



EXCLUSIVE LISTING



PINNACLE REALTY
OF NEW YORK, LLC



**280 Johnson Avenue
Brooklyn, NY 11206**

**For Lease
\$36 NN Building / \$22 NN Land**

Prominent Bushwick Creative / Industrial Space

31,450 Sq. Ft. One-Story Building + 21,540 Sq. Ft. Outdoor Space

Available For Lease • Adjacent To New Netflix Studio

Freshly Renovated & Ready for Occupancy!

Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID
					Block 3073
31,450 Building	Warehouse	4 Drive-Ins	18' - 22'	M1-2	
21,540 Land	Land			M1-1	Lot 35



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

718-784-8282

pinnacclereny.com

280 Johnson Avenue, Bushwick

is comprised of a 31,540 sq. ft. industrial / creative building, 18-22 ft. ceiling heights, multiple access loading bays, with an additional 21,540 sq. ft. of exterior land / parking. The property is ideally situated on a major thoroughfare, which offers easy access and exposure, making the property appealing to multiple uses, such as studio, retail, entertainment venues, office, last-mile distribution, and much more.

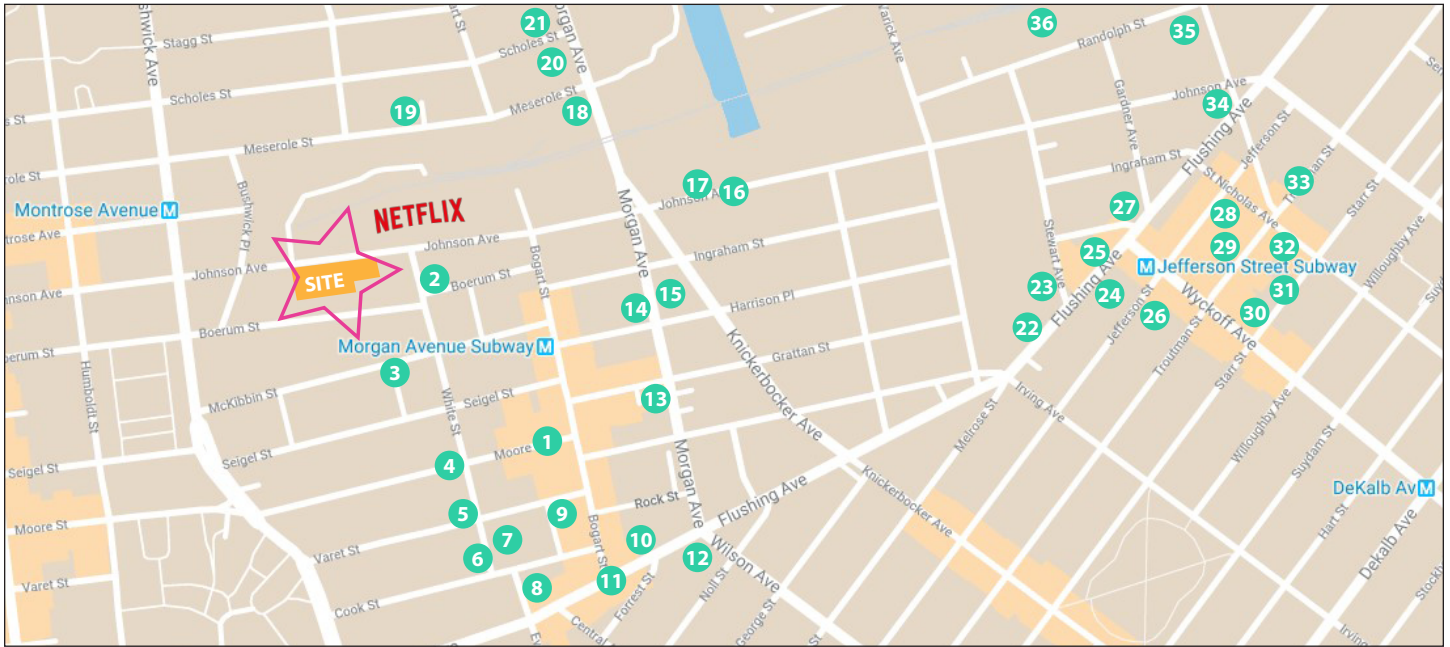
Highly accessible, the property is located just blocks from both the Montrose Avenue and Morgan Avenue L Train subway stations.

Features

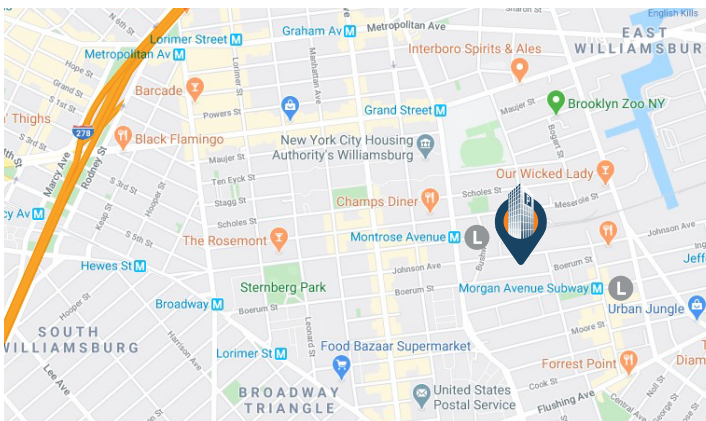
- ✓ Total Lot Size: 52,499 Sq. Ft.
- ✓ Building Size: 31,450 Sq. Ft.
- ✓ Outdoor Space: 21,540 Sq. Ft.
- ✓ 4 Drive-In Doors
- ✓ Fully Sprinklered
- ✓ 800 AMPs Electric



Local Bushwick Businesses



- | | | |
|---------------------------------|---------------------------------|---------------------------------|
| 1 ROBERTA'S | 13 SHINOBI RAMEN | 25 FARO |
| 2 ICHIRAN | 14 ROSE GOLD LOUNGE | 26 LOT 45 BUSHWICK |
| 3 BLUE BOTTLE COFFEE | 15 CAPE HOUSE | 27 AP CAFE |
| 4 ANGE NOIR CAFE | 16 SUPERCROWN COFFEE | 28 THE ROOKERY |
| 5 BENELUX | 17 GUADALUPE INN | 29 HOUSE OF YES |
| 6 983 RESTAURANT | 18 OUR WICKED LADY | 30 DOCK |
| 7 BUSHNIWA | 19 CITY OF SAINTS COFFEE | 31 SEA WOLF |
| 8 FORREST POINT | 20 ARROGANT SWINE | 32 LOS HERMANOS |
| 9 SYNDICATED BAR THEATER | 21 FITZCARRALDO | 33 HARD TIMES SUNSET BAR |
| 10 TOBY'S ESTATE COFFEE | 22 THE COBRA CLUB | 34 ELSEWHERE |
| 11 THE NARROWS | 23 JUPITER DISCO | 35 BUNKER VIETNAMESE |
| 12 COLLECTIONS | 24 QUEENS OF FALAFEL | 36 THE BROOKLYN MIRAGE |



Morgan Avenue
Montrose Avenue



B60: Johnson Ave / White St



Brooklyn-Queens Expressway
Metropolitan Avenue
Williamsburg Bridge
Flushing Avenue

Neighborhood

280 Johnson Avenue is located at the center of Bushwick's burgeoning arts and creative industries district, filled with galleries, studios, co-working spaces, boutiques, vintage shops, restaurants, and bars.

The property is in close proximity to both the Morgan Avenue and Montrose Avenue L Train stations, allowing for quick and easy access to nearby Williamsburg, and Union Square in Manhattan.

280 Johnson Ave is also within walking distance of Justice Gilbert Ramirez Park, and some of Bushwick's most popular businesses, such as restaurants Roberta's and Blanca, Other Times Vintage store, and music venue Pine Box Rock Shop.

A flourishing artist community, which has existed in Bushwick for decades, is now a main demographic of Bushwick; dozens of art studios and galleries are scattered throughout the neighborhood. There are several open studios programs that help the public visit artist studios and galleries and a number of websites dedicated to promoting neighborhood art and events. Bushwick artists display their works in galleries and private spaces throughout the neighborhood. The borough's first and only trailer park, a 20-person art collective established by founder, Hayden Cummings and ZenoRadio's Baruch Herzfeld for creatives to reside and work was established within a former nut roasting factory.

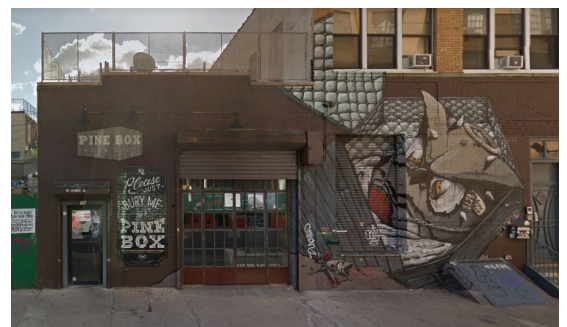
Graffiti art and murals line the streets in a neighborhood bursting with creative energy.



Roberta's



Other Times Vintage

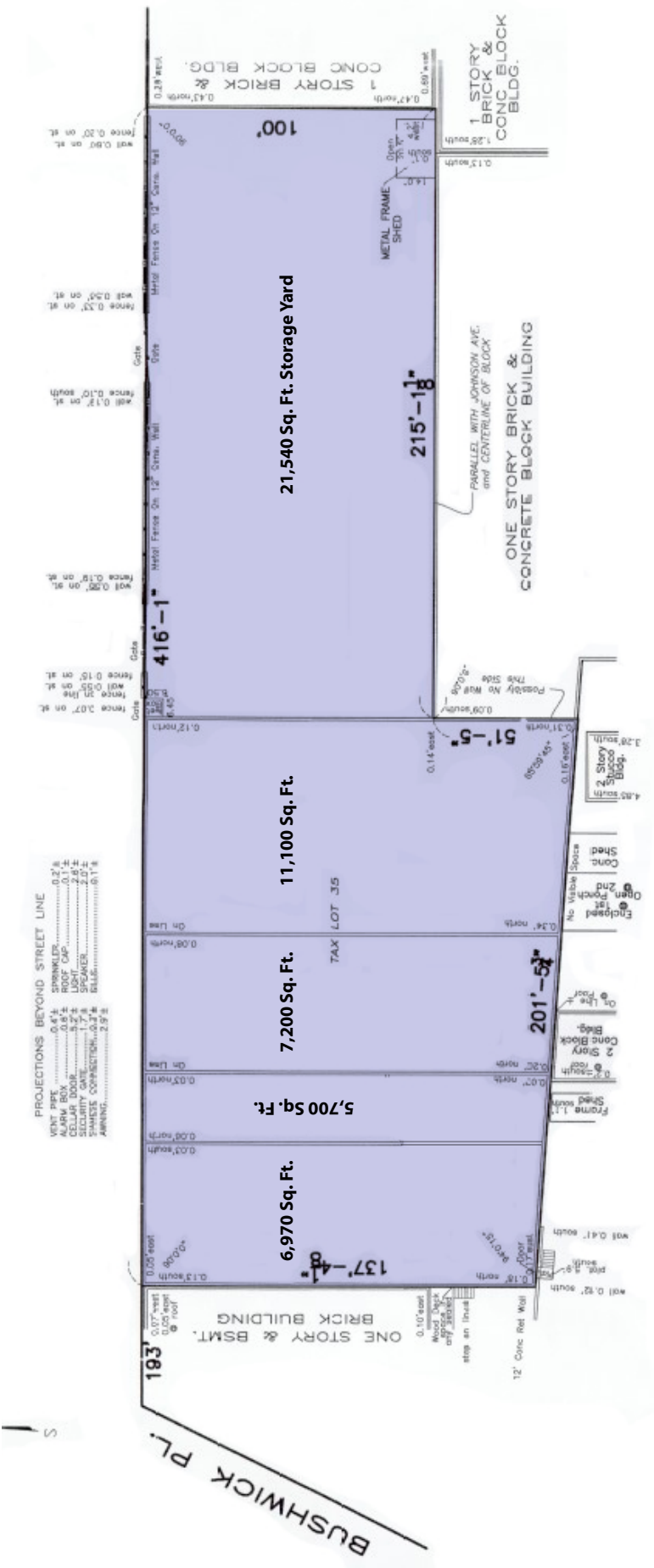


Pine Box Rock Shop



Corner of White & Seigel Streets

Floorplan



Interior Photos



For More Information About This Property Contact Exclusive Agents:

David Junik
Partner

djunik@pinnacleereny.com
718-371-6406

Decio Baio
Partner

dbaio@pinnacleereny.com
718-784-8436

Andrew Forsyth
VP/Leasing Officer

aforsyth@prologis.com
201-528-9575

See More Online
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