



HOULIHAN LAWRENCE
COMMERCIAL

413 Liberty Avenue

Brooklyn, NY

Exclusively Represented By:

Mike Rackenberg

Associate Broker

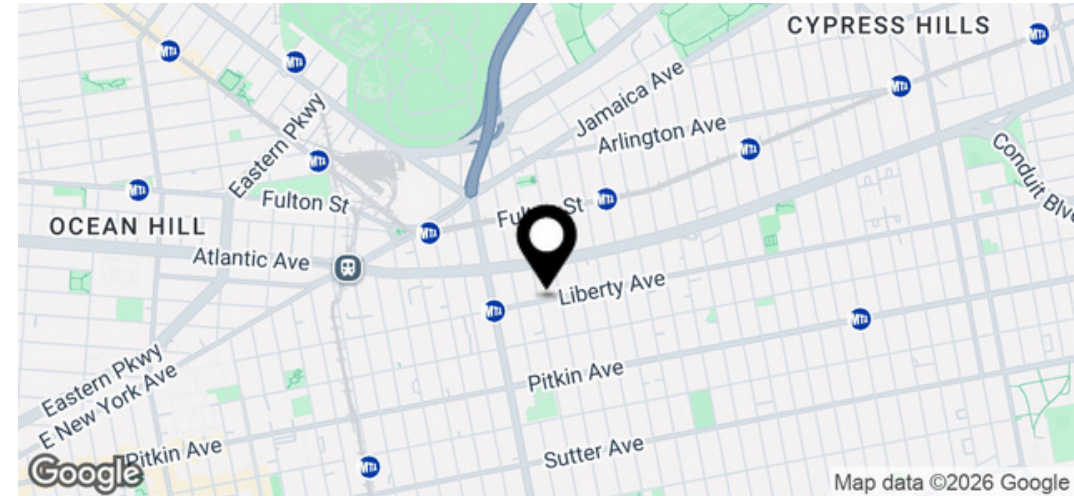
973 609 2105

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OFFERING MEMORANDUM

Executive Summary

FOR SALE



Offering Summary

Price	\$12,000,000
Price / GSF	\$332.87
FAR	2.0
Zoning	M1-4
GSF	36,050 SF
Taxes	\$103,626
Ceiling Height	15 FT
Features:	(1) 3-Truck Loading Dock (1) Drive-In Door

Property Overview

Houlihan Lawrence Commercial is pleased to present 413 Liberty Avenue. This 36,050 square foot single-story industrial facility presents a rare opportunity to acquire a well-located, functional industrial asset in one of Brooklyn's most active logistics corridors.

The property's single-story configuration, dual dock loading, and drive-in access provide operational efficiency, while its three-sided frontage enhances circulation and usability. The building's 15-foot ceiling heights further support a range of industrial and storage applications.

This asset is particularly well suited for owner/users seeking long-term occupancy, as well as investors looking to capitalize on Brooklyn's constrained industrial supply and growing demand for last-mile logistics space.

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Property Details & Highlights

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Located in East New York's industrial and logistics corridor with immediate access to Belt Parkway, Jackie Robinson Parkway, Conduit Avenue, and proximity to Queens, Long Island, and JFK Airport, catering to last-mile distribution and urban logistics users.

Transportation

Transit/Subway

Liberty Avenue 	3 min walk	0.2 mi
Van Siclen Avenue (J,Z Line) 	6 min walk	0.6 mi
Van Siclen Avenue (A,C Line) 	6 min walk	0.5 mi
Alabama Avenue 	7 min walk	0.5 mi
Atlantic Avenue (L Line) 	10 min walk	0.9 mi

Commuter Rail

East New York Station 	10 min walk	1.4 mi
Nostrand Avenue Station 	10 min drive	3.4 mi
Atlantic Terminal 	13 min drive	4.8 mi
Kew Gardens Station 	11 min drive	5.2 mi
Forest Hills Station 	12 min drive	5.0 mi

Airport

John F Kennedy International 	14 min drive	7.8 mi
LaGuardia 	20 min drive	11.0 mi

Freight Port

NY - Red Hook Container Terminal	18 min drive	7.8 mi
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Railroad

NEW YORK AND ATLANTIC RAILWAY	8 min drive	3.1 mi
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- Single-story warehouse with a functional layout
- Suitable for logistics, storage, and light manufacturing
- Strong Loading & Access:
 - Truck Loading Dock
 - Drive-In Door
 - Three street frontages enabling strong circulation
- ~200 feet of frontage on Liberty Avenue
- 15-foot clear heights
- Supports racking and distribution operations
- Development Upside
- M1-4 Zoning
- Approx. 72,100 buildable square feet
- Located within a Qualified Opportunity Zone
- Strong fit for businesses seeking control of occupancy
- Real Estate Taxes (2025): \$103,626

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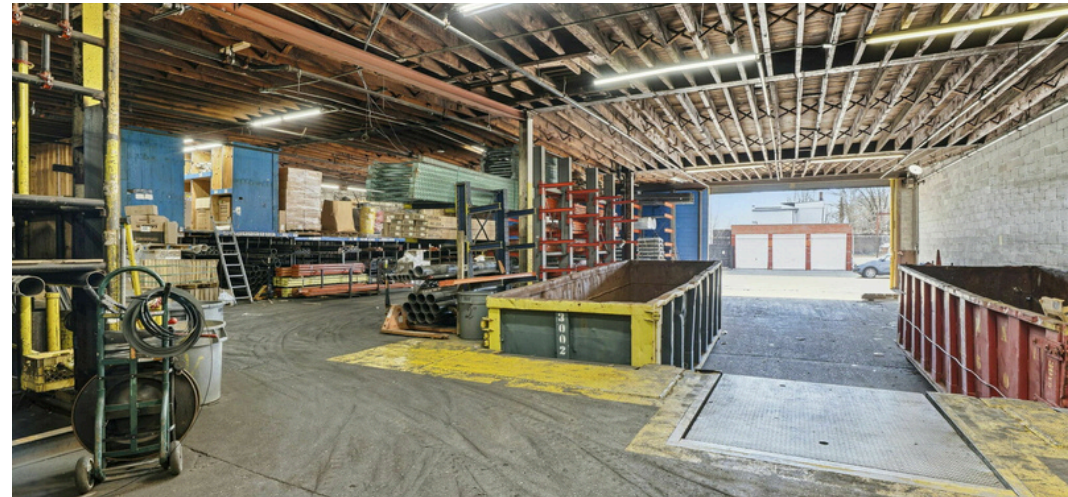
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Interior Photos

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Exterior Photo

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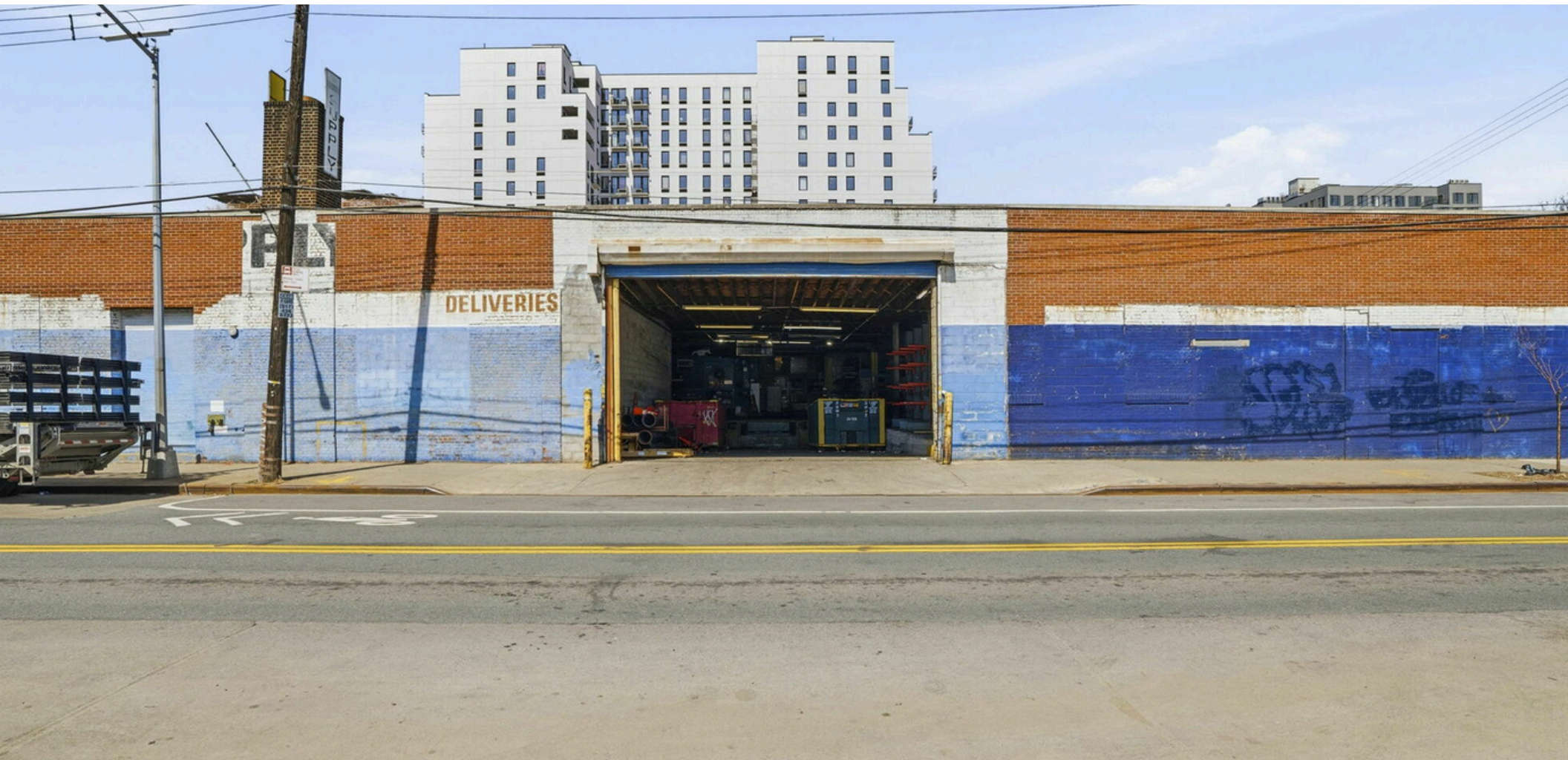
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Exterior Photo

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Aerial

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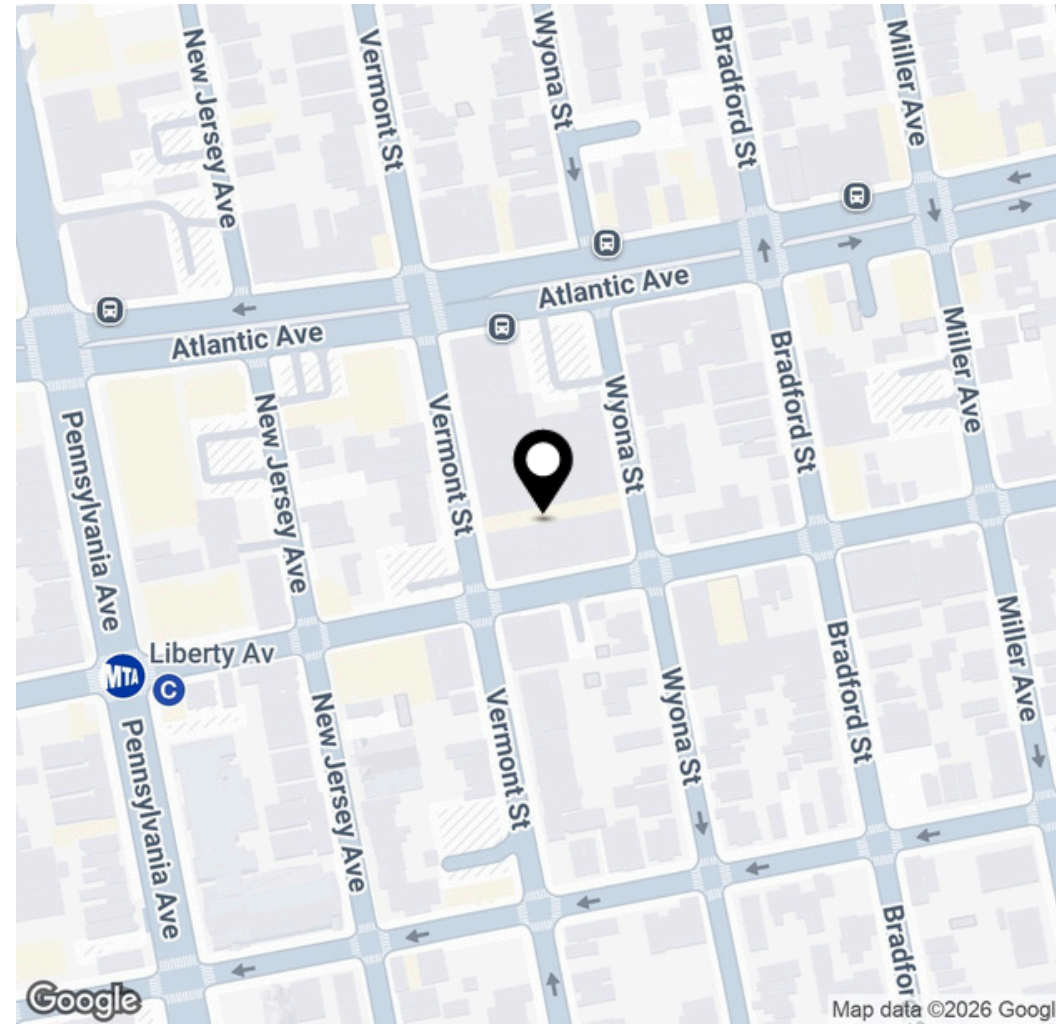
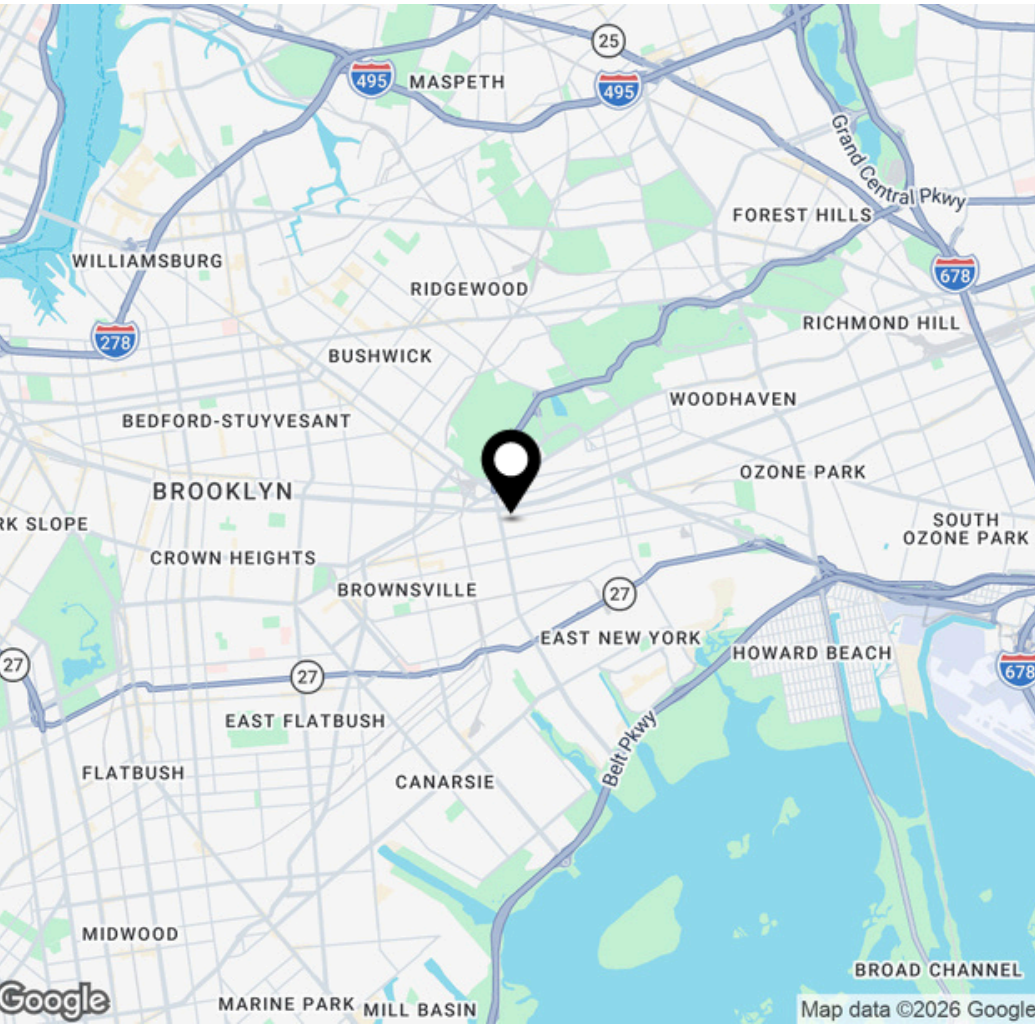
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Maps

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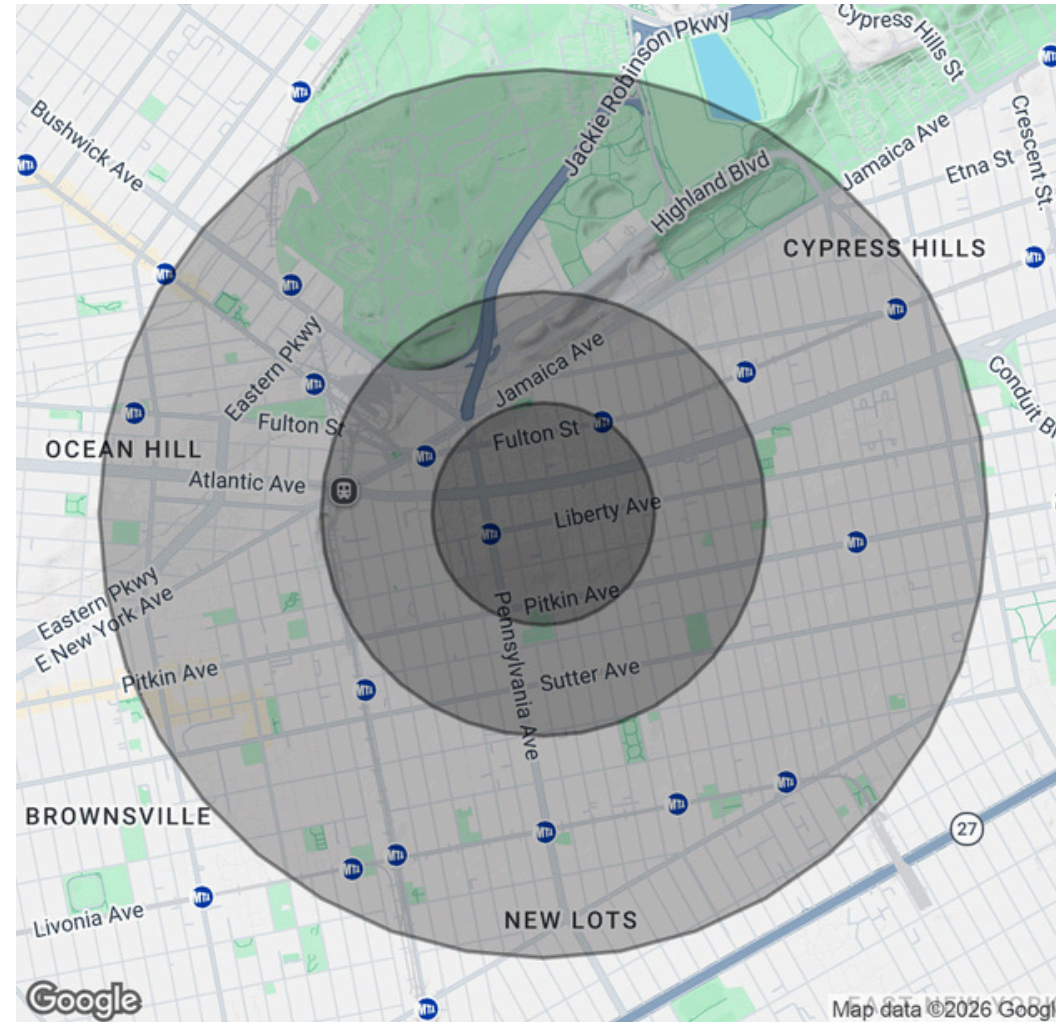
Demographics Map & Report

FOR SALE

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	11,031	37,871	127,259
Average Age	37.3	37.8	36.4
Average Age (Male)	37.4	36.8	34.4
Average Age (Female)	36.1	38.2	39.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	4,308	14,780	46,977
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$73,155	\$66,241	\$64,220
Average House Value	\$561,556	\$583,183	\$541,804

2023 American Community Survey ACS



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