



EXCLUSIVE LISTING










PINNACLE REALTY
OF NEW YORK, LLC

**404 McGuinness Blvd
Brooklyn, NY 11222**

For Lease

Greenpoint, Brooklyn @ The Pulaski Bridge
19,500 Sq Ft Industrial Building
+/- 12,500 Sq Ft Land

Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID
					 Block 2484
+/-19,500 building	Industrial	3 Drive-ins	18'	M3-1	 Lots 1
+/-12,500 land	+ Land				



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

718-784-8282

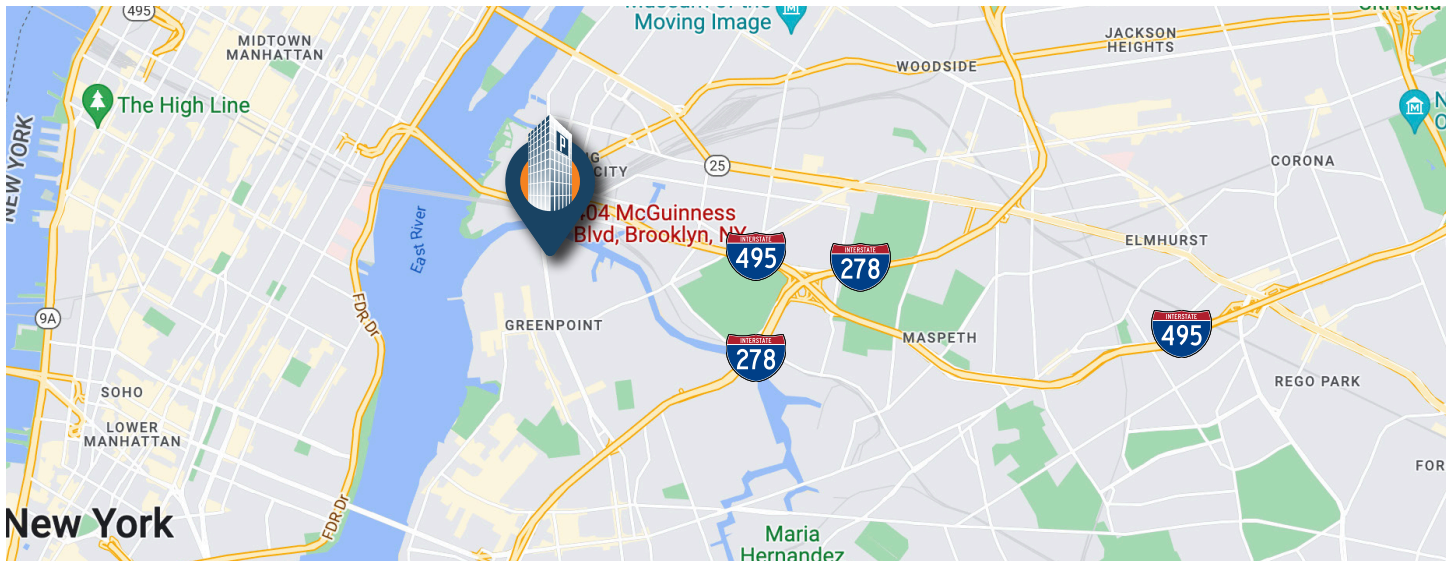
pinnacle-ny.com

Property Overview

Pinnacle Realty Of New York, LLC is pleased to announce that it has been appointed the exclusive agent to facilitate the leasing or sale of **404 McGuinness Boulevard, Brooklyn, NY**. This centrally located 19,500 sq. ft. Industrial building plus 12,500 sq. ft. land is situated at the east side of the Pulaski bridge, minutes to the LIE, BQE, Manhattan, with convenient access to major roadways servicing the boroughs of NYC.

This perfectly positioned Industrial property is located in an M3-1 zoning district, which is the heaviest industrial designation in NYC. It allows for up to 2.0 FAR/+/- 48,750 sq. ft. industrial / commercial development as-of-right. The triple frontage, entire block lot boasts 800ft. of frontage on McGuinness Boulevard, Paidge Avenue and Clay Street, providing effortless site access. The property is also located in a designated Opportunity Zone, and is ideally positioned to provide a user with easy access to the NYC Metropolitan area and its vast business and consumer sectors.

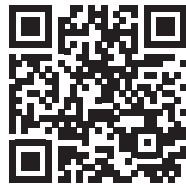




Features

- ✓ 23,227 sq ft Plot
- ✓ Entire City Block
- ✓ 3 Street Frontage (800 Linear Feet)
- ✓ 600 Amps Of Power
- ✓ 3 Overhead Drive-In Doors
- ✓ 18' Ceiling Height

View on Google Maps
404 McGuinness Blvd
Brooklyn, NY 11222



Transport



- Midtown Tunnel
- Long Island Expressway
- Brooklyn-Queens expressway



LIRR: Long Island City



Vernon Blvd - Jackson Av



Greenpoint Av Station



- B32: Franklin St/India St
- B43 + B62: Manhattan Ave/Greenpoint Av

For More Information About This Property Contact Exclusive Agents:



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