



EXCLUSIVE LISTING









PINNACLE REALTY
OF NEW YORK, LLC

71 White Street
Brooklyn, NY 11206

For Lease / Sale
Upon Request

One of a Kind Build to Suit Opportunities in the Heart of Bushwick
24,240 Sq Ft One Story Industrial / Creative Space
Development Rights up to 64,280 Sq. Ft.

Sq. Ft.	Types	Ceiling	Zoning	Block	Lots
					
24,240	Warehouse / Industrial Film Studio / Sports Venue	30'-14'	M1-2	3082	47



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

718-784-8282

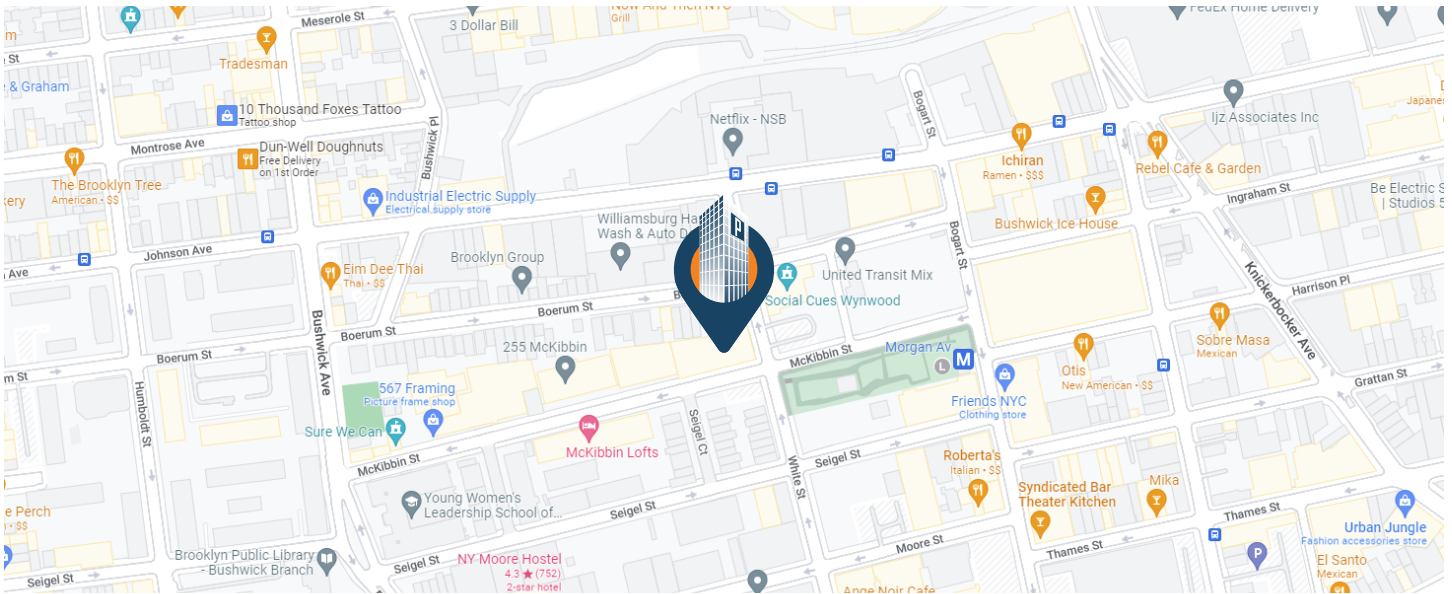
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PROPERTY OVERVIEW

Pinnacle Realty of New York, LLC is pleased to announce that it has been appointed the exclusive agents to facilitate the leasing of 71 White Street Bushwick, Brooklyn. This ideally located 24,240 sq. ft. industrial/commercial site is 2 blocks from the Morgan Avenue L train station subway station, minutes to Manhattan, with convenient access to major roadways serving the boroughs of NYC and the tristate metropolitan area.

This rare industrial/commercial property is located in a M1-2 zoning district, which allows for up to 2.0 FAR / 48,480 sq. ft. of development and 4.8 FAR / 116,352 sq. ft. of community facility development as-of-right. The triple-frontage lot boasts 439 feet of frontage on White Street, Boerum Street and McKibbin Street, which provides excellent access and loading. **Landlord can provide multiple concepts, including restoring the roof to original height, raising the roof to 20' - 30' clear, adding a partial or entire second floor.**





FEATURES

- ✓ 30'-14' Ceiling Height
- ✓ Potential for 35'-50' Column Span
- ✓ 3 Drive-In Doors
- ✓ 1 Loading Dock
- ✓ Office Build-to-Suit
- ✓ Power (TBD)
- ✓ Delivered White Box
- ✓ Street-to-Street Access

TRANSPORTATION



2 Blocks to L Train



B60: Morgan Av/Harrison Pl



Citi Bike: McKibbin St & Bogart St



Brooklyn-Queens Expressway

Long Island Expressway

Queens Midtown Expressway



See More Online
71 White St,
Brooklyn, NY 11206



For More Information About This Property Contact Exclusive Agents:

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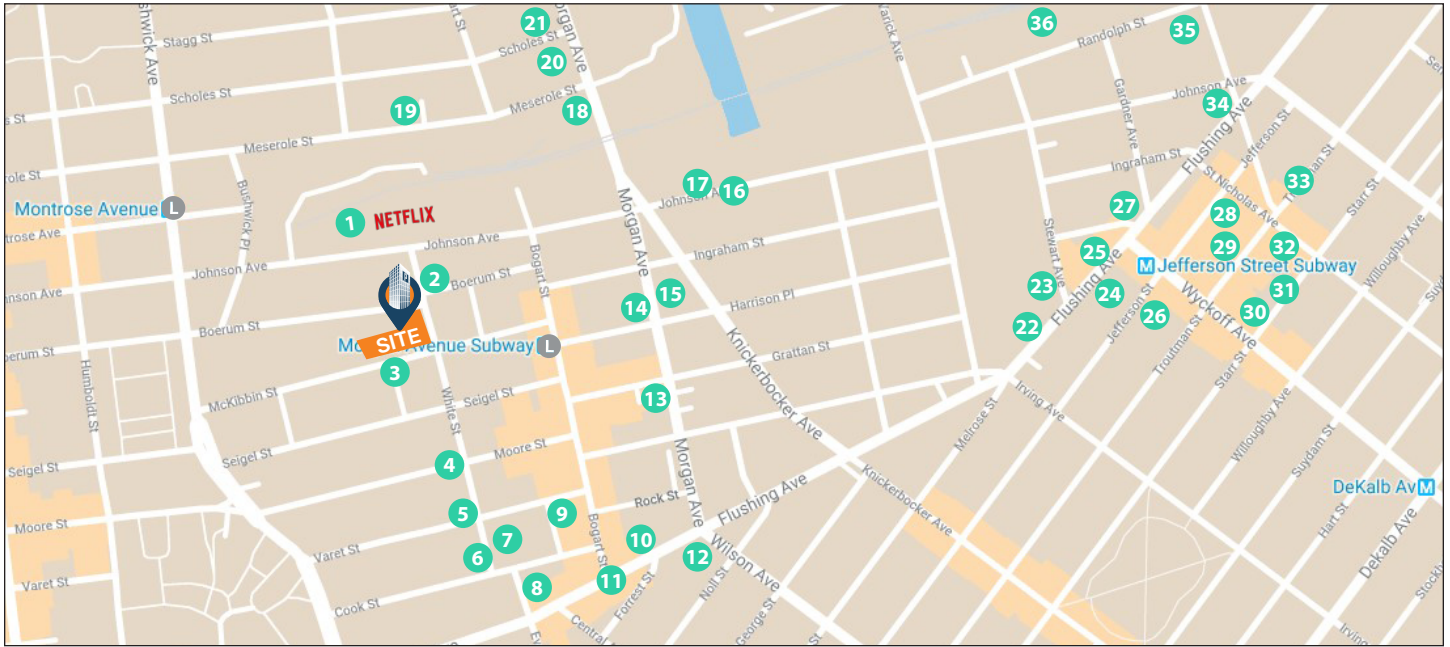


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Local Bushwick Businesses



- | | | |
|---------------------------------|---------------------------------|---------------------------------|
| 1 NETFLIX | 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 |

Survey Map

