

EXCLUSIVE

Greenpoint Industrial for Sale

251 Huron Street

BROOKLYN, NY 11222

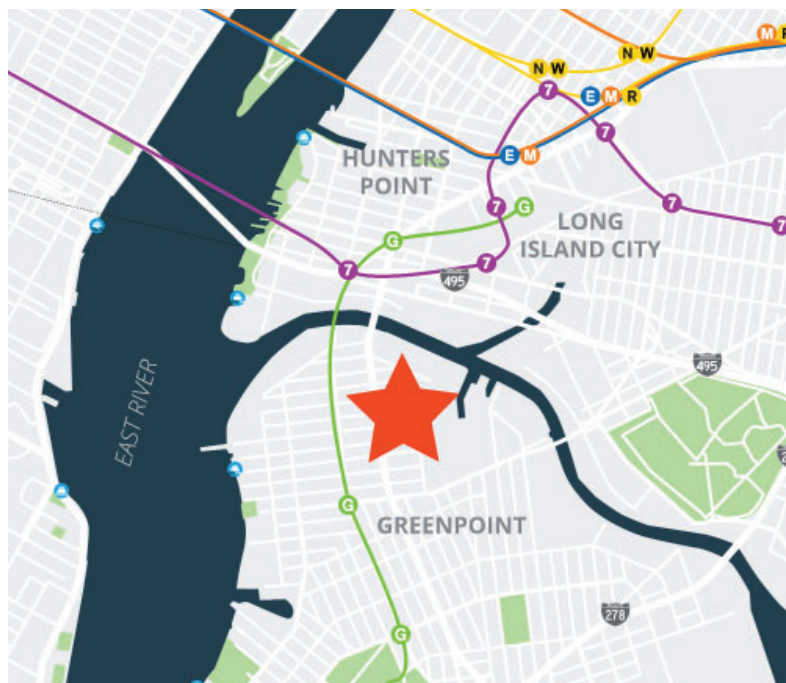


Rendering of Possible Future Development

EXCELLENT USER OR 1031 EXCHANGE PROPERTY!

FEATURES

- **19,600 SF THREE-STORY BUILDING**
10,000 SF GROUND FLOOR (2 WAREHOUSES)
5,000 SF SECOND FLOOR
2,000 SF THIRD FLOOR
(PLUS USABLE LOWER LEVEL)
- **2 LARGE DRIVE-IN DOORS**
- **18' HIGH CEILINGS**
- **GAS HEAT / HEAVY ELECTRIC**
- **ZONED M3-1 (OPPORTUNITY ZONE)**
- **AT THE CENTER OF NYC'S TV/MOVIE INDUSTRY**
- **GROSS INCOME OF \$350,000.00 (EST.)**
- **OCCUPY ENTIRE BUILDING OR KEEP INCOME!**



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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