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Building Sales, Development Sites Update

Greiner-Maltz Seeks Buyer For 'Huge' Sunset Park Property

Compiled by *Linda Collins*
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SUNSET PARK — A large industrial building with an onsite parking lot in Sunset Park is on the market with an asking price of \$23.5 million, according to **David Junik** of **Greiner-Maltz**, who has the exclusive listing.

The property, at 150 52nd St. (aka 5201 1st Ave.), includes a two-story, 120,000-square-foot building and a 30,000-square-foot parking lot. It is "huge," stretching for most of an entire block with lots of exposure.

Junik is not marketing the property — zoned M3-1 — as a potential development site, however.

"There is certainly the potential for a large retail development there, but this property is in an industrial area. There is a hospital not far away, but no residential nearby," he said.

Junik sees the site as ideal for a commercial user currently paying high rents for Manhattan space and who can now own his own building in Brooklyn.



A commercial user is sought for this Sunset Park property.

Photo courtesy Greiner-Maltz

It is also ideal for a company needing back office space because there is so much land available for parking, he said.

The ground floor has 70,000 square

feet; the second floor has 50,000 square feet; and there is currently 2,400 square feet of office space.

There are loading docks, freight elevators and 18-foot ceilings.