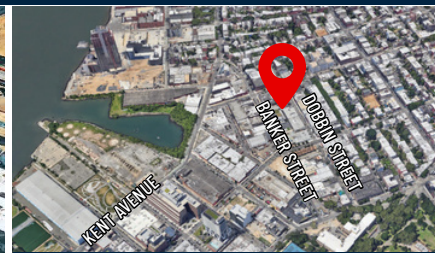
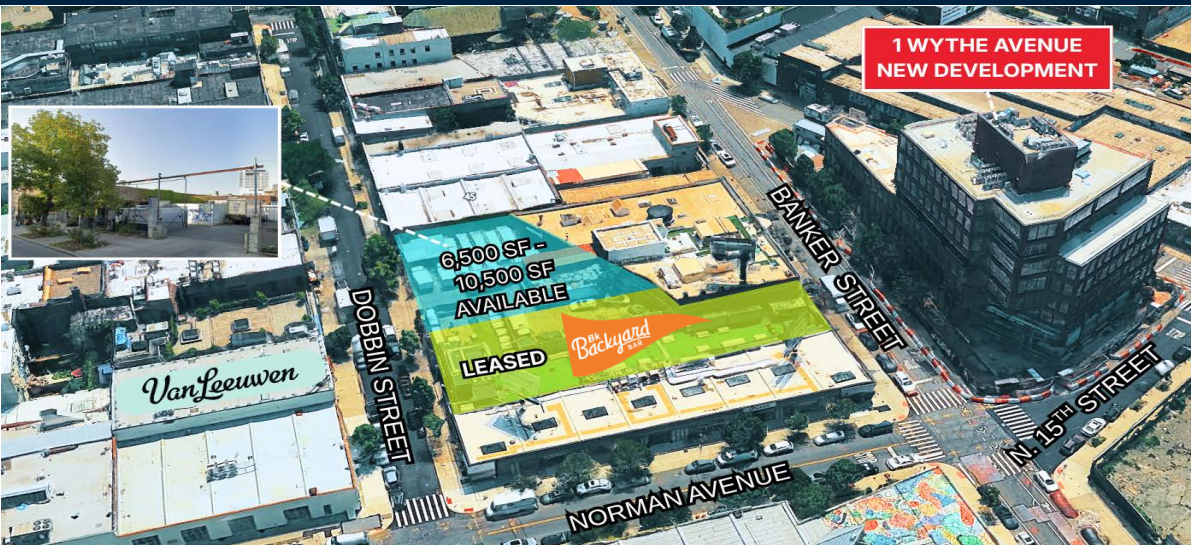


FOR LEASE

# 6,500 SF - 10,500 SF FENCED AND PAVED YARD AVAILABLE

RETAIL / DISTRIBUTION / OUTDOOR STORAGE IN GREENPOINT, BROOKLYN

61 DOBBIN STREET | BROOKLYN, NY 11222



JUST OFF KENT AVENUE CORRIDOR!



ACROSS FROM VAN LEEUWEN ICE CREAM FLAGSHIP PRODUCTION FACILITY

ADJACENT TO NYC'S BIGGEST BACKYARD BAR, BK BACKYARD BAR!

## PROPERTY OVERVIEW

- SIZE: 6,500 SF- 10,500 SF FENCED/PAVED YARD
- RETAIL USES: AS-OF-RIGHT
- UTILITIES: ELECTRIC ON-SITE
- ZONING: M1-1

## HIGHLIGHTS

- FENCED AND PAVED
- PARKING/DISTRIBUTION/STORAGE USE OK
- CURB CUT IN PLACE WITH AUTOMATIC GATE
- IMMEDIATE POSSESSION
- **DIVISIONS CONSIDERED!**

SANDWICHED BETWEEN NEWLY DEVELOPED 1 WYTHE AVENUE (BROOKLYN BREWERY, ACME SMOKED FISH AND VAN LEEUWEN ICE CREAM!)

## ACCESS

- MINUTES TO 
- MINUTES TO MANHATTAN - BEAT CONGESTION PRICING
- WALK TO 

LOCATED IN THE CENTER OF THE WILLIAMSBURG RETAIL DISTRICT!



## CONTACT EXCLUSIVE BROKER

KYLE MALTZ

718-786-5050 EXT. 218  
kmaltz@greiner-maltz.com

**GREINER-MALTZ**

REAL ESTATE

CREATING OPPORTUNITIES TOGETHER

24-09 38TH AVENUE, LONG ISLAND CITY, NY 11101 | 1-718-786-5050 | GREINERMALTZ.COM

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

# PROPERTY SURVEY

61 DOBBIN STREET | BROOKLYN, NY 11222

