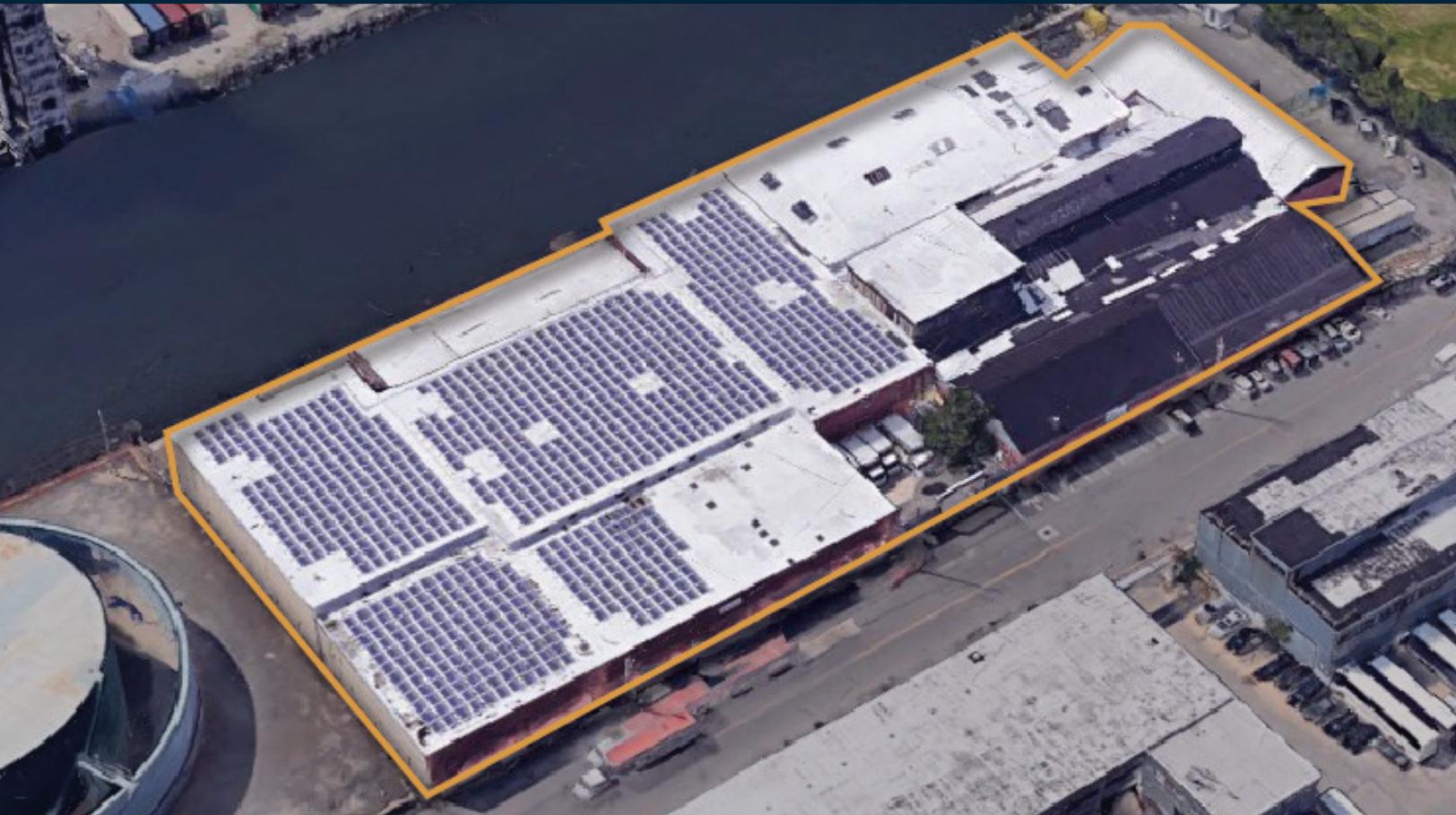




**PINNACLE
REALTY**
OF NEW YORK, LLC

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

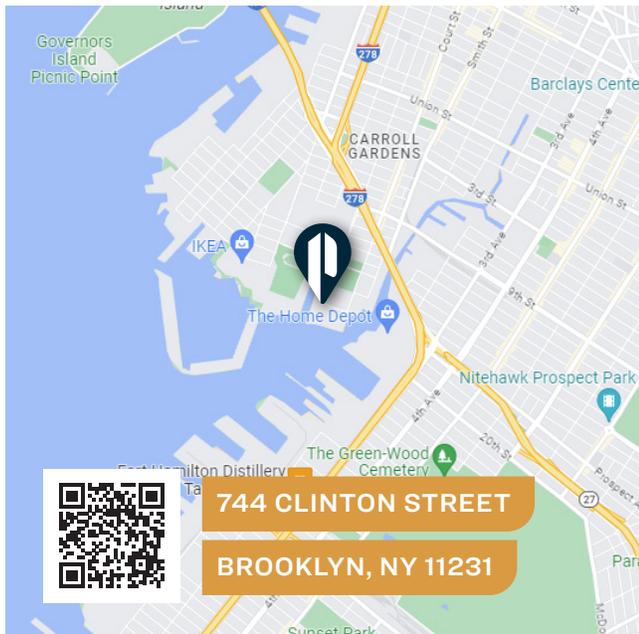
718-784-8282 / PINNACLERENY.COM

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.

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

 B57, B61:
LORRAINE ST / CLINTON ST



34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282

pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENT:



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