



EXCLUSIVE LISTING



**PINNACLE REALTY**  
OF NEW YORK, LLC








4312 2nd Avenue  
Brooklyn, NY 11232

For Lease  
Divisions Available

**200,000 SF 2<sup>nd</sup> Floor Open Loft / Flex Space**

**Divisions of 30,000 / 65,000 / 85,000 / 100,000 SF**

**Located in Sunset Park Near Industry City**

Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID
 200,000	 Industrial Loft	 41 Int. Docks	 13'-10"	 M3-1	 Block 726  Lot 1



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

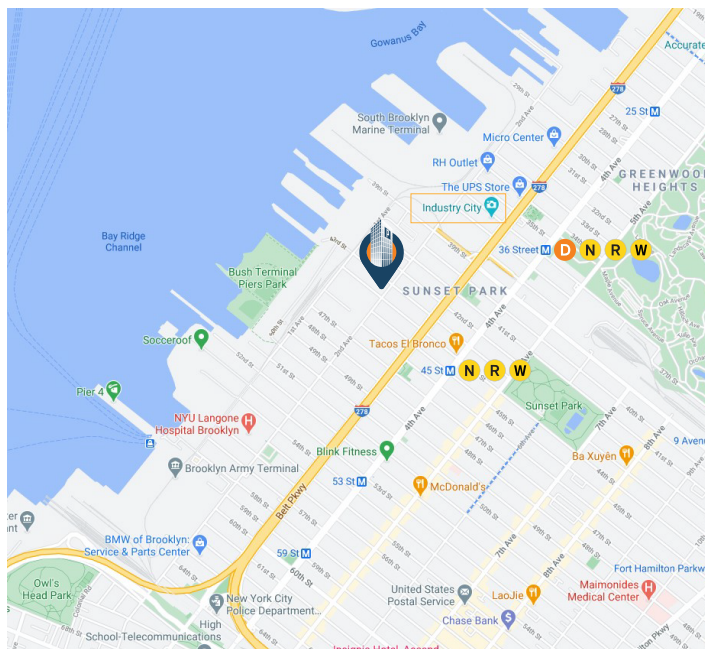
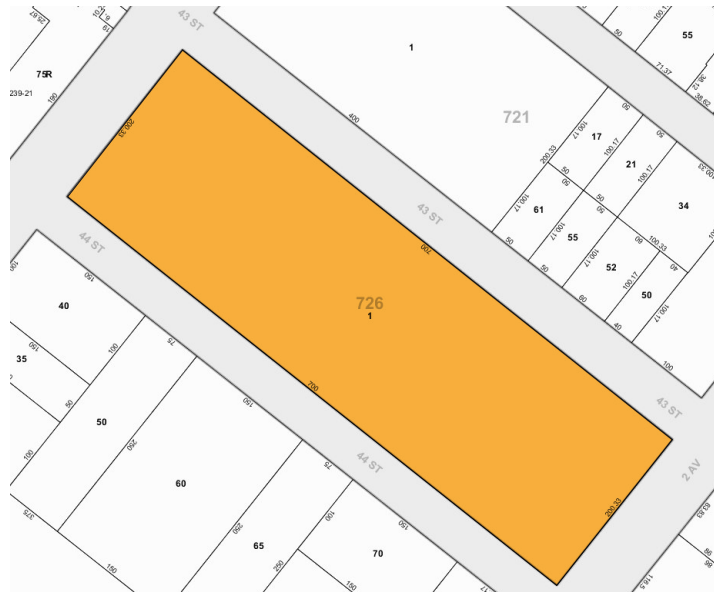
718-784-8282

[pinnaclereny.com](http://pinnaclereny.com)

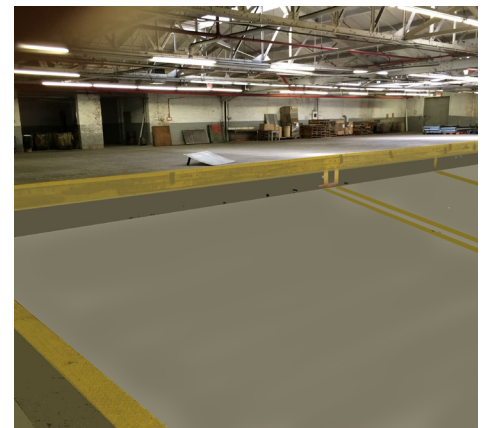
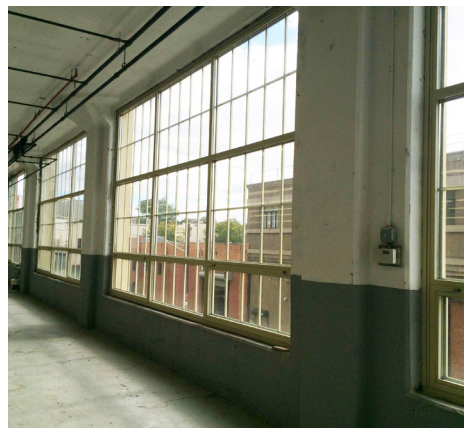
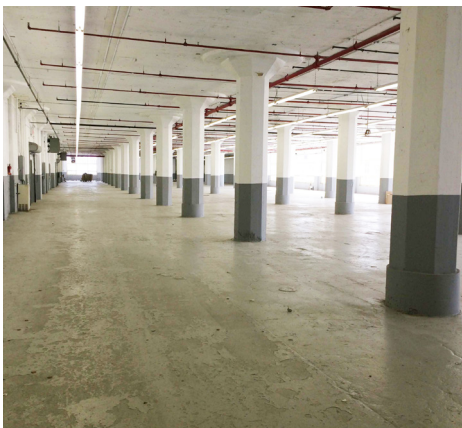


## Features

- ✓ 41 Interior Loading Platforms
- ✓ 6 Freight Elevators
- ✓ 2 Passenger Elevators
- ✓ 13'-10" Ceiling Heights
- ✓ Heavy Electrical Power
- ✓ New Windows
- ✓ New Bathrooms
- ✓ Great Natural Light

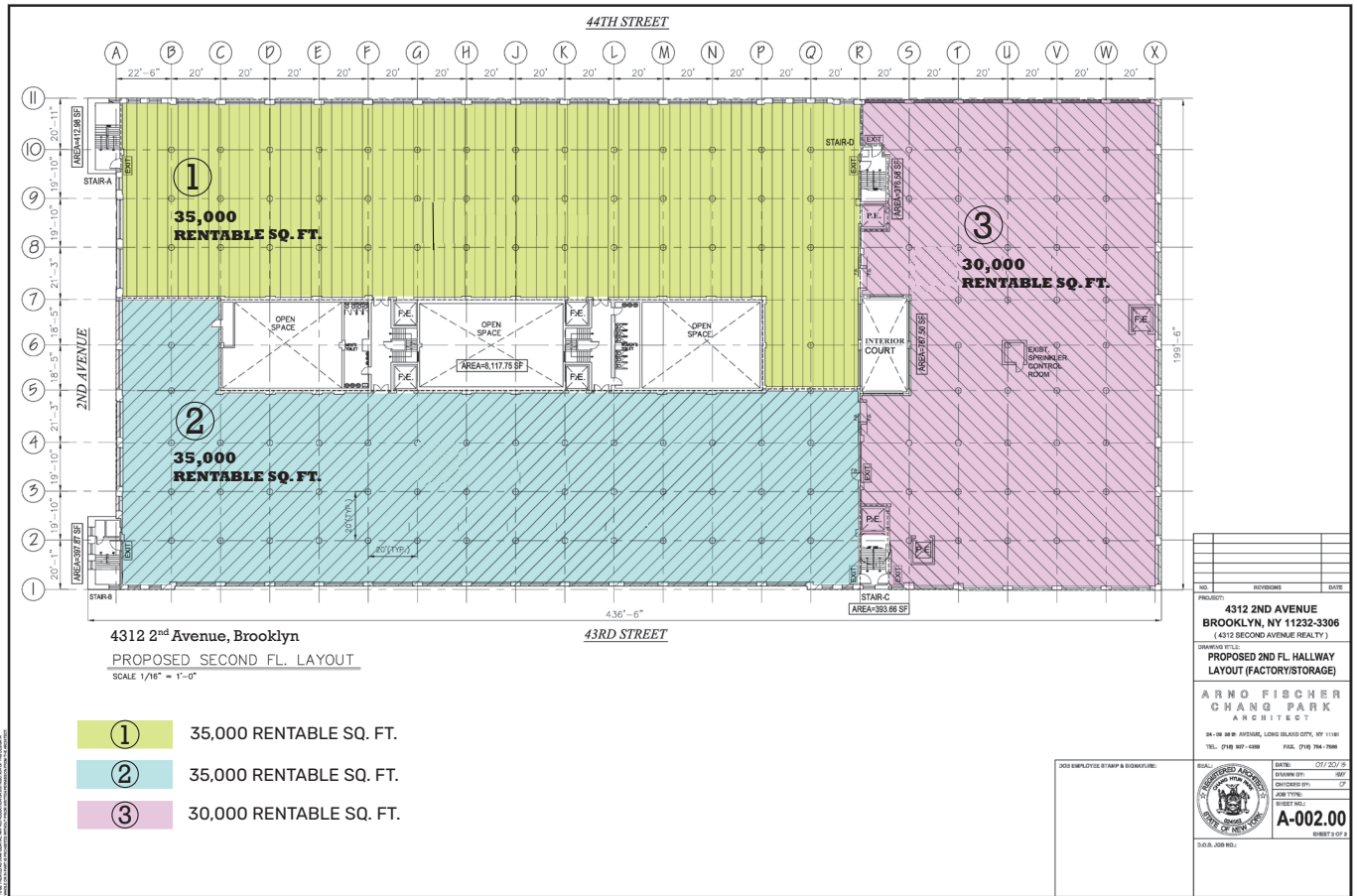


- D** 36th Street
- N R W** 45th Street
- B37: 3rd Ave / 43rd St
- Brooklyn-Queens  
Expressway  
Gowanus Expressway  
Belt Parkway  
Prospect Expressway





# Property Survey



For More Information About This Property Contact Exclusive Agents:

See More  
Online

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