COMMERCIAL ACQUISITIONS
REALTY SERVICES



LEASING BROCHURE

1711 NEPTUNE AVENUE

CONEY ISLAND · 11224

OFFICE AND LIGHT-INDUSTRIAL FLEX SPACE

EXCLUSIVE BROKER
ARSEN ATBASHYAN
917-939-3760
arsen@commercialacq.com

EXECUTIVE SUMMARY

THE SPACE

SIZE	900 SF light-industrial flex space
SECURITY	Roll-down grille separates sections
LOCATION	Neptune Avenue near Cropsey Avenue, Coney Island's automotive corridor
TRANSIT	D, F, N and Q trains at Stillwell Avenue
DRIVING ACCESS	Close to the Belt Parkway for deliveries and service vehicles
ASKING RENT	$2,800/month



ASKING RENT

$2,800/MONTH

900 SF
SIZE

LIGHT INDUSTRIAL FLEX
USE

TRANSIT
D, F, N, Q AT STILLWELL AVENUE

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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 OVERVIEW

PROPERTY INFORMATION

ADDRESS	1711 NEPTUNE AVENUE, BROOKLYN, NY 11224
NEIGHBORHOOD	CONEY ISLAND
CROSS STREETS	CROPSEY AVENUE & WEST 22ND STREET
UNIT	UNIT 4
SIZE	900 SF
SPACE TYPE	LIGHT-INDUSTRIAL FLEX
ZONING	M1-2
IDEAL USES	DISTRIBUTION, E-COMMERCE OR LIGHT MANUFACTURING







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PROPERTY

INTERIOR PHOTOS







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LOCATION

MARKET MAP & SURROUNDING TENANTS

The property sits in Coney Island, on a high-traffic stretch of Neptune Avenue. The site benefits from immediate access to the Belt Parkway and is a short walk to the Coney Island–Stillwell Avenue subway station, a four-line terminal served by the D, F, N and Q. National and regional tenants surround the location



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