

# 5113 SECOND AVENUE

## SUNSET PARK, BROOKLYN 11232

21,400 SF THREE-STORY BUILDING - FLAGSHIP LOCATION FOR **SALE OR LEASE**

**A STAND-ALONE JEWEL BOX OPPORTUNITY!**



- 5,350 SF FLOOR PLATES
- EXCELLENT LOADING
  - 2 DRIVE-INS / LOADING PLATFORM
- FREIGHT ELEVATOR ACCESSING ALL FLOORS
- GAS HEAT, HVAC
- FULLY SPRINKLERED
- M1-2D ZONING
- R.E. TAXES: \$20,519.<sup>00</sup>
- 4 BLOCKS TO **N R W** SUBWAYS

**FOR ADDITIONAL INFORMATION  
CONTACT EXCLUSIVE AGENTS:**

# 718-786-5050

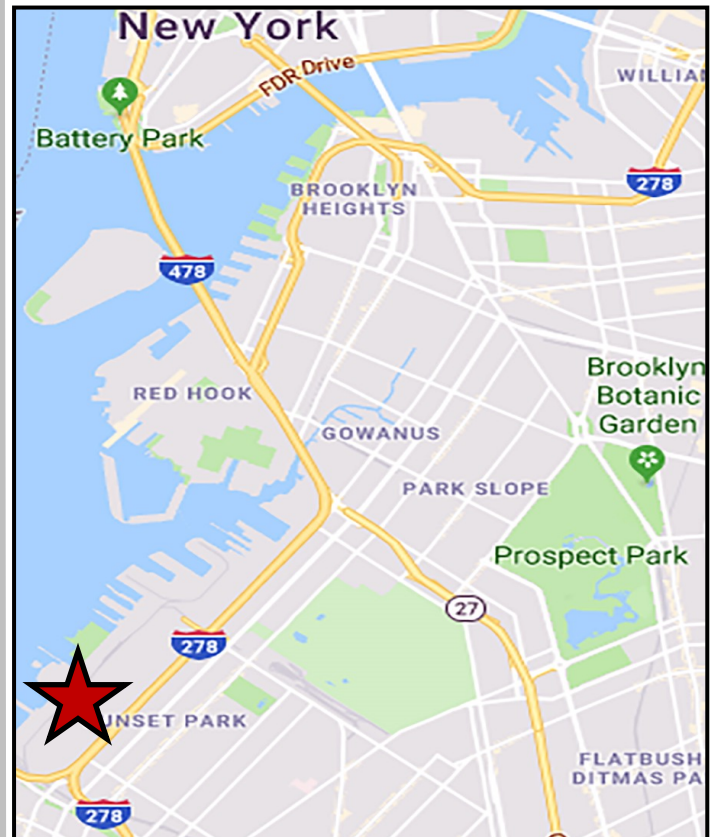
Any information set forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local 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 without prior notice.

**Broker Cooperation Encouraged.**

### FEATURES

PURCHASE A BRANDED HOME FOR YOUR BUSINESS, WITH ZERO LOSS FACTOR, OR LEASE FOR AS LONG AS A 25-YEAR TERM

100% SECURE - CONTROL ALL ACCESS



**GUY SOLOMONOV**

gsolo@greiner-maltz.com

**RYAN MALTZ**

ryanmaltz@greiner-maltz.com

**GREINER-MALTZ**

REAL ESTATE

[www.greiner-maltz.com](http://www.greiner-maltz.com)