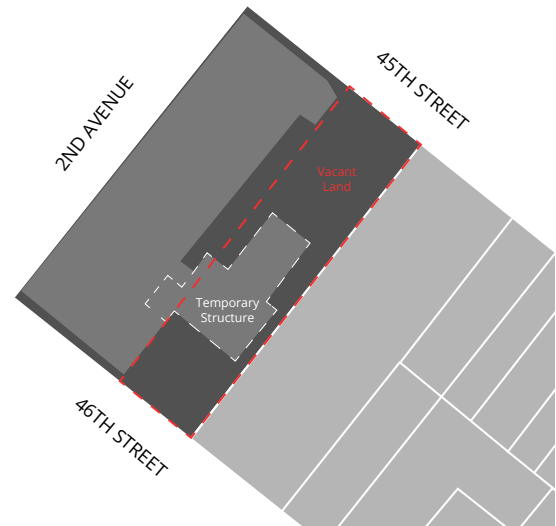


EXCLUSIVE

4501 2nd Avenue

SUNSET PARK, BROOKLYN, NY 11232

65,000 SF Warehouse & Development Site for Sale

**New Price
May be Able to
Deliver Vacant**

BLOCK & LOT	745 / 1
LOT SIZE	200 ft x 130 ft
LOT SF	26,000 SF
BUILDING SF	65,000 SF (including basement)
FLOOR SIZE	13,000 SF
STORIES	5
VACANT LAND	11,000 SF Temporary structure on lot
ZONING	M1-2D
FAR AS BUILT	2.00
MAX FAR	2.00 Commercial 4.80 Community Facility
TOTAL BUILDABLE SF	124,800 SF (Community Facility)
REAL ESTATE TAXES	\$182,117
ACTUAL NOI	\$1,090,775
ASKING PRICE	Please Inquire

PROPERTY DESCRIPTION

Greiner-Maltz is pleased to offer for sale a prime corner 65,000 SF warehouse and subdivision of the property (65 ft x 200 ft lot) prime for development. The tax lot can be split into two parcels, one of which will be suitable for development 62,400 BSF. Total development of lot as-is is approximately 124,800 BSF. The 1st and 3rd floors of the warehouse consist of commercial space; the 2nd and 4th floors are community facility space. The building is fully rented. The parking lot has a temporary structure for 2,000 SF retail + 2,000 SF basement - which the structure can be removed for development purposes.

FEATURES

- Located in Qualified Opportunity Zone
- 10 ft ceilings - basement; 12 ft ceiling heights floors 1-4
- Light and air on all sides
- Basement has 2 separate entrances
- Old elevator - 4,000lbs max
- 65 ft x 200 ft lot for development

TRANSPORTATION

Nearby **NQRW** and **B37** bus

Easy access to Brooklyn Battery Tunnel & Manhattan

EXCLUSIVE AGENTS

(718) 786-5050

CHARLES WONG
cwong@greiner-maltz.com

LEAH CHEN
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GREINER-MALTZ
REAL ESTATE

Creating Opportunities Together
WWW.GREINER-MALTZ.COM

Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.

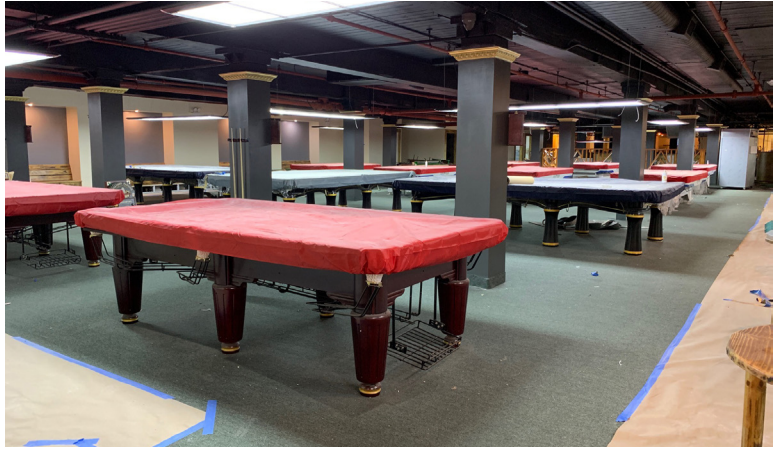
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