



EXCLUSIVE OFFERING

5380 KINGS HIGHWAY

BROOKLYN, NY 11203

EAST FLATBUSH

WAREHOUSE FOR LEASE



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EXCLUSIVE BROKER
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PROPERTY INFORMATION

Available for lease in East Flatbush, just off the Kings Highway corridor, this warehouse/office offers a versatile layout. Its location and configuration make it a strong fit for auto and mechanic shops, third-party logistics companies, distributors, and other service or light-industrial users.



5380 KINGS HIGHWAY

KINGS HIGHWAY BETWEEN FOSTER AVENUE
& FARRAGUT ROAD

BUILT2022

BLOCK & LOT7948-0006

ZONINGM1-1

FRONTAGE35'

SIZEGROUND FLOOR: 4,000SF
SECOND FLOOR: 1,200 SF

ASKING\$12,000/MONTH
GROSS MODIFIED LEASE



PROPERTY HIGHLIGHTS

12' CEILING HEIGHT

LARGE 11' OVERHEAD GATE

2ND FLOOR OFFICE

LARGE TERRACE ON 2ND FLOOR

SIDE EASEMENT ACCESS FOR LOADING

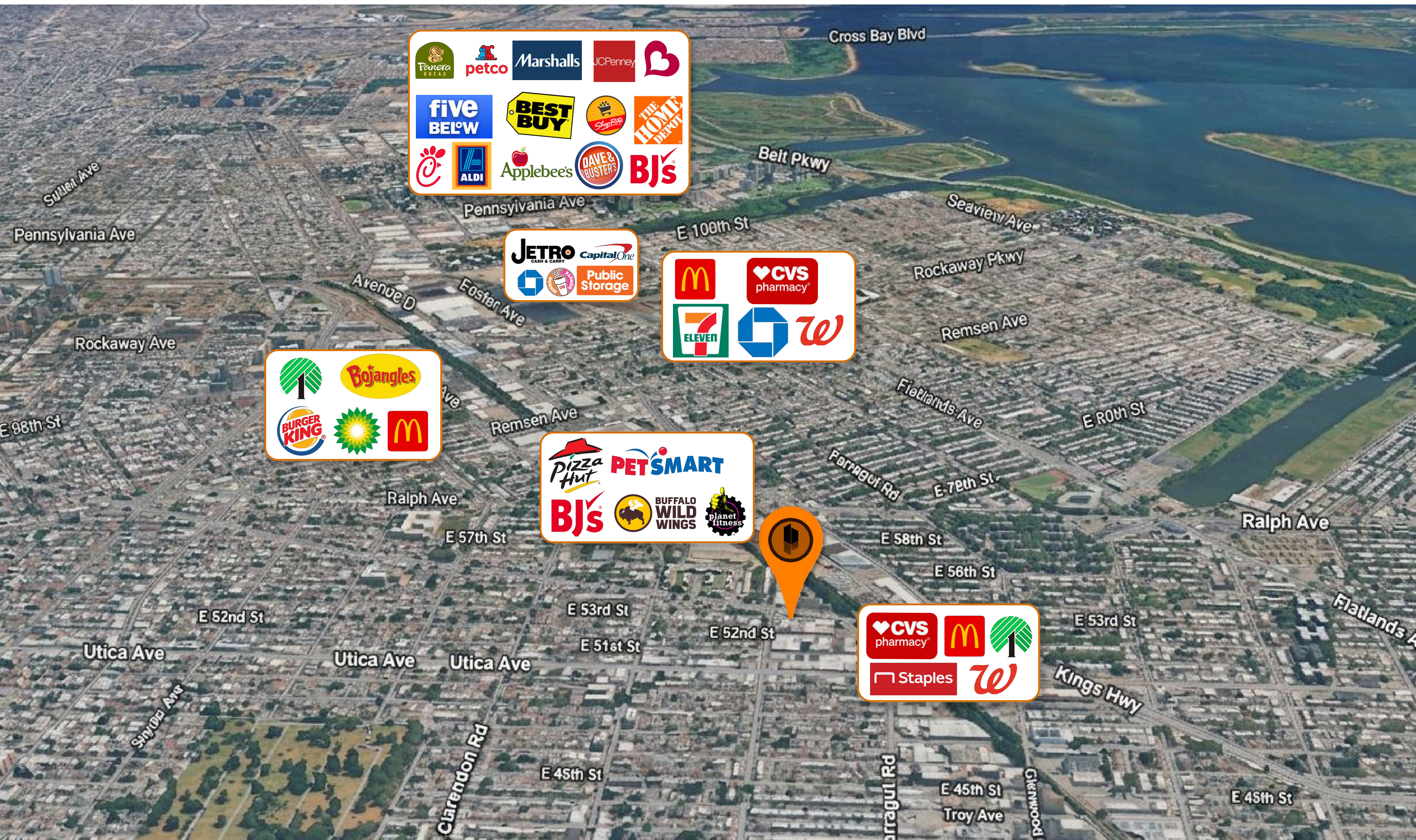
3-PHASE ELECTRICITY

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.

MARKET MAP & LOCATION ANALYSIS

Positioned along the Kings Highway corridor in East Flatbush, this warehouse/office building offers direct access to the Belt Parkway and sits nearby the Gateway Center retail hub. Belt Parkway access makes Brooklyn, Queens, and the Verrazzano crossing within easy reach.



TENANT LIST

FOOD & BEVERAGE		BIG BOX & WHOLESALE		GROCERY	ENTERTAINMENT & FITNESS
MCDONALD'S	PIZZA HUT	BJ'S	MARSHALLS	STOP & SHOP	DAVE & BUSTER'S
CHICK-FIL-A	BUFFALO WILD WINGS	JETRO	FIVE BELOW	ALDI	PLANET FITNESS
BURGER KING	APPLEBEE'S	HOME DEPOT	DOLLAR TREE	PHARMACY & CONVENIENCE	
BOJANGLES	BANKING	BEST BUY	PETCO	CVS	
PANERA BREAD	CHASE	JCPENNEY	PETSMART	WALGREENS	
DUNKIN'	CAPITAL ONE	STAPLES		7-ELEVEN	

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PROPERTY IMAGES - GROUND FLOOR

4,000

SQUARE FEET

TYPE	WAREHOUSE
CEILING	12'
ELECTRICITY	3-PHASE



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PROPERTY IMAGES - SECOND FLOOR

1,200
SQUARE FEET

TYPE	OFFICE
CEILING	10'



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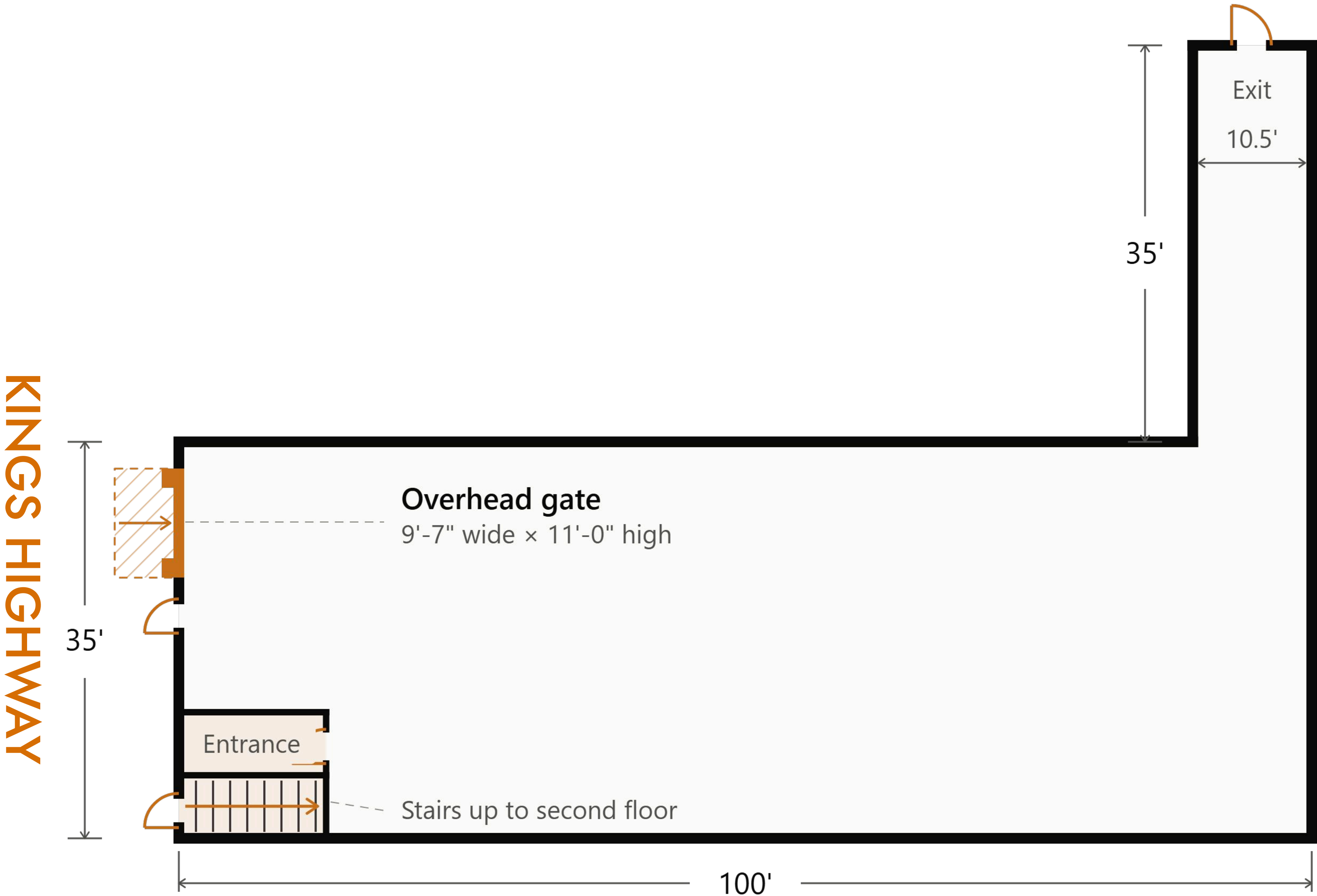
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FLOOR PLAN - GROUND FLOOR

4,000

SQUARE FEET

TYPE	WAREHOUSE
CEILING	12'
ELECTRICITY	3-PHASE



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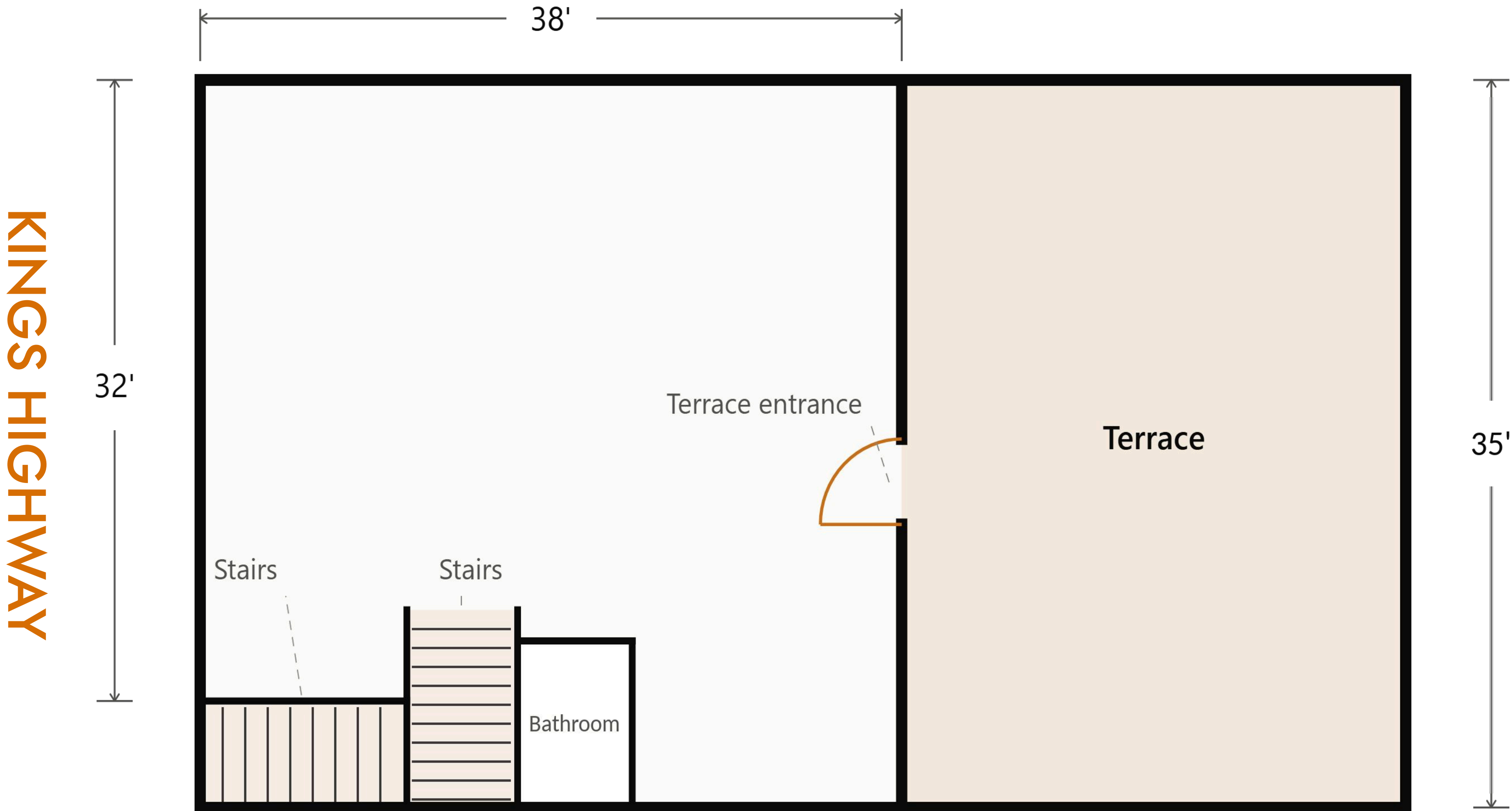
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FLOOR PLAN - 2ND FLOOR

1,200

SQUARE FEET

TYPE	OFFICE
CEILING	10'



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CERTIFICATE OF OCCUPANCY

B Form 34C (Rev. 11-11-1960)

THE CITY OF NEW YORK

HOUSING AND DEVELOPMENT ADMINISTRATION

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH

BROOKLYN

DATE

MAR 9 1979

NO.

217463

IS

M-1

This certificate supersedes C.O. No.

ZONING DISTRICT

THIS CERTIFIES that the new—altered—existing—building—premises located at

Block

7948

Lot

6

5380 Kings Highway

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LB. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
First	ground				17	D1	Manufacturing of Food Products
Second	50	10			17	D1	Accessory Offices
TOTAL:			As Stated Above				
			Old Code				
			Fuel Oil # C/A 16360 issued March, 1975				

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