



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



4312 2ND AVENUE

BROOKLYN, NY 11232

200,000 Sq. Ft. 2nd Floor. Open Loft/ Flex Space

Divisions of 30,000, 65,000, 85,000,
100,000 Sq. Ft. Located in Sunset Park
Near Industry City.

PRICE

Upon Request

TYPE
Industrial / Loft



SQUARE FT.
200,000 RSF



ZONING
M3-1



CLEAR HEIGHT
13' 10"



PARCEL ID
726
BLOCK



LOADING CAPACITY
41 Interior
Docks

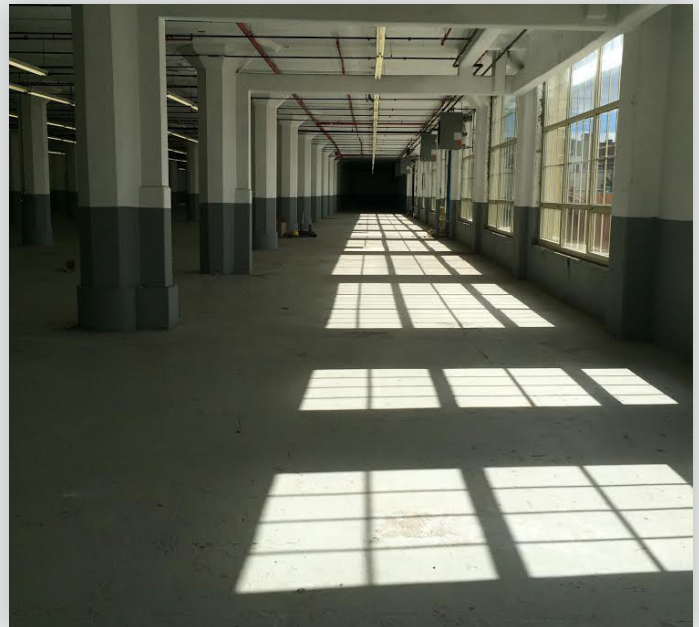
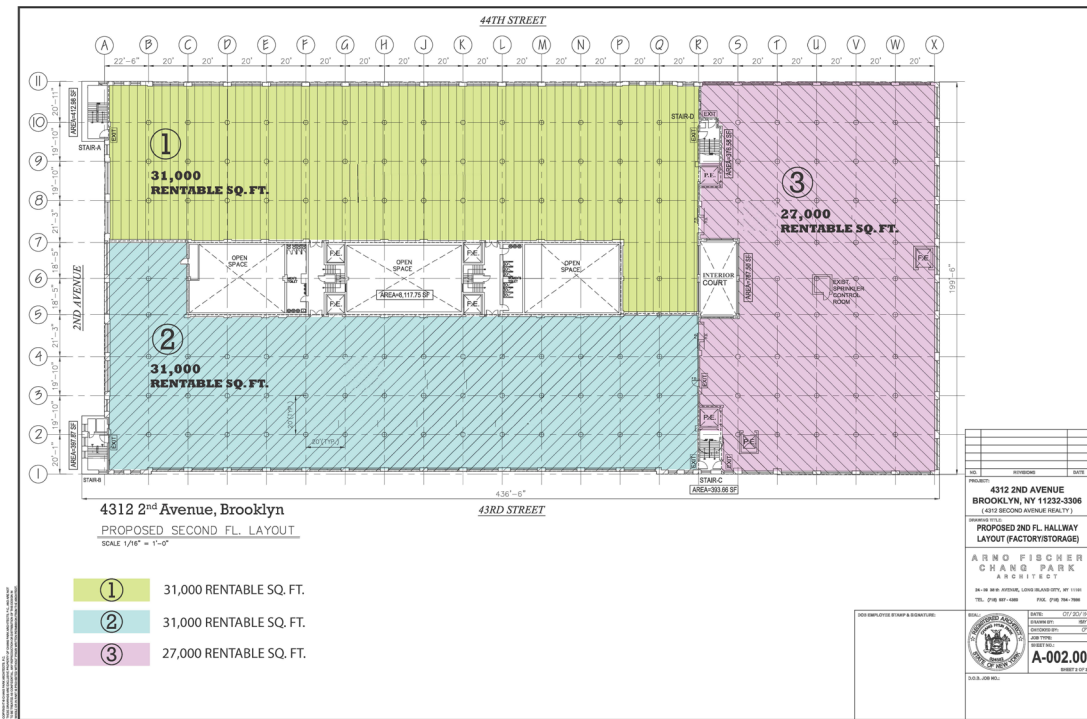


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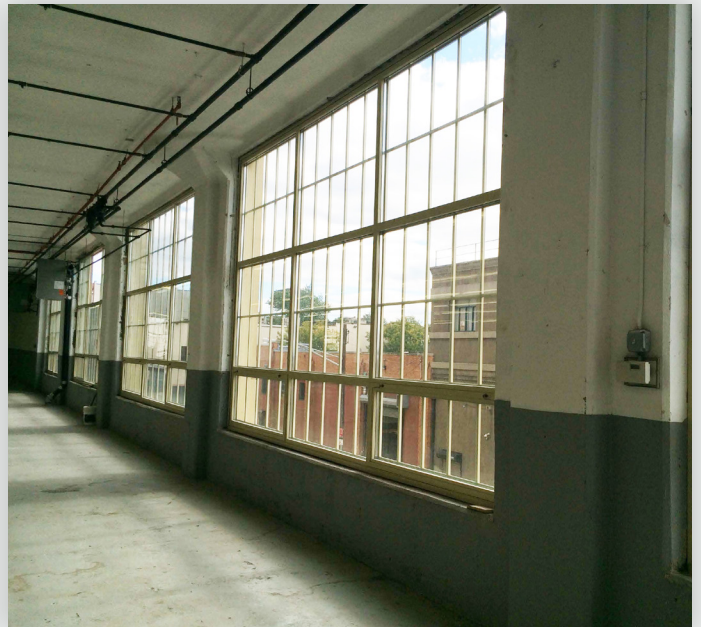
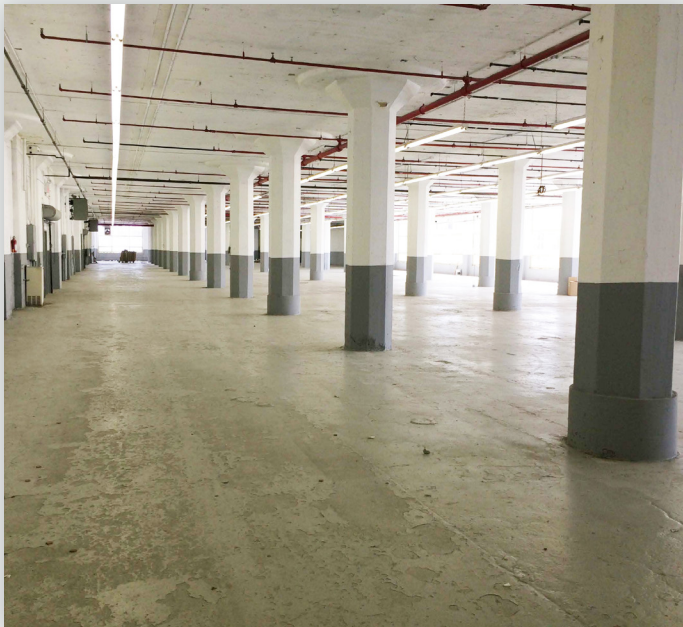
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PROPERTY SURVEY



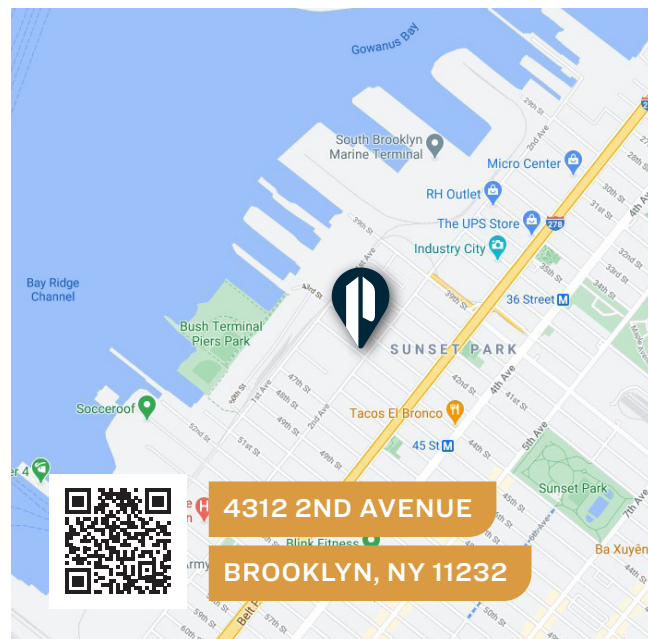
PICTURES



Property Overview

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



TRANSPORTATION

D 36TH STREET
N R W 45TH STREET

BROOKLYN-QUEENS EXPY
GOWANUS EXPRESSWAY
BELT PARKWAY
PROSPECT EXPRESSWAY

MTA Bus B37: 3RD AVE / 43RD ST



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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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