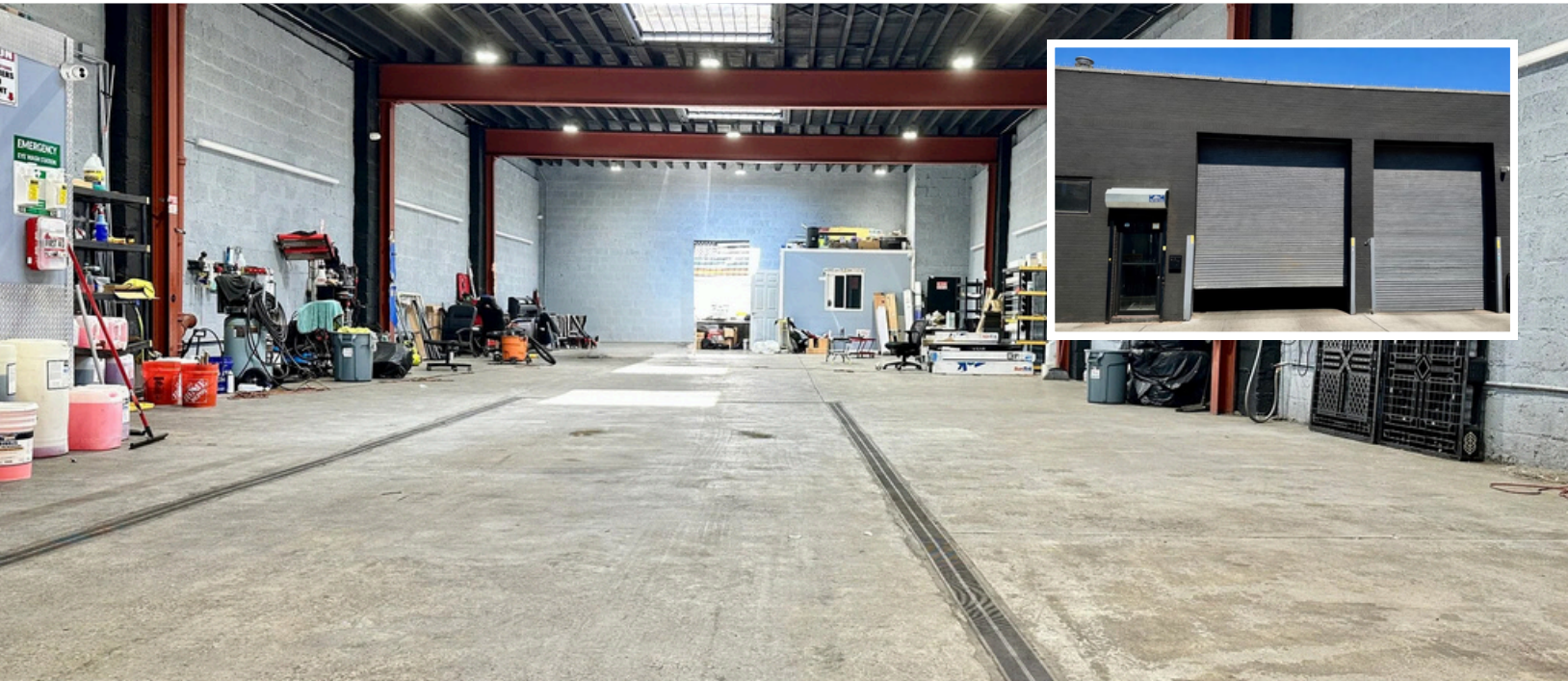


EXCLUSIVE FOR LEASE

690-692 3RD AVENUE | BROOKLYN, NY 11232

4,000 SF | INDUSTRIAL WAREHOUSE OR RETAIL USE RIGHT OFF 3RD AVENUE & GOWANUS EXPRESSWAY



PROPERTY OVERVIEW

GREAT SPACE FOR: WAREHOUSE, STORAGE, SHOWROOM OR RETAIL

FEATURES

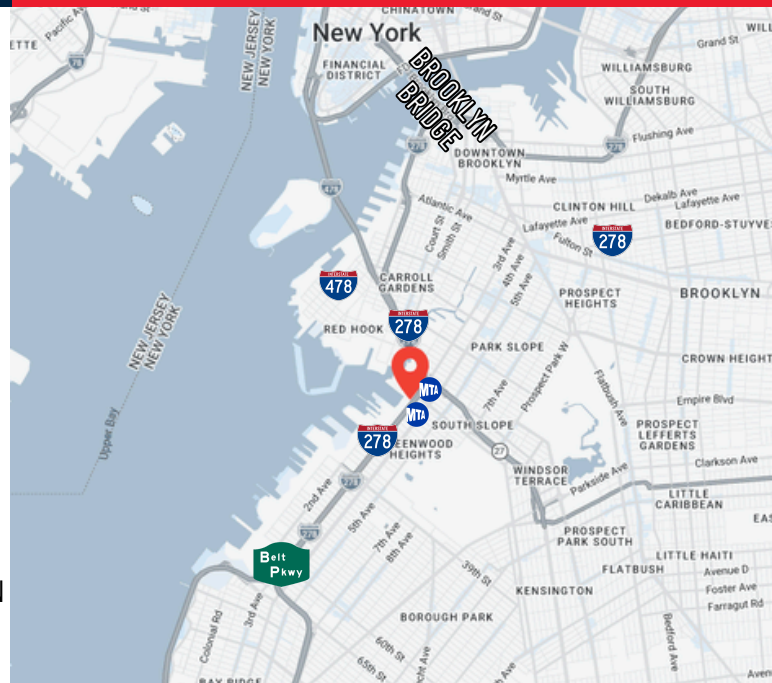
- 4,000 SF GROUND FLOOR GARAGE
- HIGH CEILINGS WITH CLEAR-SPAN LAYOUT
- MULTIPLE DRIVE-IN ROLL-UP DOORS
- TRENCH DRAINS INSTALLED
- BRIGHT INTERIOR WITH SKYLIGHT & LED LIGHTING
- M3-1 ZONING (HEAVY INDUSTRIAL USE PERMITTED)
- EXCELLENT STREET EXPOSURE / HEAVY DAILY VEHICLE TRAFFIC
- POSITIONED ON A BUSY CORRIDOR

ACCESSIBILITY

- DIRECT ACCESS MULTIPLE MTA BUS LINES
- LOCATED BETWEEN PROSPECT AVE & 25TH ST SUBWAY STATIONS
- MINUTES TO BELT PARKWAY, BROOKLYN BRIDGE & DOWNTOWN MANHATTAN



EASY ACCESS TO TRANSIT AND MAJOR ROADWAYS



CONTACT EXCLUSIVE AGENTS

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