



HOULIHAN LAWRENCE  
COMMERCIAL

# 413 Liberty Avenue

Brooklyn, NY

Exclusively Represented By:

**Mike Rackenberg**

Associate Broker

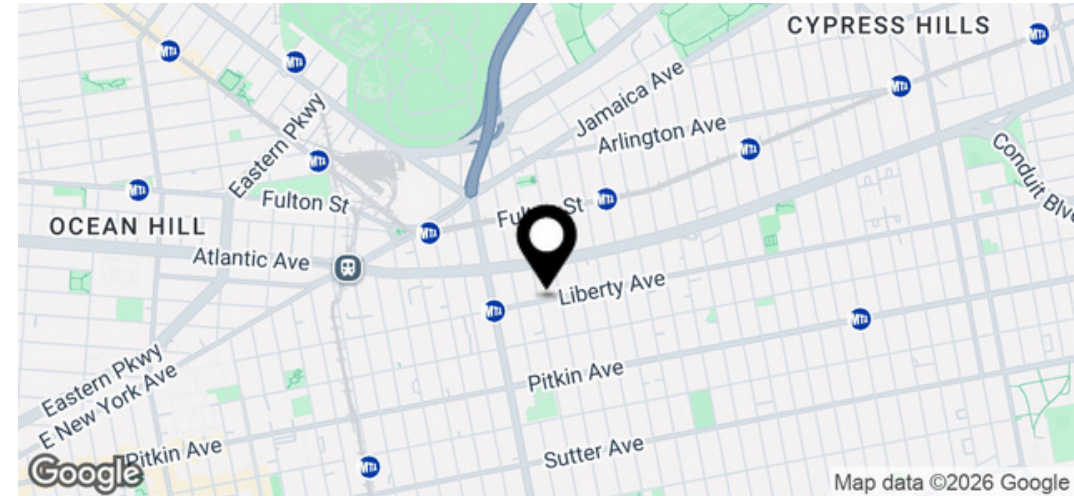
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OFFERING MEMORANDUM

# Executive Summary

FOR SALE



## Offering Summary

|                |   |
|----------------|---|
| Price          | \$15,000,000                                  |
| Price / GSF    | \$416.09                                      |
| FAR            | 2.0   |
| Zoning         | M1-4  |
| GSF            | 36,050 SF                                     |
| Taxes          | \$103,626                                     |
| Ceiling Height | 15 FT   |
| Features:      | (1) 3-Truck Loading Dock<br>(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.

### Houlihan Lawrence Commercial

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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 |
|----------------------------------|--------------|--------|

### Railroad

|                               |             |        |
|-------------------------------|-------------|--------|
| NEW YORK AND ATLANTIC RAILWAY | 8 min drive | 3.1 mi |
|-------------------------------|-------------|--------|



- 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

## Houlihan Lawrence Commercial

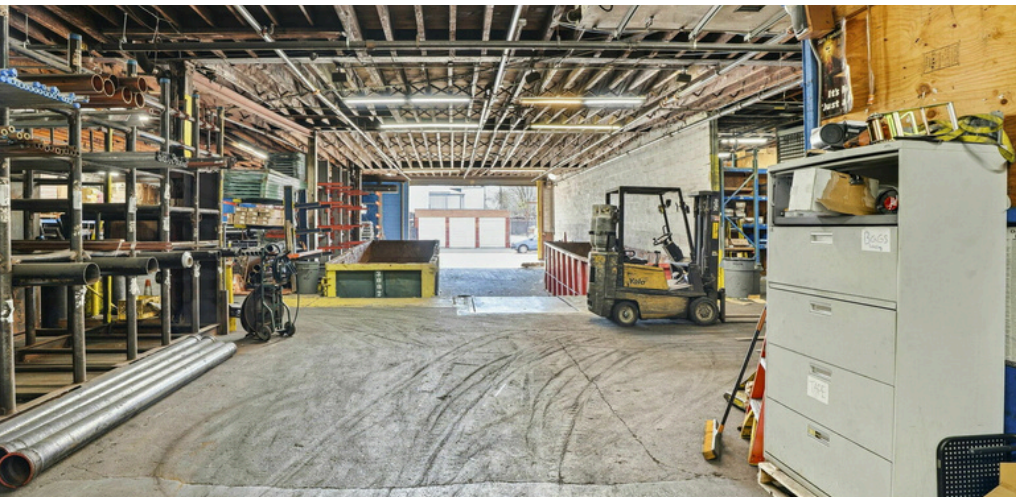
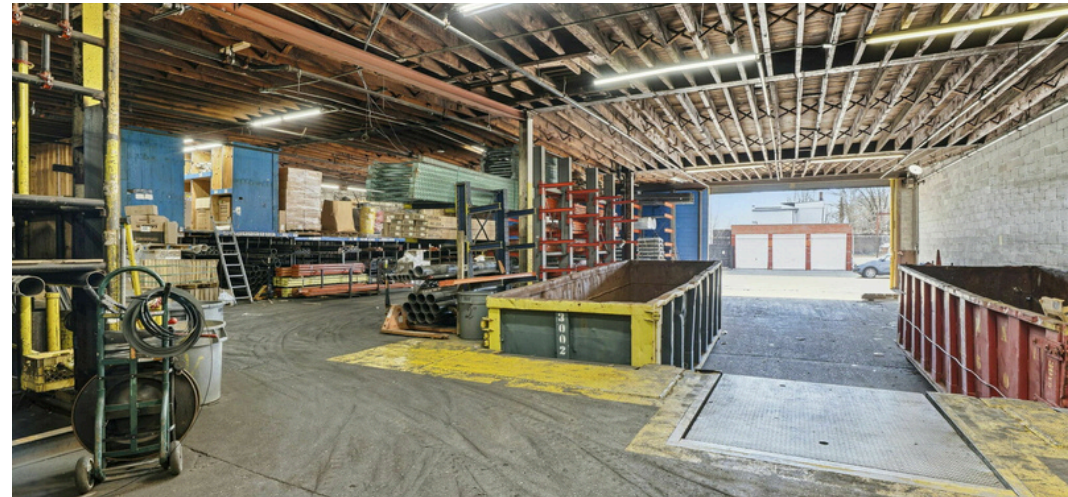
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# Interior Photos

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# Exterior Photo

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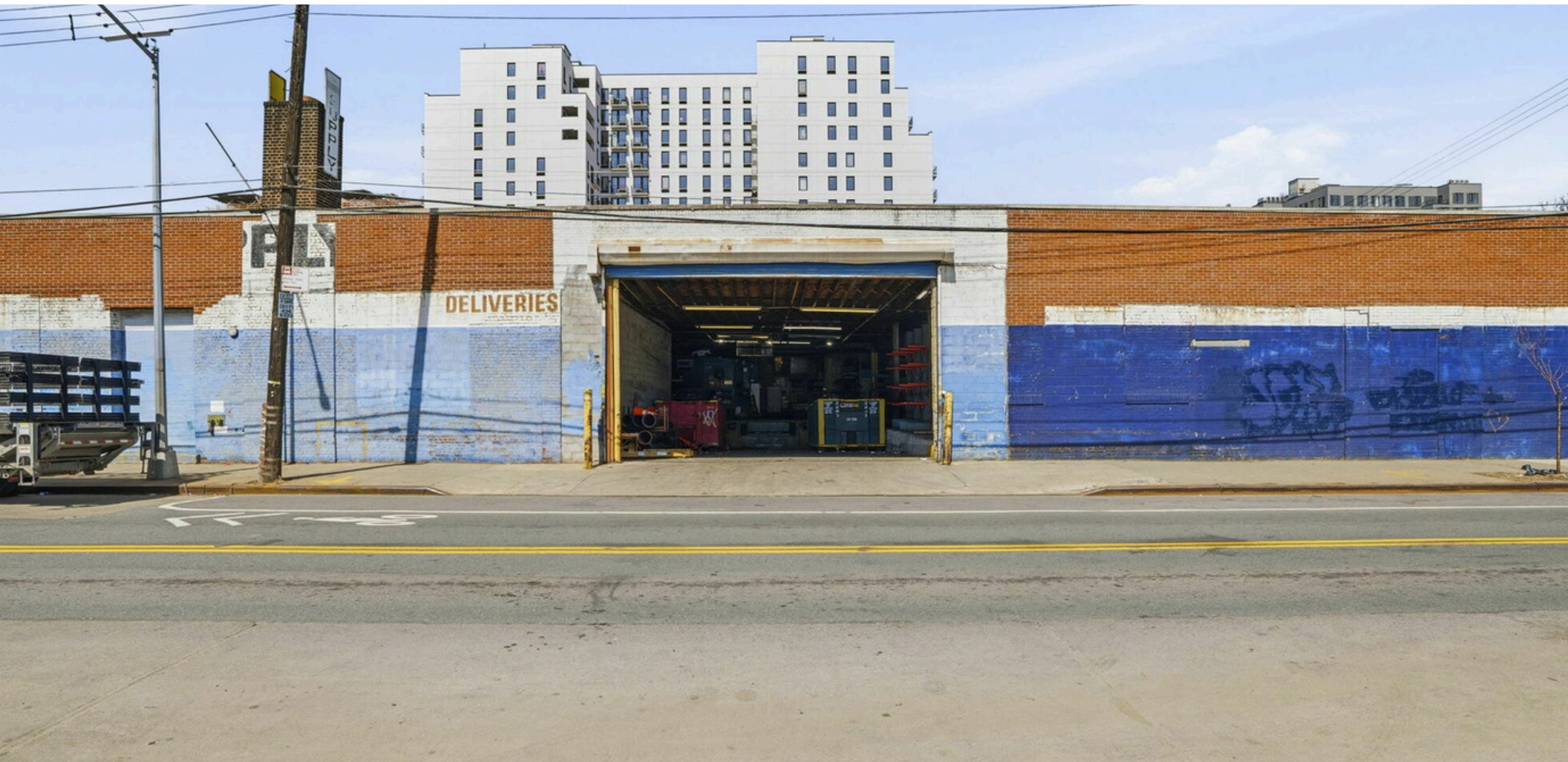


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# Aerial

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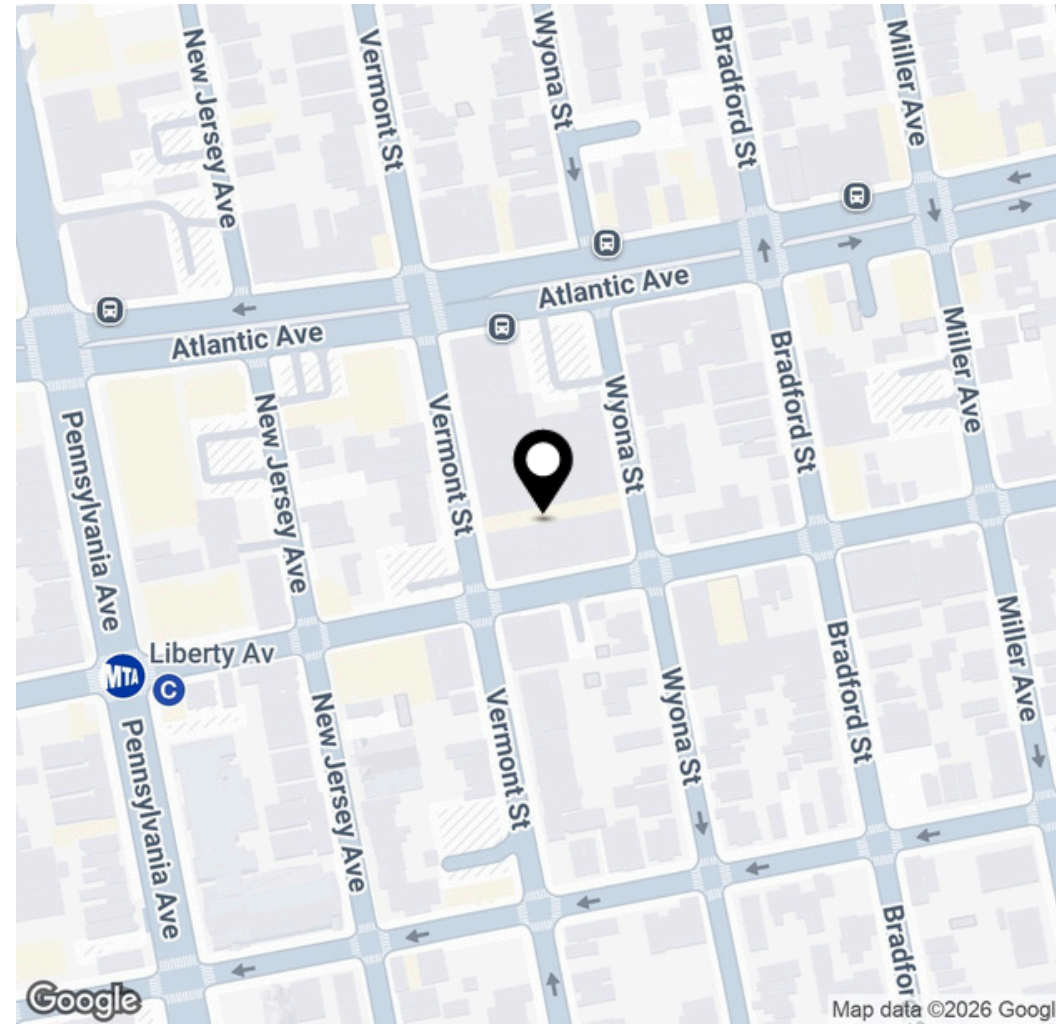
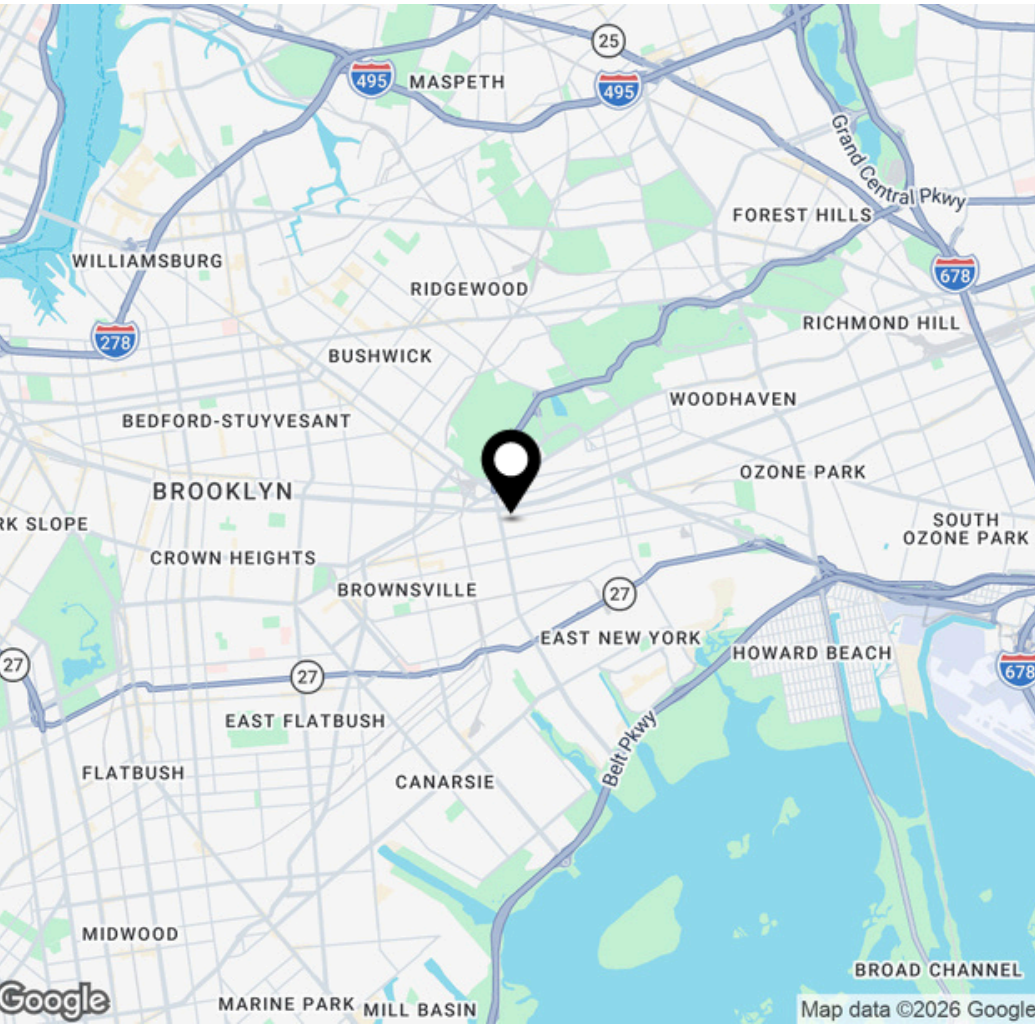
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# Maps

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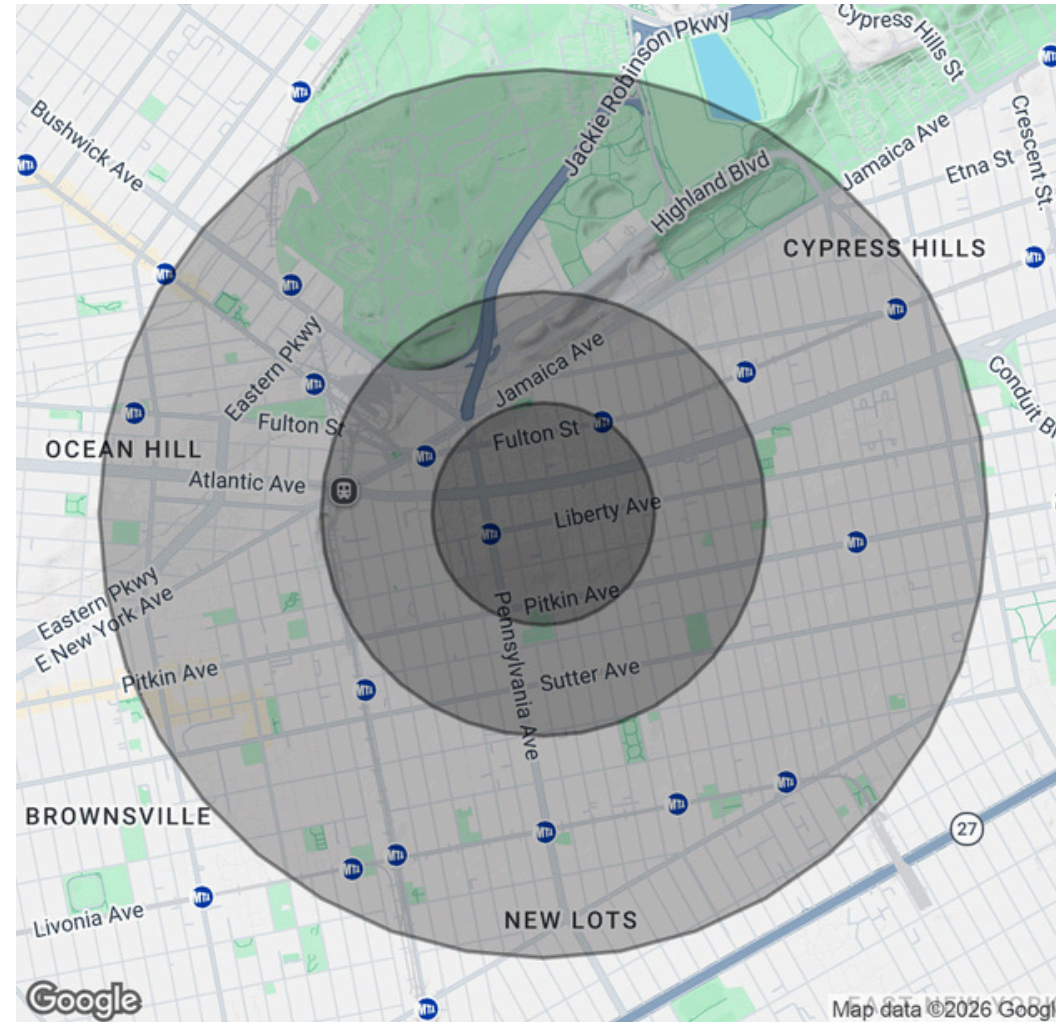
# Demographics Map & Report

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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