Brooklyn Steel Industrial Complex

133,153 SF WAREHOUSE | 18,000 SF LAND



PINNACLE REALTY
OF NEW YORK, LLC

718-784-8282 • PINNACLERENY.COM

FOR SALE

18-19 & 18-13 FLUSHING AVE,
QUEENS, NY 11358

283 & 281 RANDOLPH ST,
BROOKLYN, NY 11237

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Property Overview

Pinnacle Realty of New York, LLC is pleased to announce that it has been appointed the exclusive agent to facilitate the sale of **18-19 & 18–13 Flushing Avenue, Queens,** and **283 & 281 Randolph Street, Brooklyn, NY.** These ideally located properties total 133,153 sq. ft. All have direct-access loading and high ceilings ranging from 12’ to 50’. The property fronts on a major thoroughfare – Flushing Avenue – and is just four blocks from the Jefferson Street L line subway station. It is located at the geographic center of NYC in East Williamsburg, Brooklyn/Ridgewood, Queens, a thriving, cutting-edge creative community and industrial hub. The property’s central location provides easy access to the BQE/LIE and major roadways serving the tri-state metropolitan area, and is perfectly positioned to serve demand for last-mile distribution, warehousing, and creative uses.

This rare industrial opportunity is located in an M1-1/ M3-1 zoning district. The generously sized, two-street frontage site boasts over 350 ft. of frontage on Flushing Avenue and Seneca Avenue, providing effortless site access. The property is also located in an Opportunity Zone.

FEATURES

- LOT SIZE
  ± 145,000 Sq. Ft. / 3.32 Acres
- WAREHOUSE
  ± 133,153 Sq. Ft.
- CEILING HEIGHTS
  12’ – 50’
- 18-19 & 18-13 Flushing Ave Are Fully Sprinklered (Wet/Dry)
- 1,600 Amps/3 – Phase
- NEW ROOF
  Installed In 2025 With a 20-Year Warranty
- LOADING
  4 Exterior Loading Platforms
  4 Interior Loading Platforms
  5 Overhead Drive-In Doors
- New-Income Producing Solar Panels

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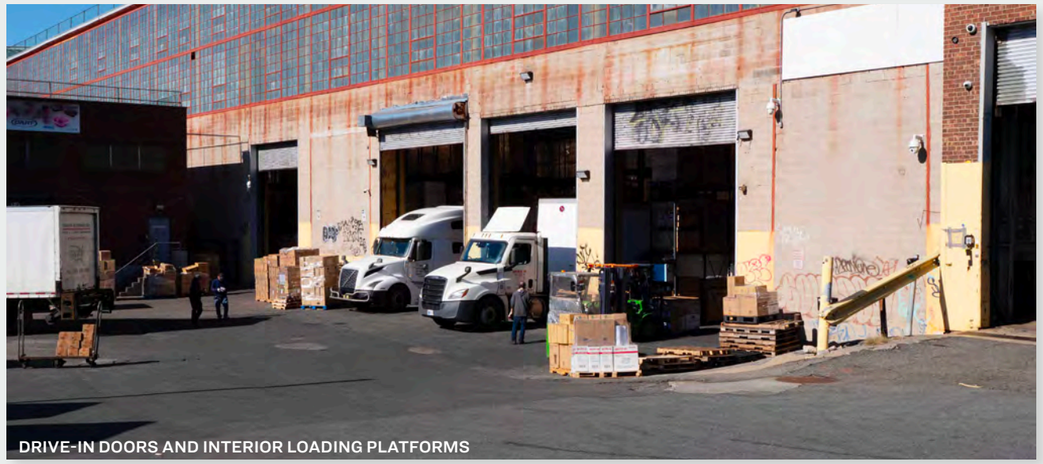
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18-13 FLUSHING AVE & 281 RANDOLPH ST

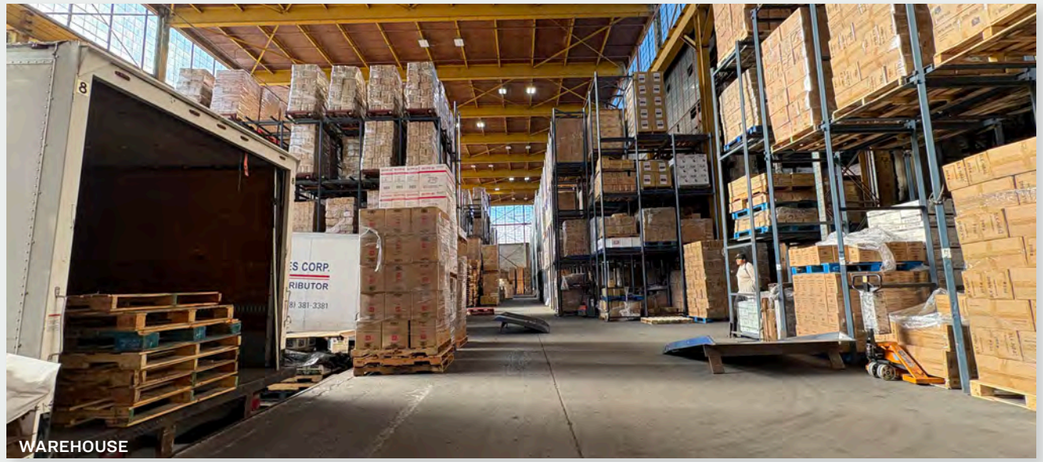




STREET VIEW



DRIVE-IN DOORS AND INTERIOR LOADING PLATFORMS



WAREHOUSE

PROPERTY FEATURES

- 68,000 Sq. Ft. 1 Story Building Plus 10 Parking Spots

2 SECTIONS

28,000 SQ. FT

- 25-27 Ft. Ceilings
- 2 Interior Loading Docks
- 3 Drive-In Doors
- Currently Leased to Aramsco Until 2/28/2029

40,000 SQ. FT

- 40-50 Ft. Ceilings
- 2 Interior Loading Docks
- 2 Drive-In Doors
- Currently Leased to Super Win Enterprises, Inc. Until 6/30/2027

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18-19 FLUSHING AVE



PROPERTY FEATURES

- 54,000 Sq. Ft. Building

2 SECTIONS

27,000 SQ. FT (1 STORY)

- 27 Ft. Ceilings
- 1 Loading Dock (Can Accommodate Trailers)
- 1 Drive-In Door
- Heavy Power
- Currently Leased to Sanzheng Luggage Until 7/31/2029

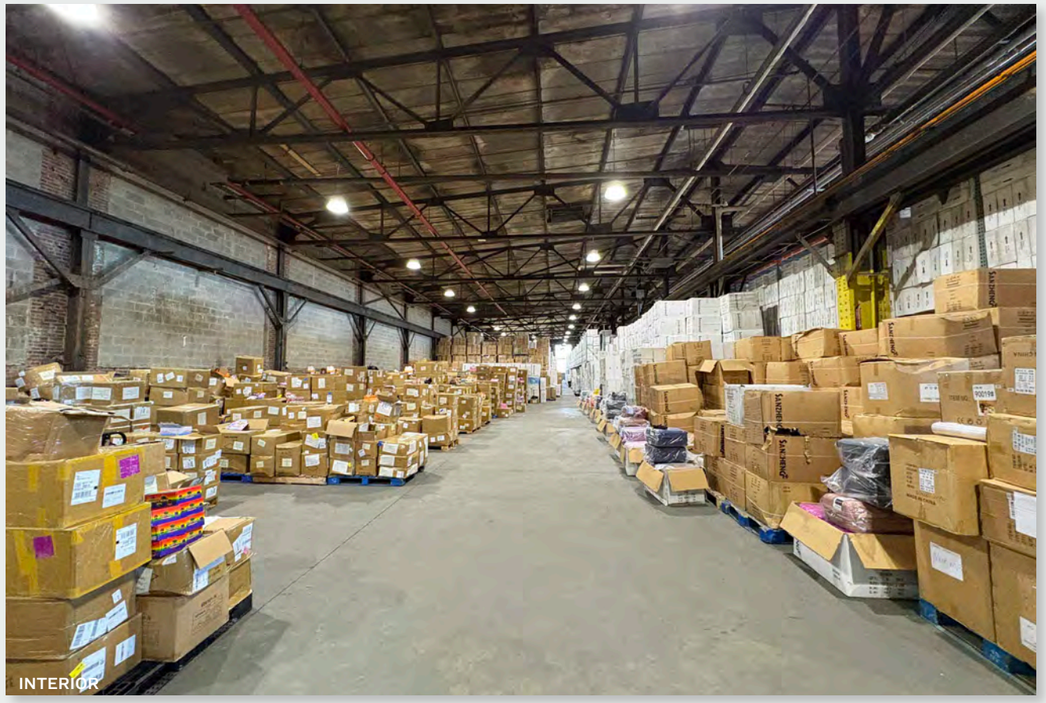
27,000 SQ. FT (2 STORY)

- 13,500 Second Fl. Serviced by a Freight Elevator (6x8—2,500 Lb Capacity)
- 1 Loading Dock (Can Accommodate Trailers)
- 3 Drive-In Doors
- Heavy Power
- Currently Leased to Sanzheng Luggage Until 7/31/2029

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WAREHOUSE



INTERIOR

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283 RANDOLPH ST



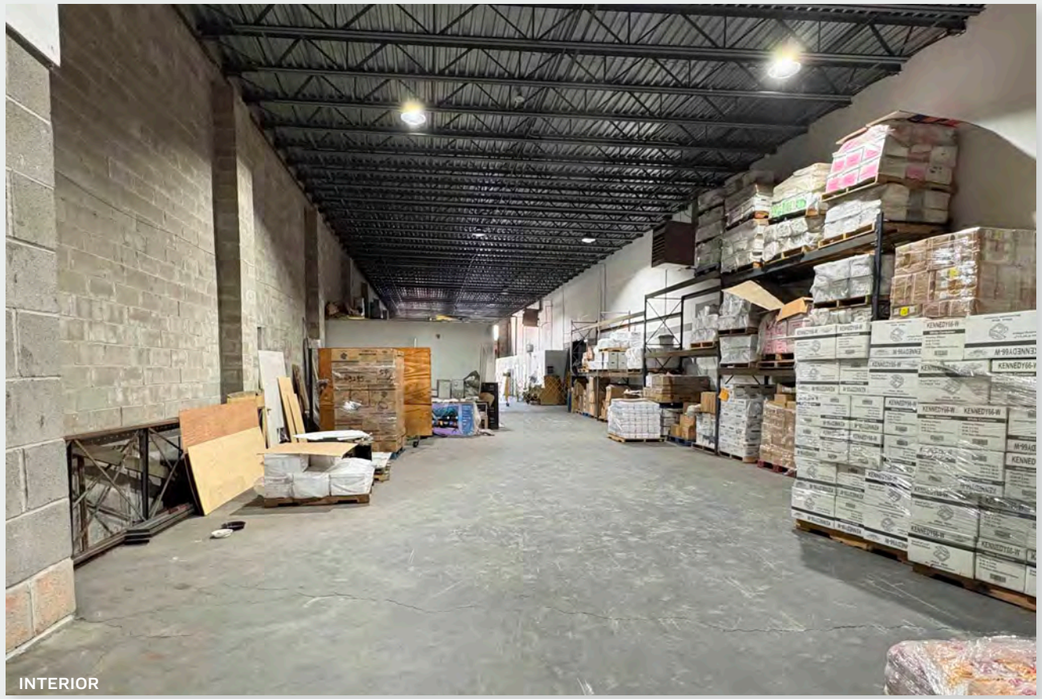
PROPERTY FEATURES

- 11,153 Sq. Ft. 1 Story Building
- 18 Ft. Ceiling
- 2 Exterior Loading Docks
- Fireproof Construction
- Small Offices
- Gas Heat
- Approx. 18,000 Sq. Ft. Loading & Parking Lot
- Currently Leased to Super Win Enterprises, Inc. Until 6/30/2027

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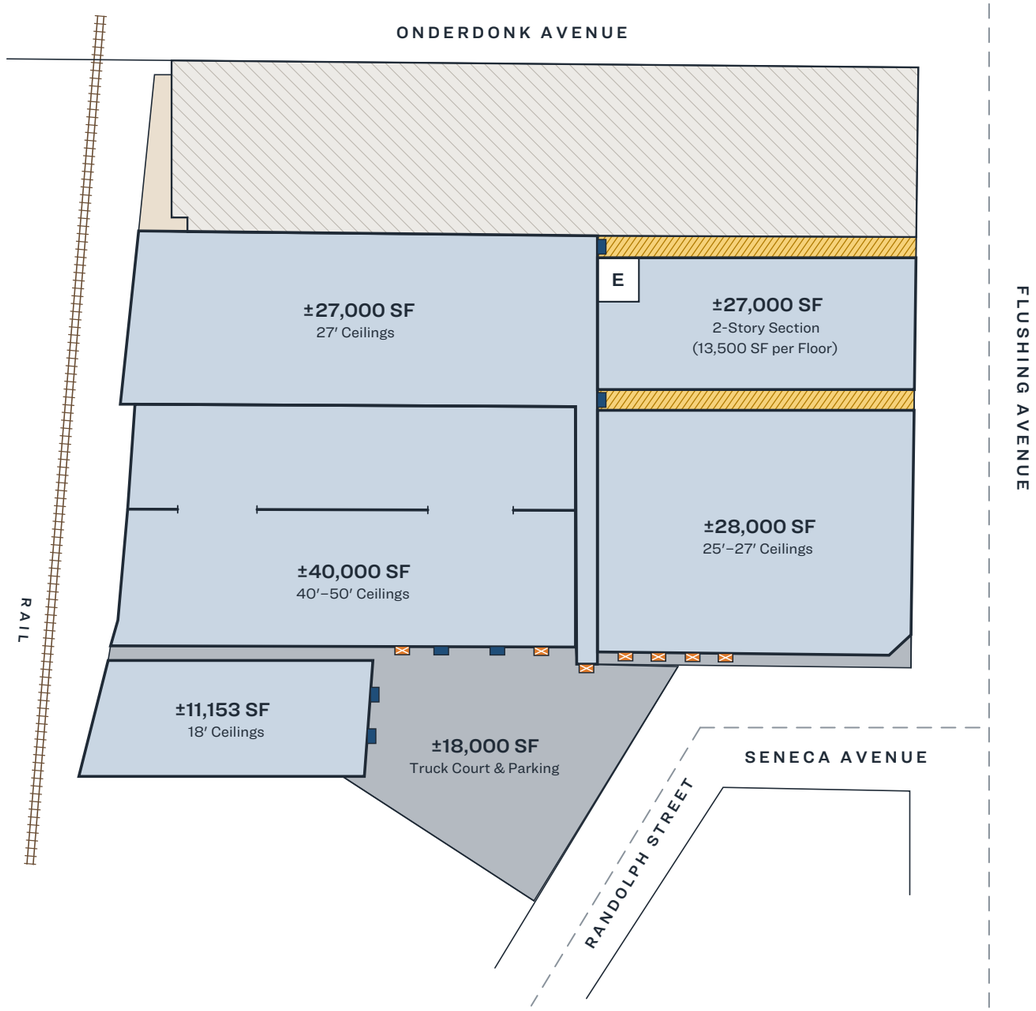


EXTERIOR



INTERIOR

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SITE PLAN

LEGEND

- Building
- Truck Court & Parking
- Alley w/ Loading Dock
- Adjacent Building (Not Included)
- Rail / Rail Spur
- Loading Dock
- E — Elevator
- Drive-In Door
- Street Centerline

Not to scale. For marketing purposes only.
All dimensions and areas to be verified.

TENANT ROSTER

COMPANY	ADDRESS	EXPIRATION DATE
ARAMSCO, INC.	1801-1815 FLUSHING AVENUE	FEBRUARY 28, 2029
ARAMSCO, INC.	PARKING LOT (RANDOLPH & SENECA)	FEBRUARY 28, 2029
SANZHENG LUGGAGE, INC.	1819 + 1801-1813 FLUSHING AVENUE	JULY 31, 2029
SUPER WIN ENTERPRISES, INC.	283 RANDOLPH STREET	JUNE 30, 2027

CURRENT NOI: +/- $3,000,000.00

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