



**2,875**

TOTAL SF

**16'2"**

CLEAR HEIGHT

**M1-2D**

ZONING

**1**

DRIVE-IN

**220A**

3-PHASE POWER



INTERIOR — MEZZANINE + GROUND LEVEL

**PROPERTY OVERVIEW**

One-story warehouse with mezzanine ideally positioned between Sunset Park and Park Slope — one of Brooklyn's most sought-after industrial submarkets. Functional drive-in access, existing office space, skylights, and 3-phase power. Ready for immediate occupancy.

**FEATURES**

1,875 SF Ground Level	1,000 SF Mezzanine
16'2" Clear Ceiling Height	1 Drive-In Door
Gas Heat	Skylights
220A · 3-Phase Power	Existing Office Space
Block 630, Lot 15	75' x 25' Footprint

**TRANSPORTATION**

- D · N · R · W — Prospect Ave (1 block) **DNRW**
- Prospect Expwy · Gowanus Expwy
- B37 Bus: 3rd Ave / 20th Street **MTA**