



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



1970 PITKIN AVENUE

BROOKLYN, NY 11207

Best in Class One- Story Building Available For Lease

70,200 Sq. Ft. Warehouse w/ 10,000 Sq. Ft.
Secured Parking. Site is Approved for 130 Parking
Spaces. Located in the East New York Industrial
Park - Institutional Ownership.
Immediate Possession.

PRICE

Upon Request

TYPE

Warehouse / Office



SQUARE FT.

70,200 RSF BLDG
10,000 RSF PKG



ZONING

M1-4



CLEAR HEIGHT

20'

PARCEL ID



3733

BLOCK



LOADING

1 Drive-In
Door **5** Docks



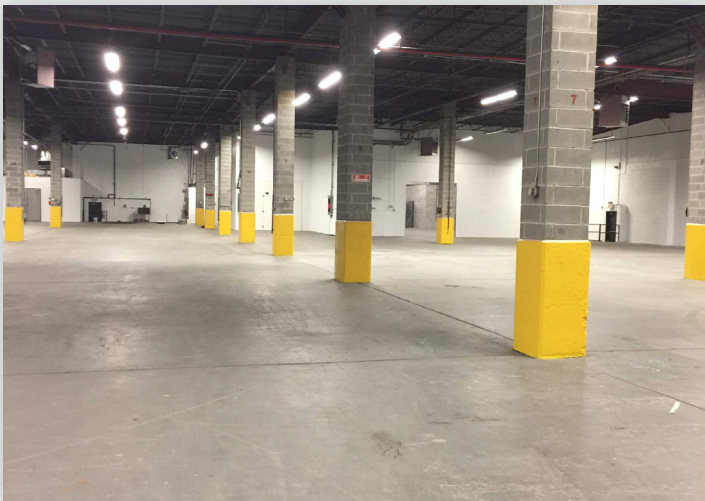
1

LOT

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.

PICTURES



FLOOR PLAN



— DRIVE-IN DOOR
 — ACCESS DOORS
 — 5,000 SQ. FT. OFFICE
 — LOADING DOCKS
 — FRONT ROLL GATES



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

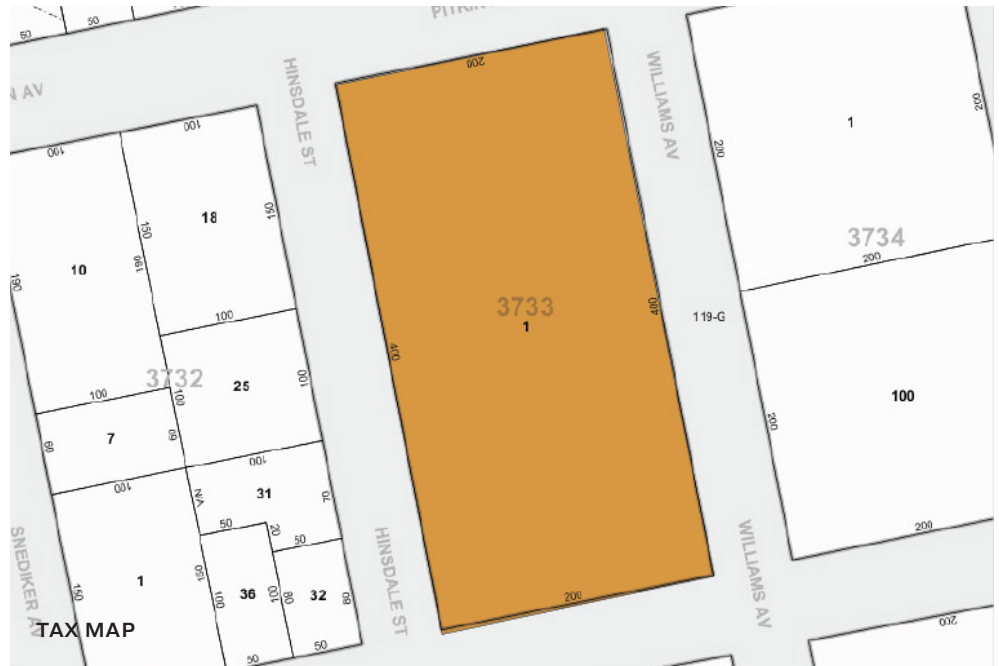
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Property Overview

FEATURES

- 80,000 Sq. Ft. Lot Size
- 70,200 Sq. Ft. 1-Story Building
- 7,800 Sq. Ft. Office Space
- 10,000 Sq. Ft. Secured Parking
- 21' Ceilings / 28' x 28' Column Spacing
- Gas Heat
- 600 AMP Electric
- Fireproof Construction
- Wet Sprinkler System
- 3 - 65' Loading Docks on Pitkin Avenue
- 1 - 52' Loading Dock on Belmont Ave
- 1 Drive-In Door



TRANSPORTATION



SUTTER AVE



LIBERTY AVE



JACKIE ROBINSON PARKWAY

EASTERN PARKWAY

ATLANTIC AVENUE

BELT PARKWAY



LIRR: E NEW YORK



B14: SUTTER AVE / HINSDALE ST



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pinnaclereny.com

PROPERTY OWNED BY



FOR MORE INFORMATION ABOUT THIS
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