



Kalmon Dolgin

AFFILIATES INC.

181
Lombardy Street
Brooklyn, NY 11222

24,000 SQ. FT. BUILDING
6,000 SQ. FT. LAND
VIEW VIRTUAL TOUR



FULL COMMISSION PAID TO COOPERATING BROKERS - BOROUGH RATES

Kalmon Dolgin Affiliates introduces an outstanding opportunity to lease a remarkable industrial building in Greenpoint, Brooklyn. This expansive, fireproof, temperature-controlled building spans an impressive 24,000 square feet and features an additional secure, paved, and fenced yard area. The building features 3,000 amps of power and is suitable for many diverse uses, including food manufacturing, storage and distribution, art and other high-end storage facilities or any use that requires fully air conditioned or refrigerated space.

Building completely renovated in 2021 with brand new infrastructure and mechanical systems.

PROPERTY FEATURES:

24,000 SQ. FT. WAREHOUSE/ MANUFACTURING/ DISTRIBUTION/ STORAGE FACILITY

6,000 SQ. FT. PAVED FENCED YARD

FULLY AIR-CONDITIONED

10,000 SQ. FT. MULTIPLE REFRIGERATION UNITS

3,000 AMPS WITH 208V AND 480V AND BACK UP GENERATOR

17' CEILING HEIGHT

1 DRIVE IN DOOR

2 INTERIOR LOADING DOCKS / WIDE STREET

WIDE COLUMN SPANS

6,000 SQ. FT. BEAUTIFULLY FINISHED OFFICE SPACE

FULLY EQUIPPED KITCHEN AREA

FLOOR DRAINS

BRICK FIREPROOF BUILDING

FULLY SPRINKLERED

M3-1 ZONE

FOR MORE INFORMATION
CONTACT
EXCLUSIVE BROKERS

ROBERT KLEIN
732-533-9511 (MOBILE)
RKLEIN@KALMONDOLGIN.COM

JEFF UNGER
917-971-0995 (MOBILE)
JUNGER@KALMONDOLGIN.COM



101 RICHARDSON ST. | BROOKLYN, NY 11211

718.388.7700

WWW.KALMONDOLGIN.COM

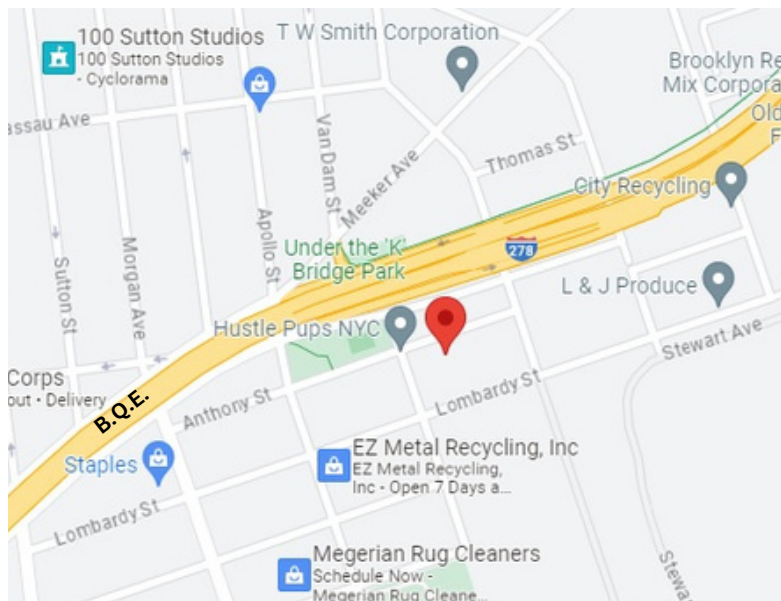
All information furnished regarding property for sale or rental is from sources deemed reliable but no warranty or representation is made as to accuracy thereof and same is submitted subject to error omissions, change of price rental or other conditions, prior sales, lease or withdraw without notice.



Kalmon Dolgin
AFFILIATES INC.

181
Lombardy Street
Brooklyn, NY 11222

VIEW
VIRTUAL TOUR



MINUTES TO L.I.C. / B.Q.E. / PULASKI & ALL OF NYC!

Situated in the heart of Greenpoint on a wide street, the location offers excellent access to the Brooklyn-Queens and Long Island Expressways and is minutes to Manhattan and Queens. This is a unique leasing opportunity for many of today's industrial users.



101 RICHARDSON ST. | BROOKLYN, NY 11211

718.388.7700

WWW.KALMONDOLGIN.COM

All information furnished regarding property for sale or rental is from sources deemed reliable but no warranty or representation is made as to accuracy thereof and same is submitted subject to error omissions, change of price rental or other conditions, prior sales, lease or withdraw without notice.



Kalmon Dolgin
AFFILIATES INC.

181
Lombardy Street
Brooklyn, NY 11222

VIEW
VIRTUAL TOUR



101 RICHARDSON ST. | BROOKLYN, NY 11211

718.388.7700

WWW.KALMONDOLGIN.COM

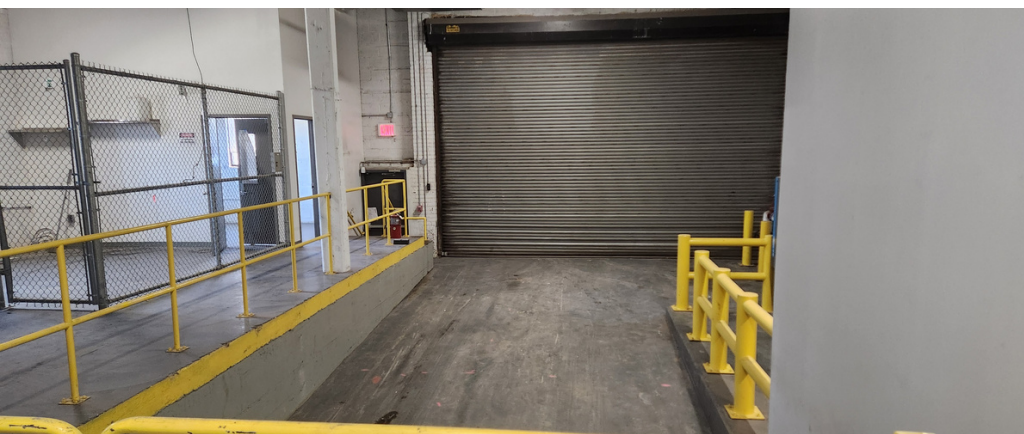
All information furnished regarding property for sale or rental is from sources deemed reliable but no warranty or representation is made as to accuracy thereof and same is submitted subject to error omissions, change of price rental or other conditions, prior sales, lease or withdraw without notice.



Kalmon Dolgin
AFFILIATES INC.

181
Lombardy Street
Brooklyn, NY 11222

VIEW
VIRTUAL TOUR



101 RICHARDSON ST. | BROOKLYN, NY 11211

718.388.7700

WWW.KALMONDOLGIN.COM

All information furnished regarding property for sale or rental is from sources deemed reliable but no warranty or representation is made as to accuracy thereof and same is submitted subject to error omissions, change of price rental or other conditions, prior sales, lease or withdraw without notice.