

# PRIME SUNSET PARK INDUSTRIAL/COMMERCIAL AVAILABLE

837 3RD AVENUE, BROOKLYN, NY 11232



## BUILDING SIZE

25,000 SF GROUND FLOOR WAREHOUSE  
2,500 SF SECOND FLOOR OFFICES

## DIVISIONS AVAILABLE

7,500 SF / 10,000 SF / 17,500 SF / 27,500 SF

## ZONING

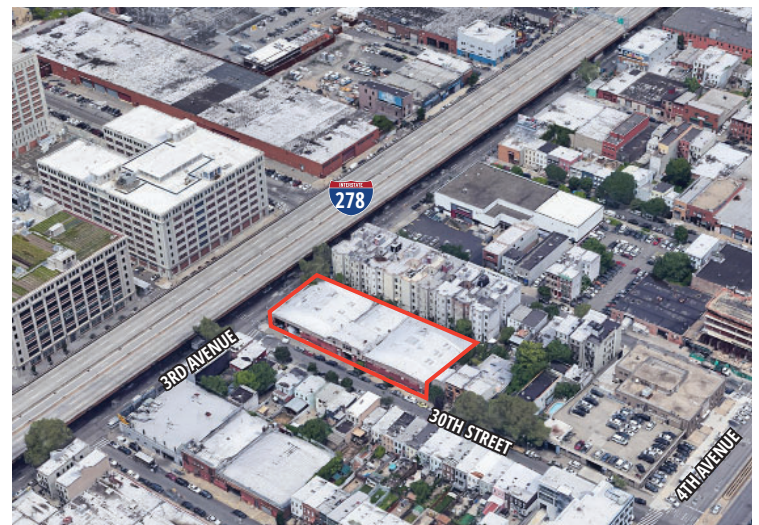
M1-2D

BUILDABLE TO 50,000 SF

COMMUNITY FACILITY: 120,000 SF

## FEATURES

- LOCATED ACROSS FROM LIBERTY VIEW PLAZA AND INDUSTRY CITY
- TREMENDOUS EXPOSURE ON 3RD AVE WITH 350' OF WRAP AROUND FRONTAGE
- SPRINKLER (DRY)
- 16' TO 24' CEILING HEIGHTS
- 4 INTERIOR DOCKS
- 1 DRIVE-IN
- GAS HEAT



## ACCESS

- 5 BLOCKS FROM **R** AT 25TH STREET
- 6 BLOCKS FROM THE **DNR** AT 36TH STREET
- NEAR **B37** BUS SERVICE
- CLOSE PROXIMITY TO BROOKLYN BATTERY TUNNEL, BROOKLYN BRIDGE, MANHATTAN BRIDGE, AND BQE

## EXCLUSIVE AGENT

**BEN FEIG**

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