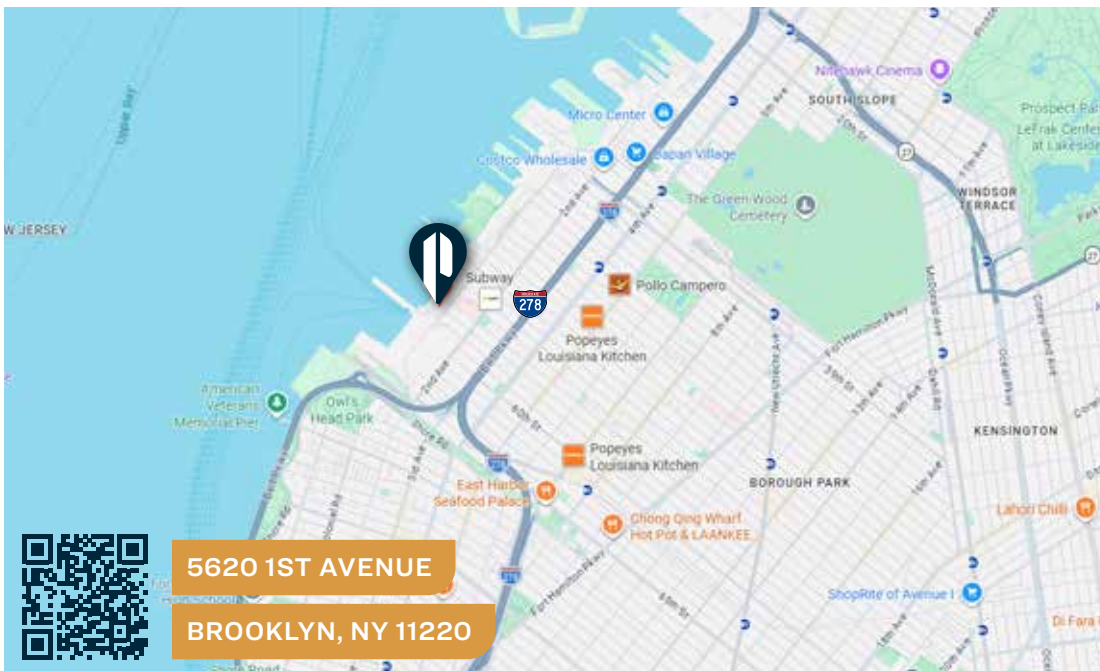


TAX MAP

Available Divisions

—Option to Deliver Entire Property

- **Lower Level:** 15,000 Sq. Ft.
- **Ground Floor:** 10,000 – 30,000 Sq. Ft.
- **Second Floor:** 11,419 Sq. Ft.
- **Third Floor:** 12,713 Sq. Ft.
- **Fourth Floor:** 9,000 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



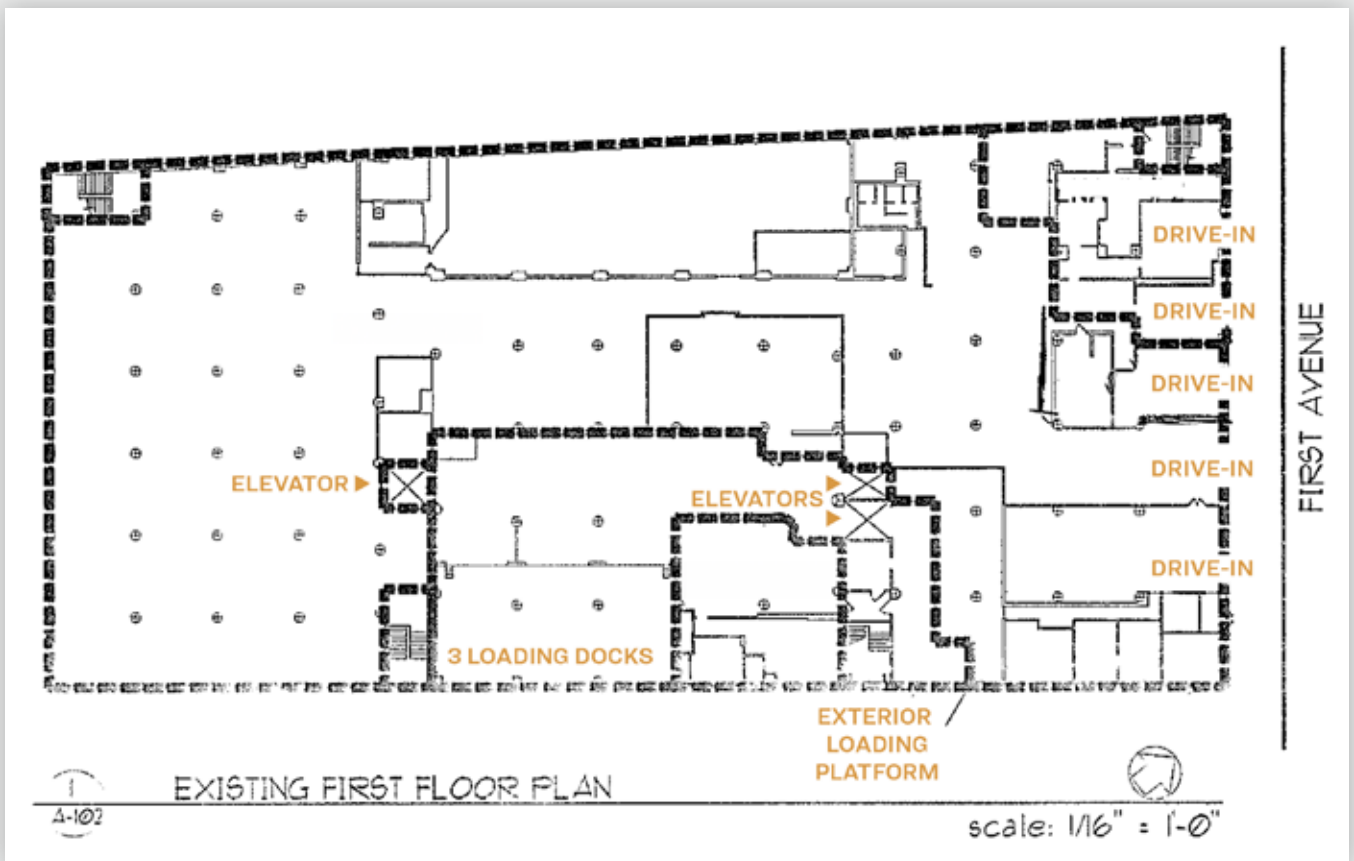
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STREET VIEW

FLOOR PLAN



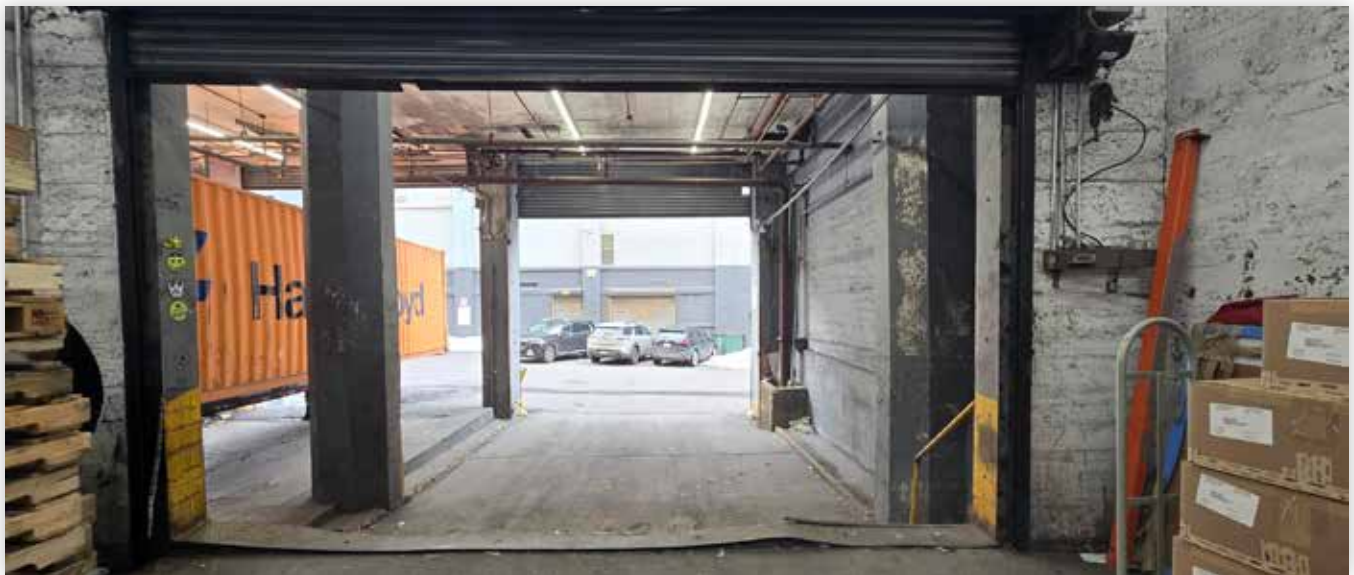
EXISTING FIRST FLOOR PLAN

scale: 1/16" = 1'-0"

PICTURES



PICTURES



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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



LEVI JUNIK

Salesperson
ljunik@pinnaclereny.com
718-371-6401