PINNACLE REALTY
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



432 3RD AVENUE

BROOKLYN, NY 11215

Prime Retail & Office Building in the Heart of Gowanus

4,200 Sq. Ft. Retail
4,200 Sq. Ft. Flex Raw Office
4,700 Sq. Ft. Built-Out Office

Type

Warehouse / Retail / Industrial / Office

SQUARE FOOT **17,800** RSF	ZONING **M2-1**
CLEAR HEIGHT **11′–18′**	PARCEL ID **996** BLOCK
LOADING **2** DRIVE-IN DOORS	**32** 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

- Lot Size: 8,917 Sq. Ft.
- 17,800 Sq. Ft. 2-Story Building
- 2 Drive-In Doors
- Restrooms
- 2 Street Frontage
- Clear-Span
- Column Free
- Corner Property
- Gas Heat

- **Divisions Available**

Section A — Ground Floor Retail/Industrial:

- 4,200 Sq. Ft.
- 18’ Ceiling Height
- 1 Drive-In Door
- Clear Span

Section B — Second Floor Office:

- 4,200 Sq. Ft.
- 11’ Ceiling Height
- Outdoor Deck
- HVAC
- Private Entrance

Section C — Second Floor Office:

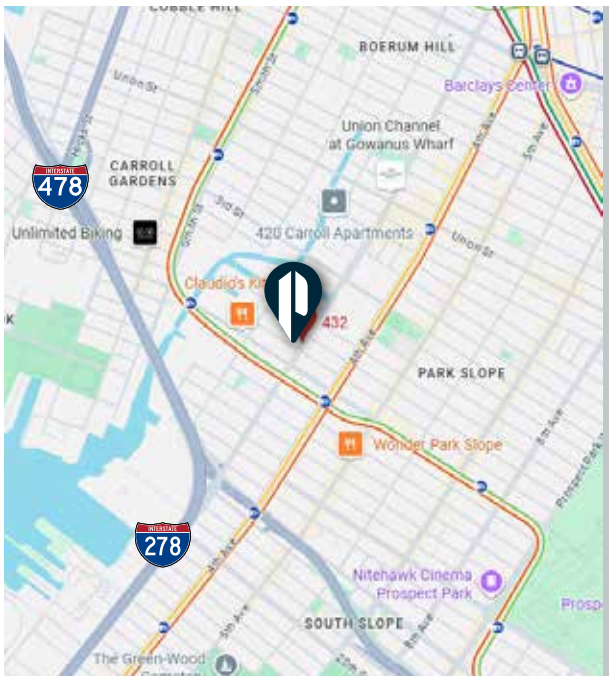
- 4,700 Sq. Ft.
- 11’ Ceiling Height
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AERIAL VIEW



TRANSPORTATION

D N W R F G — 4TH AVE/9TH ST

BROOKLYN QUEENS EXPY

GOWANUS EXPY

HUGH L. CAREY TUNNEL

MTA Bus — B37, B103: 3RD AVE/8TH ST

B61: 9TH AVE/3RD AVE

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SECTION A — 4,200 SQ. FT. RETAIL



RENDERING



INTERIOR

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SECTION B — 4,200 SQ. FT. FLEX SPACE BUILT-TO-SUIT AVAILABLE



INTERIOR



RENDERING

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SECTION C — 4,700 SQ. FT. BUILT OUT OFFICE SPACE


INTERIOR


INTERIOR


DECK

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