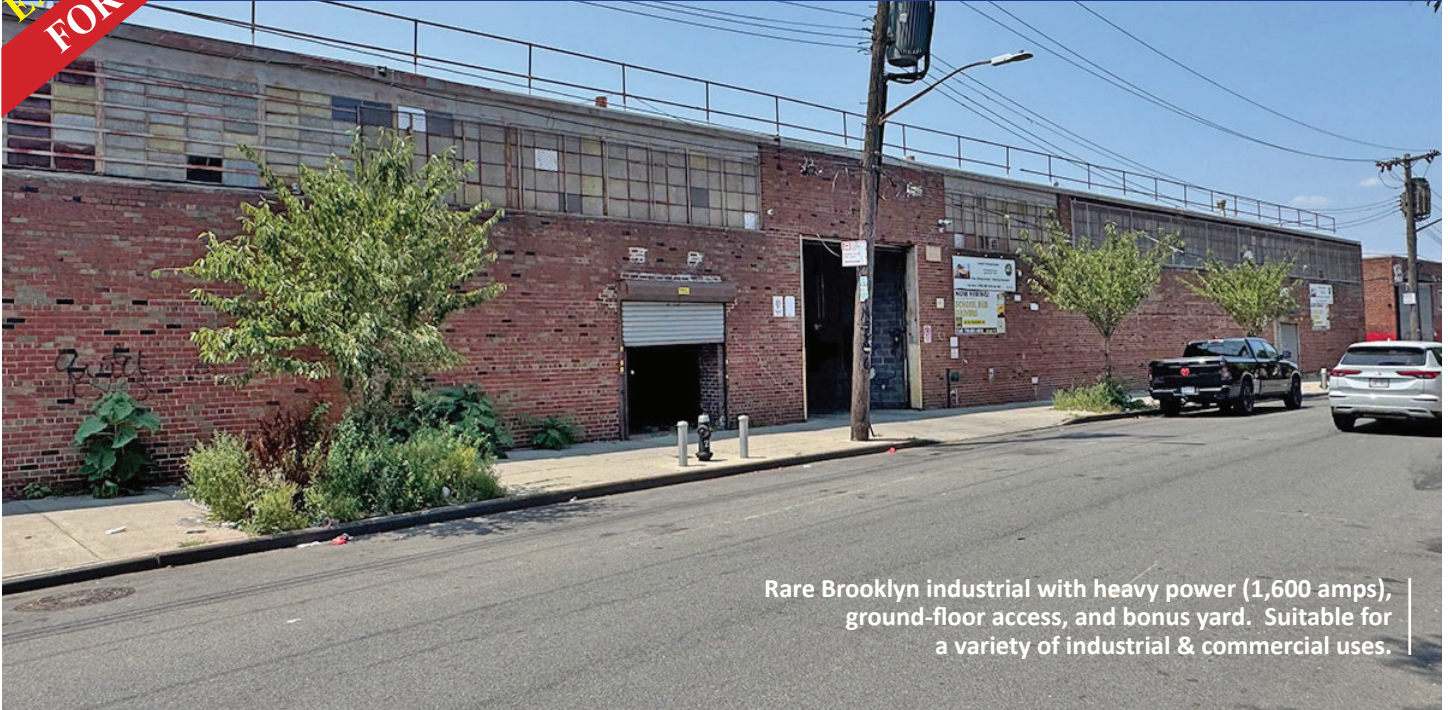




# 812 SNEDIKER AVE BROOKLYN, NY 11207

**EXCLUSIVE  
FOR LEASE**

**32,000 SF Industrial Space — Competitive Rent!**  
Ideal for Distribution, Storage, and Operational Uses



Rare Brooklyn industrial with heavy power (1,600 amps), ground-floor access, and bonus yard. Suitable for a variety of industrial & commercial uses.

**Bonus Outdoor Storage Included At No Additional Rent!**

## PROPERTY INFORMATION

LOCATION	Off Stanley Ave & Snediker Ave
BLOCK / LOT	3881 / 40
AVAILABLE SF	32,000 SF Warehouse <ul style="list-style-type: none"> <li>• Ground Floor: 29,500 SF</li> <li>• Mezzanine: 2,500 SF</li> </ul>
ZONING	M1-1
FEATURES	<ul style="list-style-type: none"> <li>• 18' Clear Ceiling Height</li> <li>• Large Space</li> <li>• 1 Drive-in Door</li> <li>• Gypsum Roof</li> <li>• Gas Heat</li> <li>• Sprinklered</li> </ul>



For complete offering information or inspection, please contact exclusive broker:

**LEON LIPO**  
LLIPO@CTNYC.COM  
646-942-4172

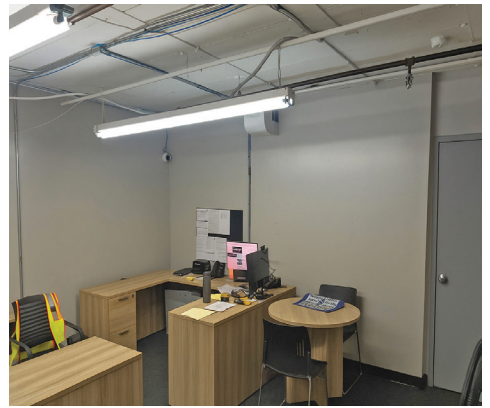
**Lease Price ▶ \$17.50 PSF**



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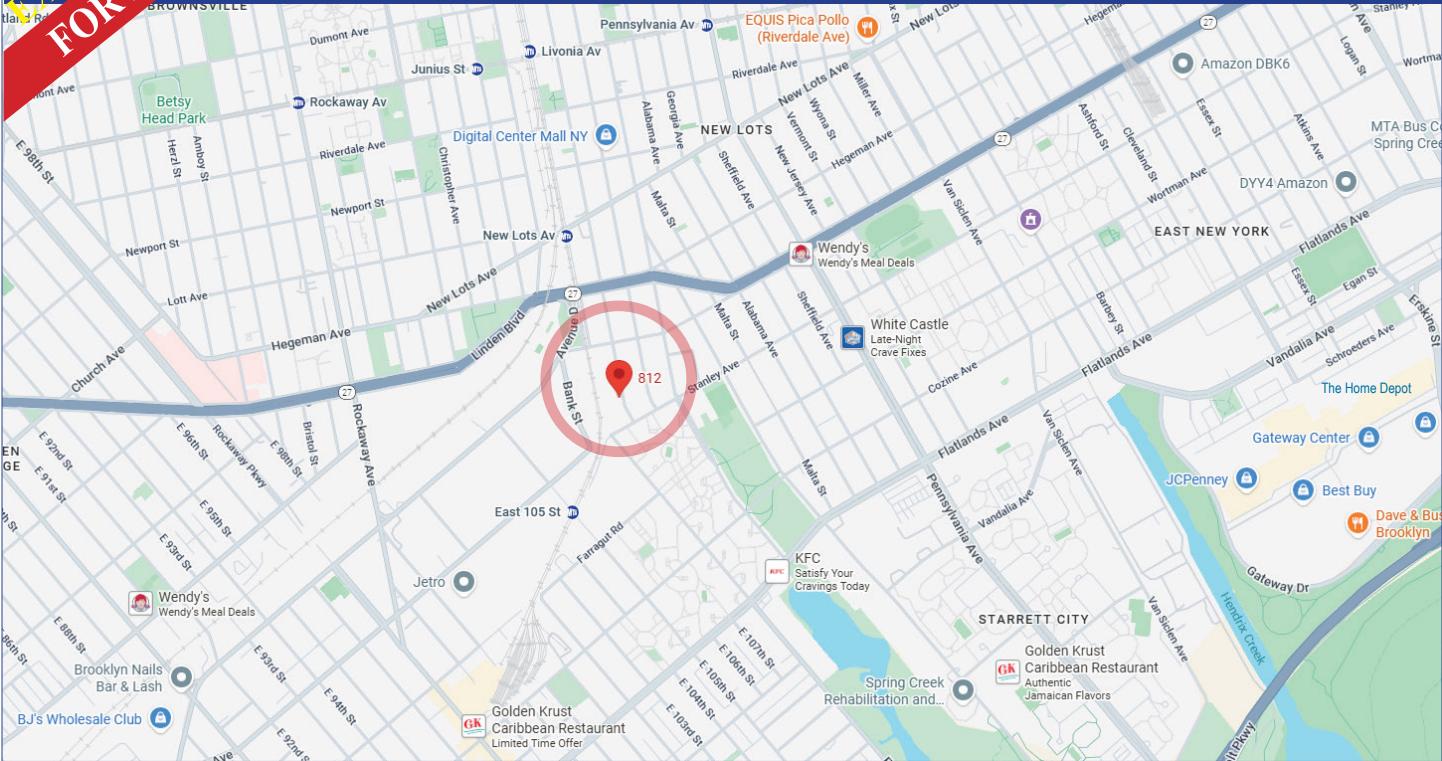
97-77 QUEENS BLVD SUITE 1120, REGO PARK, NY 11374 • 718-937-8100 • WWW.CTNYC.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior to sale, rent, and withdrawal without notice.



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## TRANSPORTATION

### TRANSIT/SUBWAY

New Lots Avenue (L Line)	MTA L	7 min walk	0.4 mi
East 105 Street	MTA L	9 min walk	0.8 mi
Livonia Avenue	MTA L	14 min walk	0.9 mi
Junius Street	MTA 3 4	15 min walk	0.8 mi
Canarsie-Rockaway Parkway	MTA L	19 min walk	1.1 mi

**E 108 St/Stanley Av**

Bus stop ·

**B60**

3 min (0.1 mile)

