

EXCLUSIVE

Up to 100,000 SF Available in Sunset Park 4401 2nd Avenue

BROOKLYN, NY 11232

**LOCATED WITHIN A QUALIFIED
OPPORTUNITY ZONE**

AVAILABLE FOR LEASE



OFFICE / FLEX / LOFT / WAREHOUSE

BUILDING ADDRESSES

1. 4401-4411 2ND AVENUE, BROOKLYN, NY 11232
2. 222-234 44TH STREET, BROOKLYN, NY 11232

BLOCK & LOT

736 / 1, 11, 13

ZONING

M1-2 / M1-2D

COMBINED FAR AS-OF-RIGHT

COMMERCIAL: 80,000 SF

COMMUNITY FACILITY: 192,000 SF

RESIDENTIAL: 33,000 SF

FEATURES

- EXCEPTIONAL CORNER WITH UP TO 100,000 SF
- LOCATED IN A QUALIFIED OPPORTUNITY ZONE
- AIR-CONDITIONED
- DIVISIONS AVAILABLE
- NEW RENOVATIONS
- EASY ACCESS TO MANHATTAN, QUEENS, AND STATEN ISLAND

TRANSPORTATION

NEARBY **D N R** TRAINS

B37 BUS SERVICE

278 / GOWANUS EXPRESSWAY

BELT PARKWAY

PROSPECT EXPRESSWAY

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