



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**110 BEARD STREET**

**BROOKLYN, NY 11231**

# Industrial Building

50,000 Sq. Ft. Building  
1-Story 22' - 24' Ceiling Height  
Plus 21,500 Sq. Ft. Parking/  
Truck Court

## TYPE

**Warehouse / Parking**



SQUARE FT.

**50,000** RSF



ZONING

**M1-2**



CLEAR HEIGHT

**22' - 24'**

PARCEL ID



**604**

BLOCK



LOADING CAPACITY  
**10** Long Loading Docks **1** Drive-in Ramp



**16**

LOT



ELECTRIC POWER

**1,600** AMPS\*

SUBJECT TO LOCAL UTILITY

**PRICE**

**Upon Request**

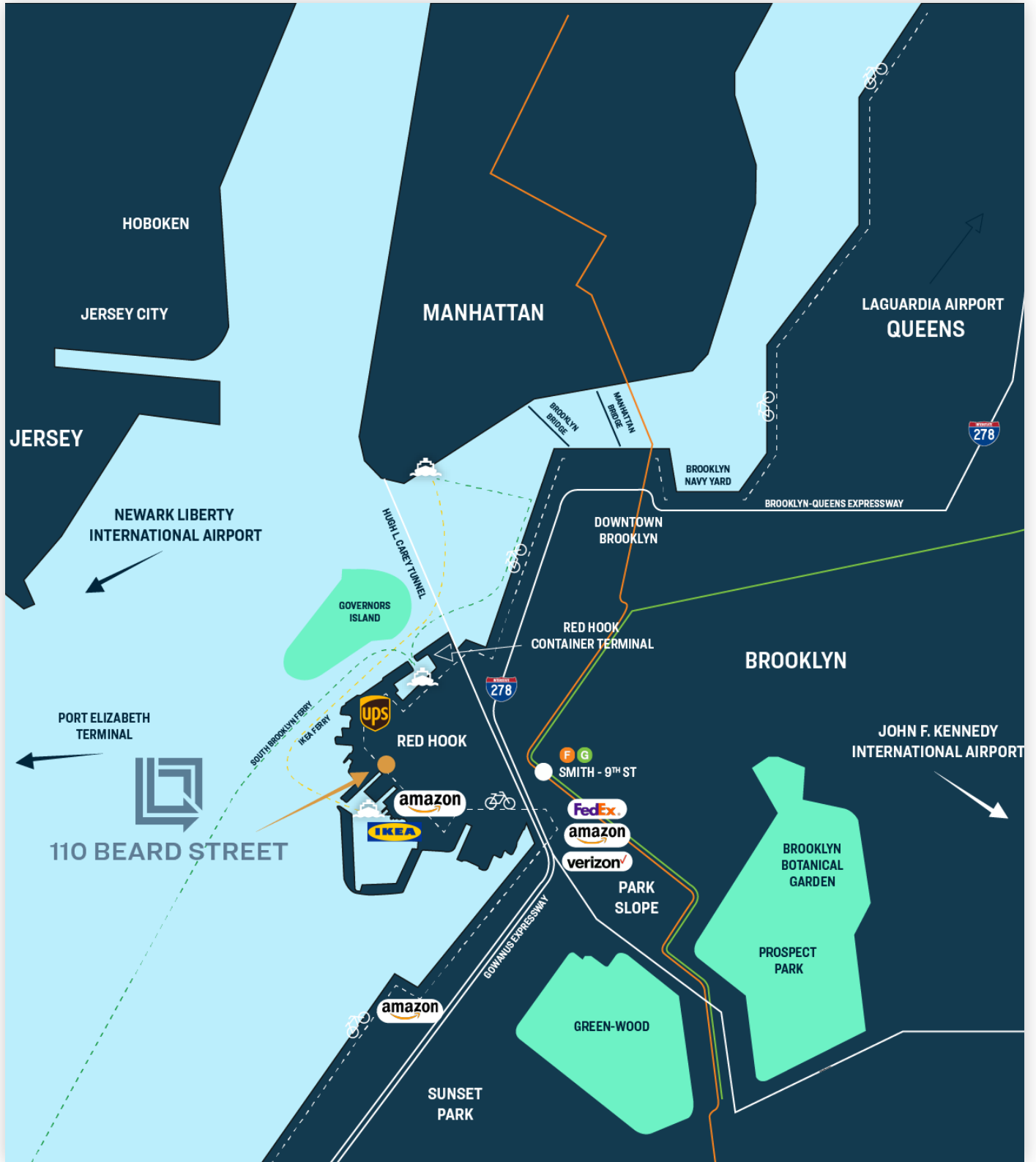
**718-784-8282 / PINNACLERENY.COM**

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.





## RED HOOK & SURROUNDING AREA



**PINNACLE  
REALTY**  
OF NEW YORK, LLC



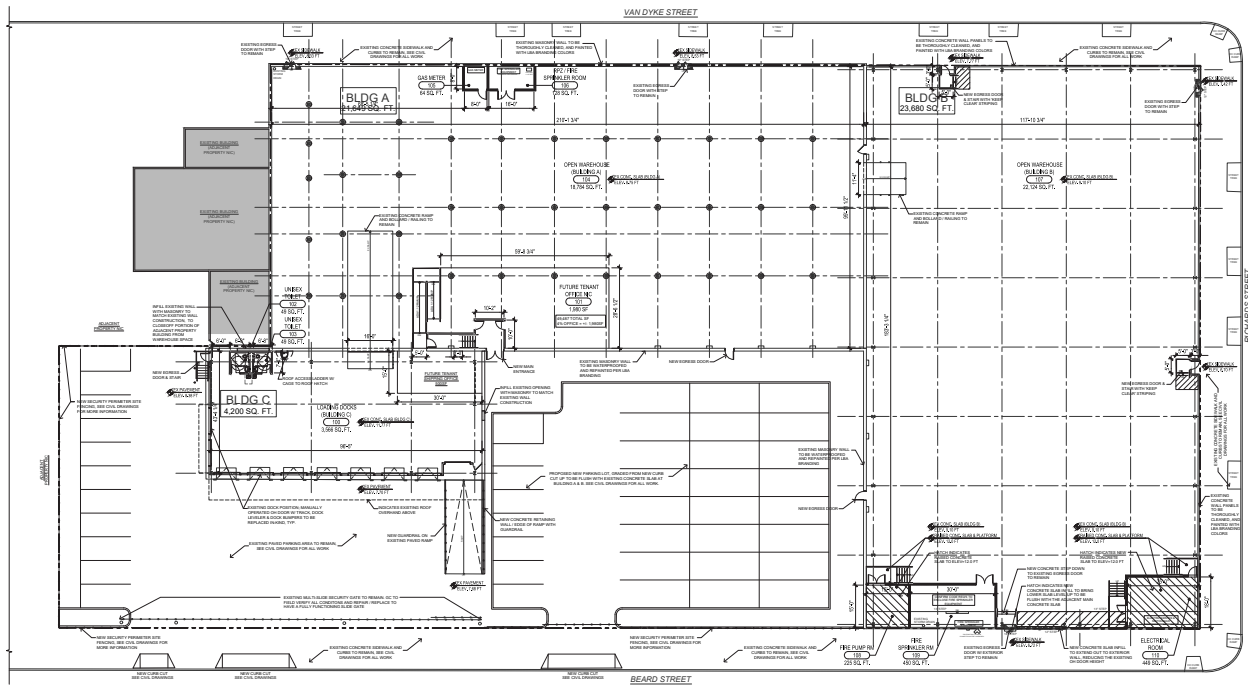
**LBA**Logistics

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

**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.

# CONSTRUCTION PLAN



<b>LBA REALTY / LBA LOGISTICS</b>
<b>WAREHOUSE ALTERATIONS</b>
110 BEARD STREET
ROCKY HILL, NEW YORK 12551
<b>architect</b>
<b>ENGINEERING &amp; ARCHITECTURE</b>
110 BEARD STREET
ROCKY HILL, NEW YORK 12551
<b>SCHULER ENGINEERING</b>
110 BEARD STREET
ROCKY HILL, NEW YORK 12551

<b>CONSTRUCTION PLAN</b>
<b>1ST FLOOR</b>
<b>DATE</b>
<b>REVISION</b>
<b>DESCRIPTION</b>

A-1.0

CONSTRUCTION / INTERIOR WALL TYPE LEGEND	
<b>GYPSUM BOARD WALLS</b>	<b>OPERINGS</b>
1/2" GYPSUM BOARD	DOOR
5/8" GYPSUM BOARD	WINDOW
1" GYPSUM BOARD	GLASS CURTAIN WALL
1 1/2" GYPSUM BOARD	GLASS CURTAIN WALL
2" GYPSUM BOARD	GLASS CURTAIN WALL
<b>MASONRY WALLS</b>	<b>DOORS</b>
8" CMU	DOOR
12" CMU	DOOR
16" CMU	DOOR
20" CMU	DOOR

CONSTRUCTION KEY NOTES	
1.	ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2.	ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3.	ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4.	ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5.	ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



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

[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS  
PROPERTY CONTACT EXCLUSIVE AGENT:



**DAVID JUNIK**

Partner

[djunik@pinnaclereny.com](mailto:djunik@pinnaclereny.com)

718-371-6406

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.