

# WAREHOUSE & LOT FOR LEASE



Exclusive Listing / Commercial Acquisitions Inc.



## 1669 MCDONALD AVE, BROOKLYN, NY 11230

Btw Ave O & Ryder Ave

ASKING PRICE

**\$7,200/M**

SIZE

**3,400 SF**

WAREHOUSE - 18'x112'

LOT - 60'x23'

BLOCK & LOT

**06583-0071**

ZONING

**M1-1**

FLOOR

**GROUND  
FLOOR**

**Highlights:** 41' Frontage Prime Location Drive In Gates From The Lot High Traffic Area  
Great Signage Opportunity Surrounded By Major Businesses Near Transit

### PROPERTY OVERVIEW

Warehouse and lot for lease in a prime Brooklyn location, featuring approximately 2,000 SF of warehouse space and a 1,400 SF lot. The property offers a rare drive-in gate entrance, allowing direct vehicle access from the lot into the warehouse for efficient loading and operations.

Ideal for storage, distribution, or light industrial use, this setup provides strong functionality, accessibility, and flexibility for businesses that actually move things instead of just talking about them.

**EXCLUSIVE BROKER**

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**Commercial Acquisitions Inc.**

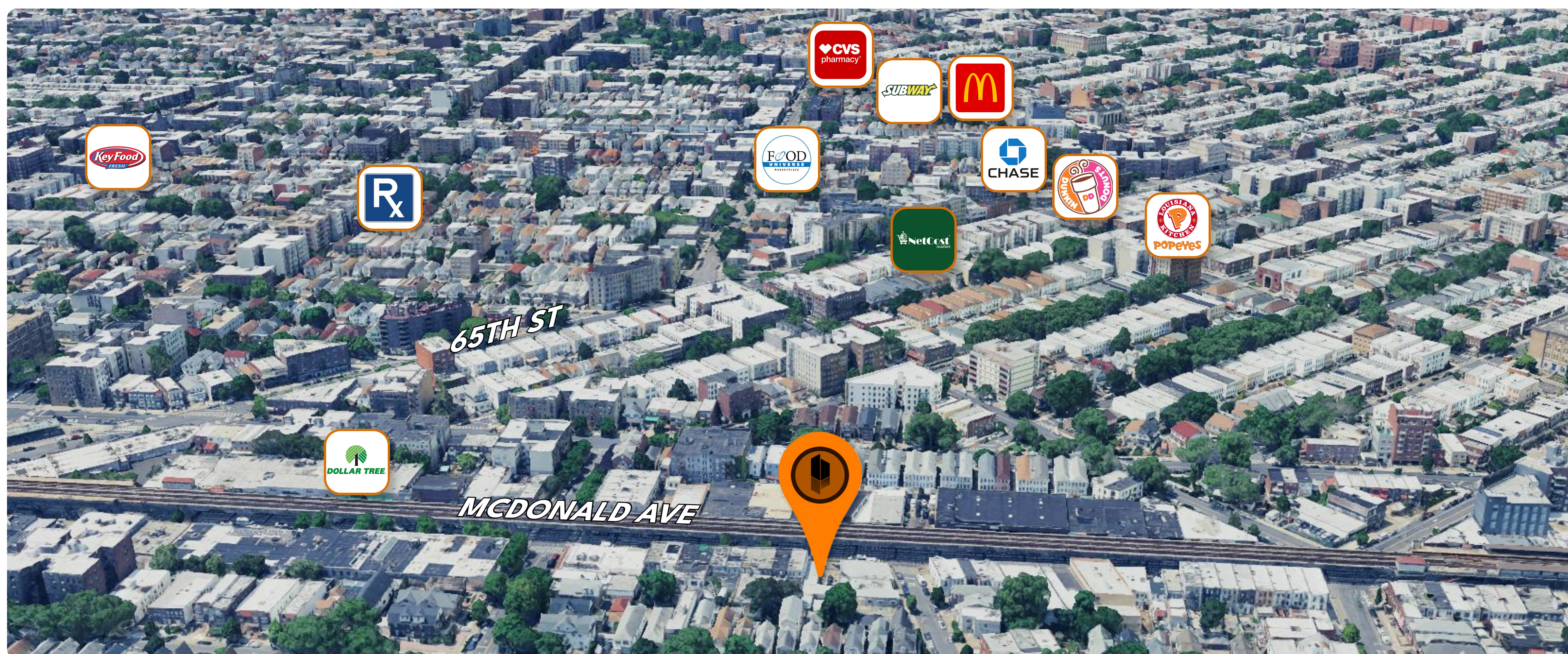
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# Location Overview

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## AREA MAP



## TRANSIT ACCESS

**SUBWAY** F, N - Lines

**BUS** B6, B9

**CAR** Close access to Bay PKWY

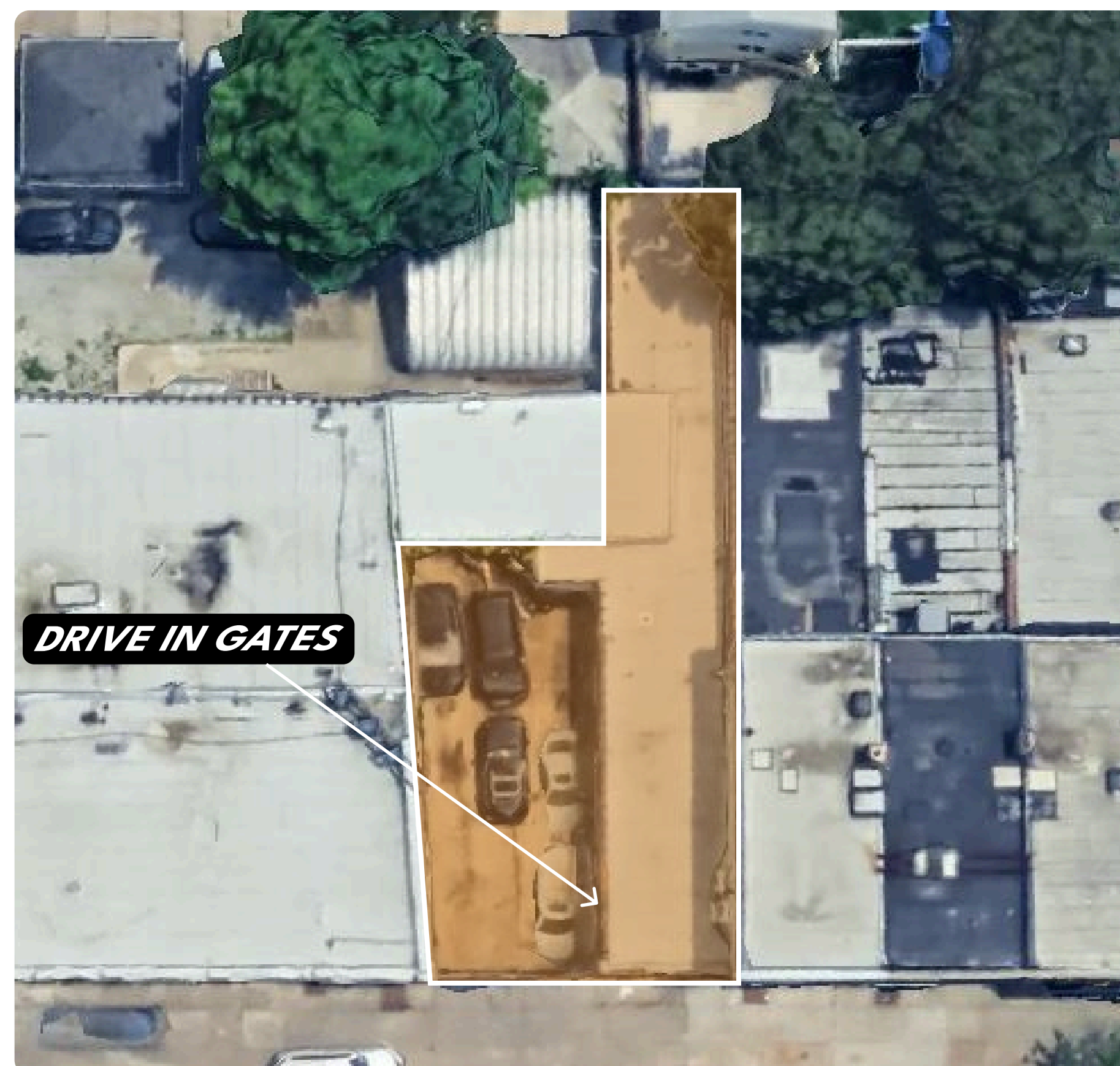
## TRAFFIC ANALYSIS

Foot Traffic:

~14,000 – 18,000 pedestrians/day

Traffic Type:

- 55% local residents
- 30% commuters
- 15% destination traffic



## LEGAL DISCLAIMER

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