



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / FOR LEASE



71 WHITE STREET

BROOKLYN, NY 11206

One of a Kind Opportunity in the Heart of Bushwick.

24,240 Sq. Ft. One Story Industrial Building.
Development Rights up to 64,280 Sq. Ft.

TYPE

**Warehouse / Industrial /
Film Studio / Sports Venue**



SQUARE FT.

24,240 RSF



ZONING

M1-2



CLEAR HEIGHT

15'



PARCEL ID

3082
BLOCK



LOADING CAPACITY

3 Drive-In
Doors



47
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.

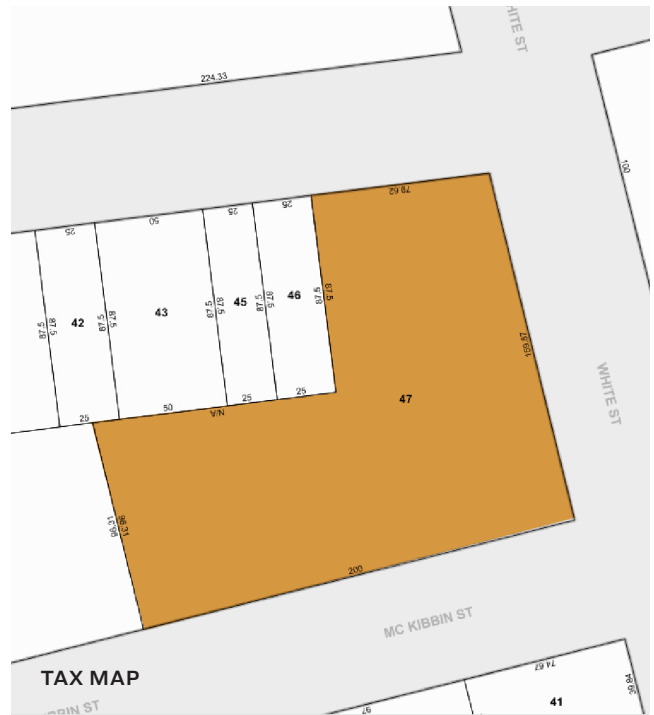
Property Overview

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.

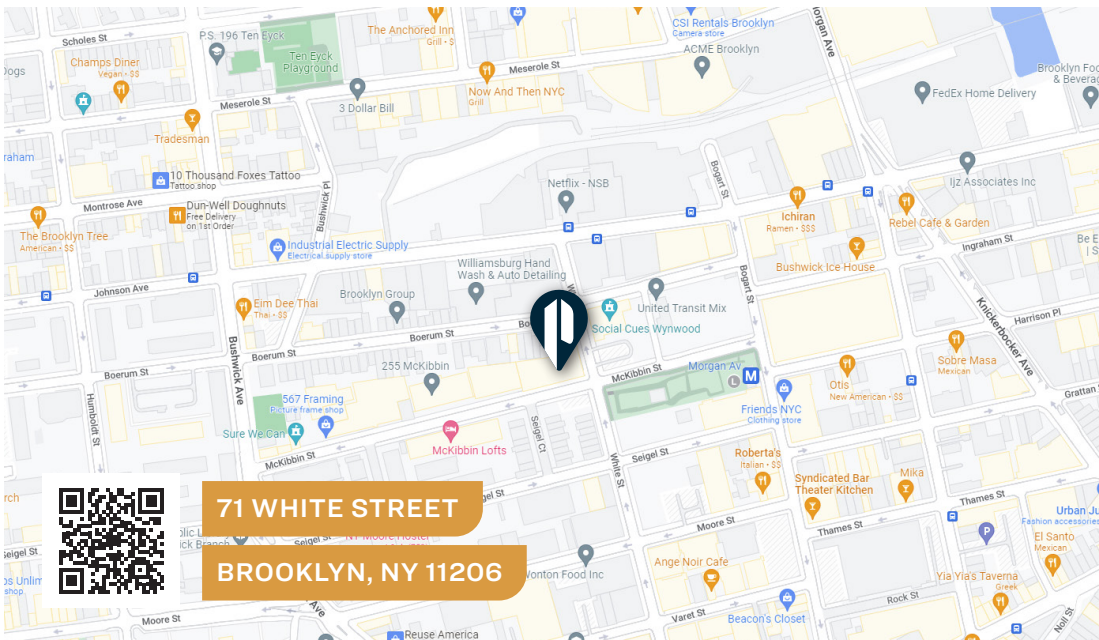
This rare industrial/commercial property is located in a M1-2 zoning district, which allows for up to 2.0 FAR / 48,480 sq. ft. of development and 4.8 FAR / 116,352 Sq. Ft. of community facility development as-of-right. The triple frontage lot boasts 439 feet of frontage on White Street, Boerum Street 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 or adding a partial or entire second floor.**

FEATURES

- 15 Foot Ceiling Height
- Column Span
- 3 Drive-In Doors
- 1 Loading Dock
- Office Build-to-Suit



- Power (TBD)
- Street-to-Street Access
- Building Will be White Box
- New Roof and Upgraded Utilities
- Possession: 1/Q/24



TRANSPORTATION



2 BLOCKS TO L TRAIN



BROOKLYN-QUEENS EXPRESSWAY

LONG ISLAND EXPRESSWAY

QUEENS MIDTOWN EXPY



CITI BIKE:
MCKIBBIN ST &
BOGART ST



B60: MORGAN AV/
HARRISON PL



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

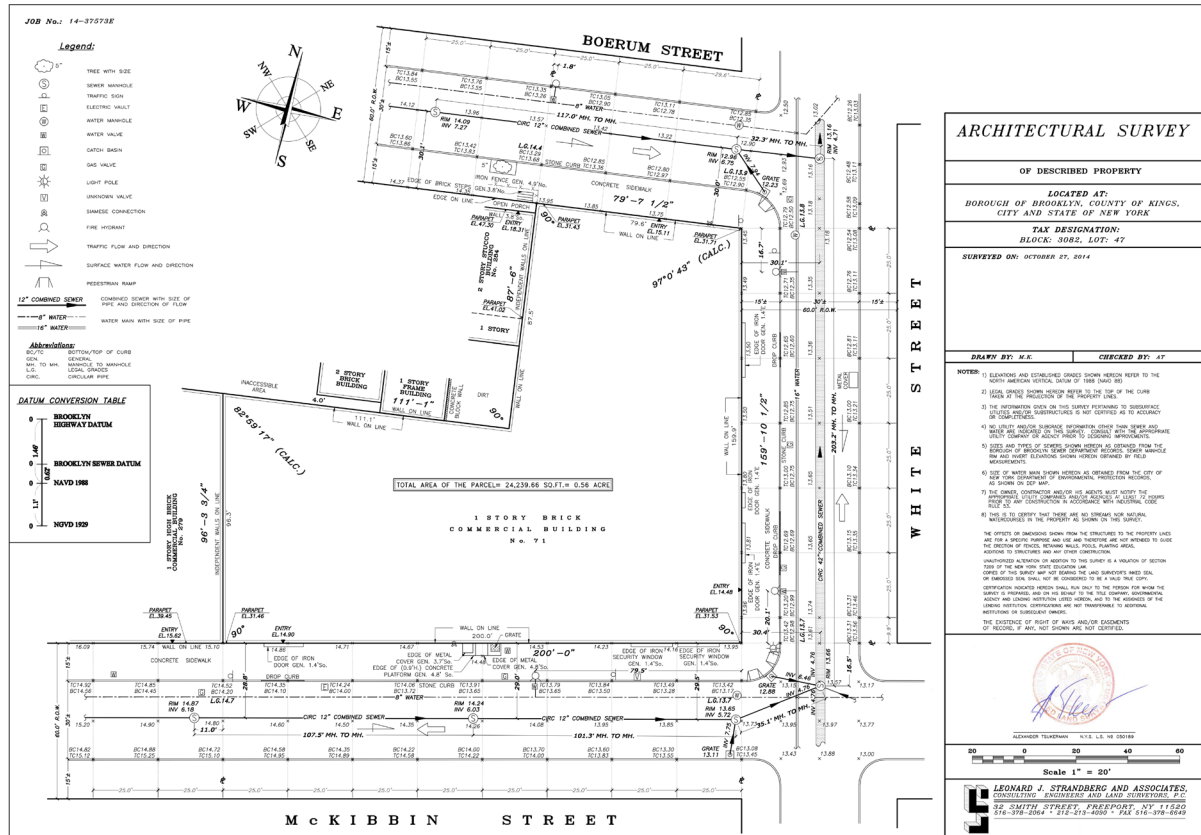
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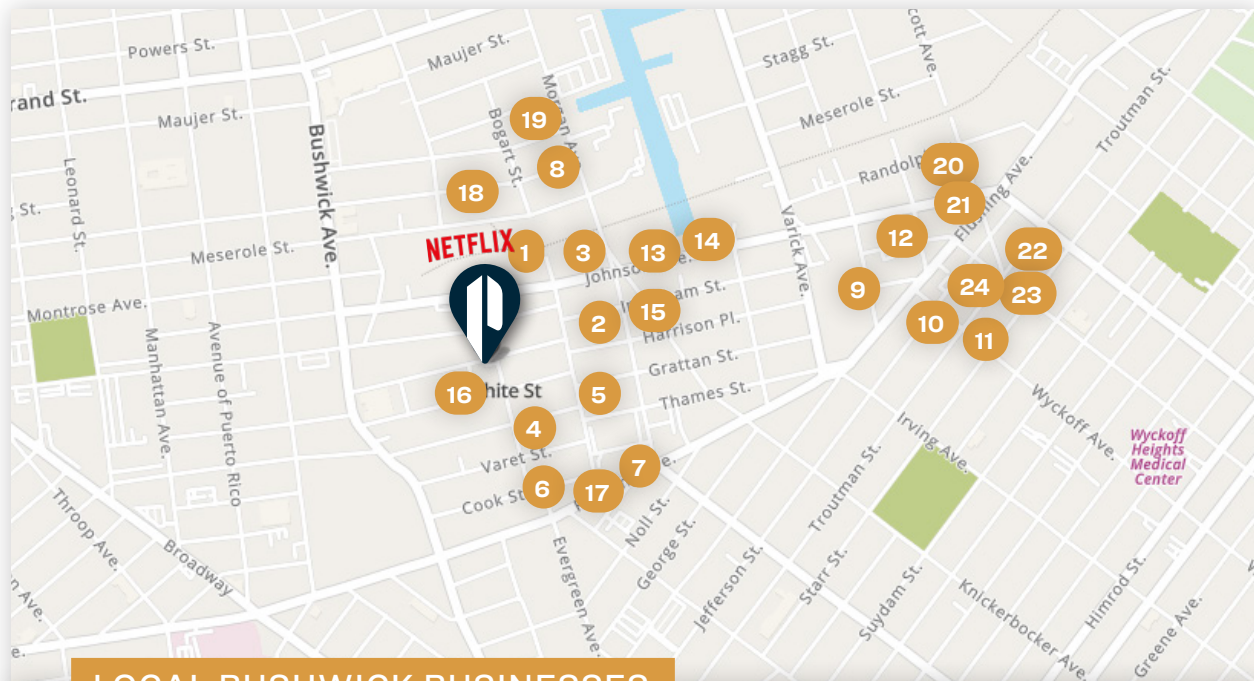
AERIAL VIEW



SURVEY MAP



KITPAN
THREE STREET
BLOCK 3082
LOT 47
71 WHITE STREET
PLASTER SIDE
RAIL IN



LOCAL BUSHWICK BUSINESSES

1 NETFLIX	9 JUPITER DISCO	17 THE NARROWS
2 CUBESMART SELF STORAGE	10 LOT 45 BUSHWICK	18 CITY OF SAINT COFFEE
3 ICHIRAN	11 DOCK	19 ARROGANT SWINE
4 ANGE NOIR CAFE	12 AP CAFE	20 BUNKER VIETNAMESE
5 FOOD GARDEN MARKET	13 GUADALUPE INN	21 ELSEWHERE
6 FORREST POINT	14 SUPERCROWN COFFEE	22 HARD TIMES SUNSET BAR
7 COLLECTIONS	15 CAPE HOUSE	23 LOS HERMANOS
8 OUR WICKED LADY	16 BLUE BOTTLE COFFEE	24 HOUSE OF YES



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FOR MORE INFORMATION ABOUT THIS
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