



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



744 CLINTON STREET







BROOKLYN, NY 11231

100,000 Sq. Ft. 1-Story High- Cube Building

Expandable to 200,000 Sq. Ft. - User,
Developer, Investor. Located in Red Hook.

TYPE

Warehouse

 SQUARE FT. 100,000 RSF	 ZONING M3-1
 CLEAR HEIGHT 22'	 PARCEL ID 623 BLOCK
 LOADING 1 Drive-In Door 16 Docks	 110,118 LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.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.

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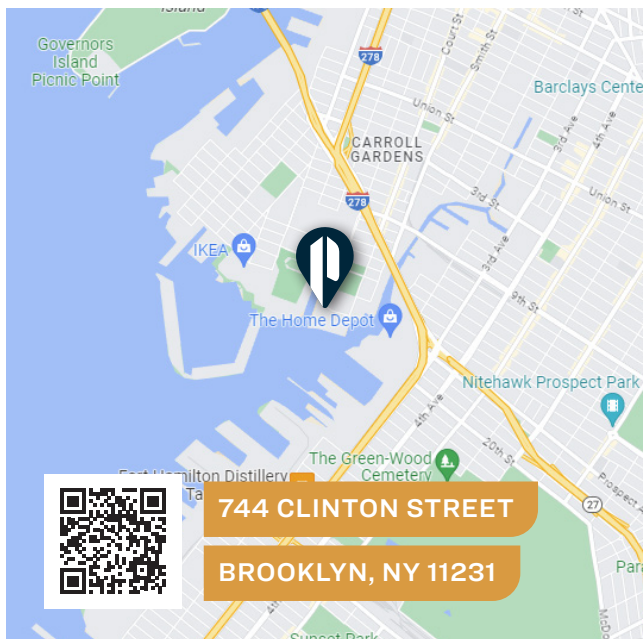
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Property Overview

FEATURES

- Building Size: 100,000 Sq. Ft.
- Yard: 4,000 Sq. Ft.
- Office: 5,000 Sq. Ft.
- 22' Ceiling Height
- 16 Loading Docks
- 1 Drive-In Door
- 4 Exterior Docks
- Dry Sprinkler System
- Heavy Power
- 490 Ft. Canal Access
- Commercial FAR: 2
- Solar Panels Installed 2013 \$40,000 / Year Approx. Savings
- Year Built: 1927
- Real Estate Taxes: \$180,000 / Year



TRANSPORTATION

F G SMITH-9TH STREET

BROOKLYN-QUEENS EXPY
GOWANUS EXPY
BROOKLYN BATTERY TUNNEL

RED HOOK - ATLANTIC BASIN

MTA Bus B57, B61: LORRAINE ST / CLINTON ST



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Long Island City, NY 11101
718-784-8282

pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENT:



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