

**FOR SUBLEASE**

# 12,500 - 25,000 SF PARKING / IOS

**2647 Stillwell Avenue is a rare industrially zoned land site, strategically situated at the gateway to Coney Island. The property benefits from tremendous visibility from the Belt Parkway and convenient access to public transportation.**

## Key Features

- 25,000 SF Land (Divisible)
- +/-45 Striped Parking Spaces
- 1-2 Year Sublease Term
- Fully Paved & Fenced
- M3-1 Zoning



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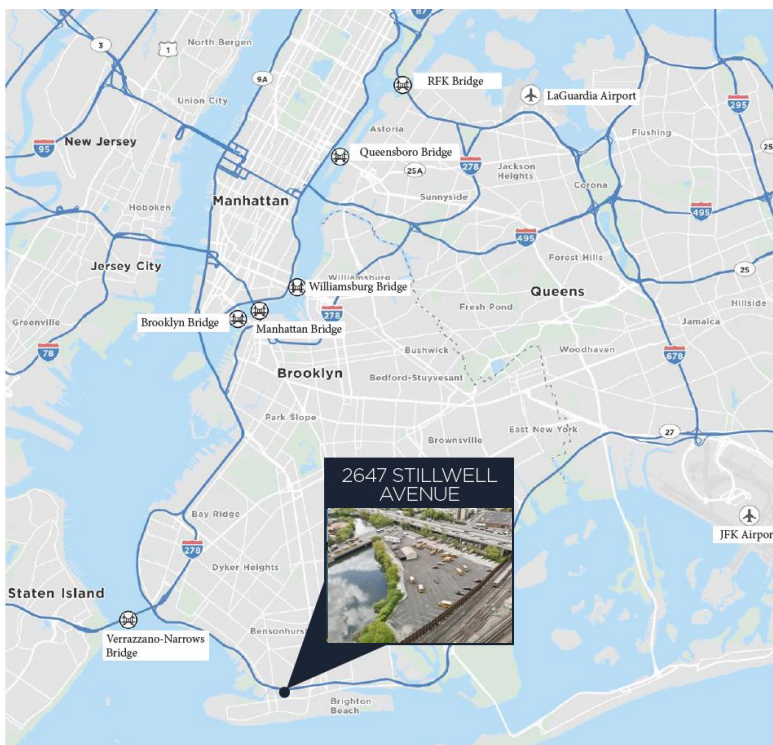
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- WALKABLE TO SUBWAYS  

- STEPS AWAY FROM THE STILLWELL AVE/NEPTUNE AVE BUS STOP  

- .02 MILES**  
BELT PARKWAY
- 4.4 MILES**  
VERRAZZANO-NARROWS BRIDGE
- 12.2 MILES**  
BROOKLYN BRIDGE
- 12.4 MILES**  
MANHATTAN BRIDGE
- 14.0 MILES**  
JFK AIRPORT
- 15.2 MILES**  
WILLIAMSBURG BRIDGE
- 18.2 MILES**  
QUEENSBORO BRIDGE
- 22.6 MILES**  
RFK BRIDGE
- 22.8 MILES**  
LGA AIRPORT



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