



WAREHOUSE FOR LEASE

1066 ROCKAWAY AVENUE

BROWNSVILLE · BROOKLYN NY 11236

LEASING BROCHURE

EXCLUSIVE BROKER
DENIS ABAYEV

718-954-1363

denis@commercialacq.com

EXECUTIVE SUMMARY

THE SPACE

ADDRESS	1066 Rockaway Avenue, Brooklyn, NY 11236
NEIGHBORHOOD	Brownsville
CORNER LOT	Corner of Rockaway Ave & Ditmas Avenue
SIZE	6,000 SF
CEILING HEIGHTS	15' and 19'
OVERHEAD GATES	Two Large 12' High Overhead Gates on Both Streets
ZONING	M1-1
IDEAL USES	Mechanic/auto shop, distribution, contractor, wholesale or light manufacturing operations



6,000 SF

SIZE

HIGH TRAFFIC CORNER

BTW ROCKAWAY AVE & DITMAS AVE

M1-1

ZONING

PROPERTY

EXTERIOR PHOTOS



LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing from sources deemed reliable. However, we cannot warrant the complete accuracy thereof, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.

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PROPERTY

INTERIOR PHOTOS



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LOCATION

MARKET MAP & SURROUNDING TENANTS

1066 Rockaway Avenue is a corner warehouse property on the high-traffic Rockaway Avenue corridor. The M1-1 zoning suits warehouse, distribution, contractor and light industrial tenants who want a base close to the job sites and neighborhoods they serve. Gateway Center and the Belt Parkway are minutes away, placing it inside a retail trade area with immediate highway access to JFK, Queens and Long Island.



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