

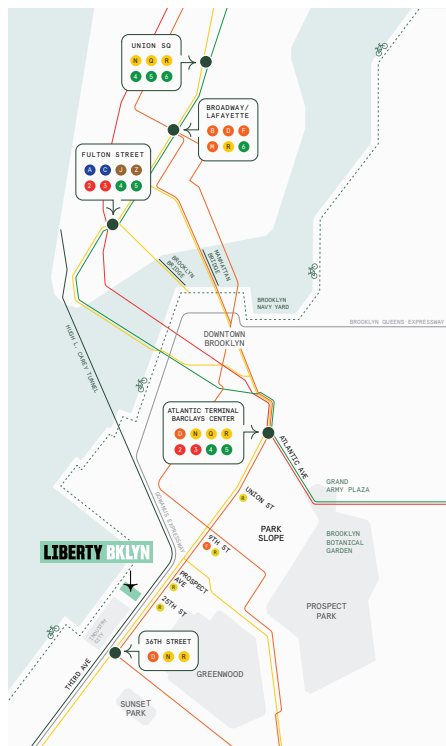
CORNER FLEX INDUSTRIAL SPACE FOR LEASE

46,441 SF WITH 2,000 SF GROUND LOADING AREA | MOVE-IN READY



TRANSPORTATION MAP

- Centrally located in Sunset Park's Industrial Business Zone with easy access to Manhattan, Downtown Brooklyn, and Queens via I-278 and the Hugh L. Carey Tunnel.
- Short walk to 36th St (D, N, R) and 25th St (R) subway.
- 7 min to Atlantic Ave/Barclays by car; 18 min to Union Square; 30 min to Newark; 33 min to JFK.



PROPERTY FEATURES

AVAILABLE SPACE

46,441 SF (Suite 601) + 2,000 SF ground-floor loading area
Up to 366,000 SF available building-wide

FLOOR

6th Floor - full-side suite, operable industrial windows

BUILDING

1.3M SF, 8-story industrial Loft (built 1918)

ELEVATORS

3 en-suite freight elevators

PARKING

386-space on-site parking lot

HVAC

24/7 tenant-controlled, 100% air exchange

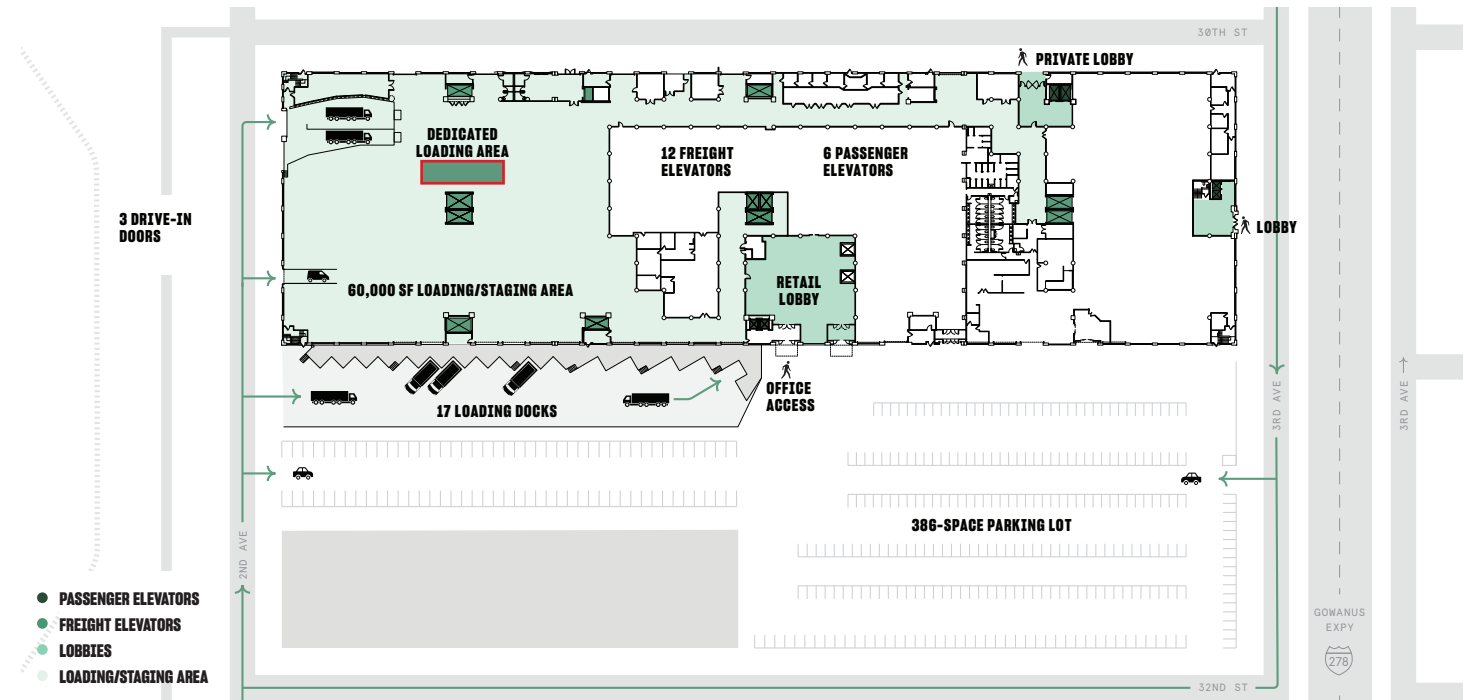
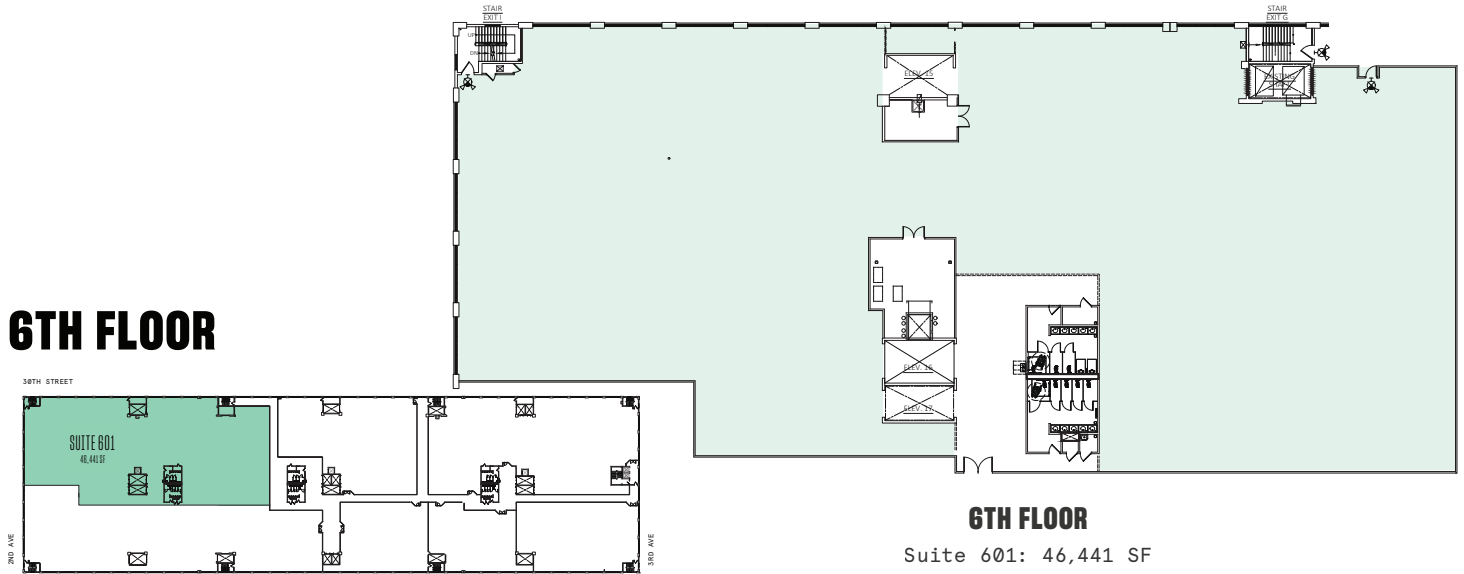
FLOOR LOAD

250 lbs/SF (6th floor); reinforced throughout

SECURITY

3 lobbies; 24/7 access; private lobby available

6TH FLOOR



LEASING TEAM

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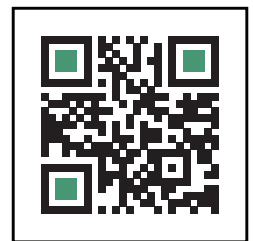
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