EXCLUSIVE SALE OFFERING

BROOKLYN, NEW YORK

580 Fountain Avenue

BROOKLYN, NY 11208

LAST-MILE INDUSTRIAL FOR SALE

144,000 SF M1-1 22 FT

GREINER-MALTZ
REAL ESTATE

24-09 38TH Avenue, Long Island City, NY 11101



INDUSTRIAL WAREHOUSE · SPRING CREEK

Ron Godel
SENIOR DIRECTOR
LICENSED REAL ESTATE ASSOCIATE BROKER
347.885.2118 CELL
RGODEL@GREINER-MALTZ.COM

Sharone Levy
PRINCIPAL
LICENSED REAL ESTATE ASSOCIATE BROKER
718.391.9296 DIRECT
SLEVY@GREINER-MALTZ.COM

Avi Feinberg
EXECUTIVE MANAGING DIRECTOR
LICENSED REAL ESTATE ASSOCIATE BROKER
718.786.5050 x248 WORK
AFEINBERG@GREINER-MALTZ.COM

A 144,000 SF last-mile FDA certified manufacturing, warehouse & distribution facility positioned along Brooklyn's Linden Boulevard logistics corridor.

Heavy power, 22 FT ceilings, ten interior loading docks accommodating 53 FT trailers, ramp-down warehousing, finished office, and direct access to JFK, the BQE, and the Van Wyck — a rare last-mile asset in one of the nation's most supply-constrained industrial markets.

The Property

A modern 144,000 SF last-mile industrial facility purpose-built for distribution, light manufacturing, and warehousing —engineered with heavy power, ten interior loading docks, and a ramp-down warehouse to maximize logistics throughout.

AREA PROGRAM

Building Stats

Square-footage breakdown across the 144,000 SF improved site.

TOTAL FOOTPRINT

144,000 SF

GROUND FLOOR WAREHOUSE	135,700 SF
RAMP-DOWN WAREHOUSE	11,700 SF
2ND FLOOR OFFICE / MEZZANINE	10,800 SF
ON-SITE PARKING	7,300 SF

ZONING

M1-1

Light manufacturing & distribution by-right.

CEILING HEIGHT

Up to 22 FT

Clear heights suited to rack-supported storage.

LOADING DOCKS

10 Interior

Can accommodate 53 ft trailers

OVERHEAD DOORS

7 Total

Drive-in & truck-height access points.

POWER

Heavy

Industrial-grade electrical service.

SPRINKLERS

Wet System

STREET FRONTAGE

Multiple Frontages

OFFICE BUILD-OUT

Finished Office Space
Kitchen/Lunchroom

Property Highlights & Location Advantages

BUILDING HIGHLIGHTS
Engineered for Modern Logistics

LOCATION ADVANTAGES
A Last-Mile Position to Reach All of NYC



AIRPORT
~6.7 mi
to JFK International Airport

TRANSIT
~0.61 mi
to New Lots Av subway station

TRANSIT
~0.66 mi
to Euclid Av subway station

BUS ACCESS
Nearby stops
Fountain Ave / Linden Blvd · Linden Blvd / Logan St

HIGHWAY ACCESS
BQE & VAN WYCK EXPRESSWAY ACCESS

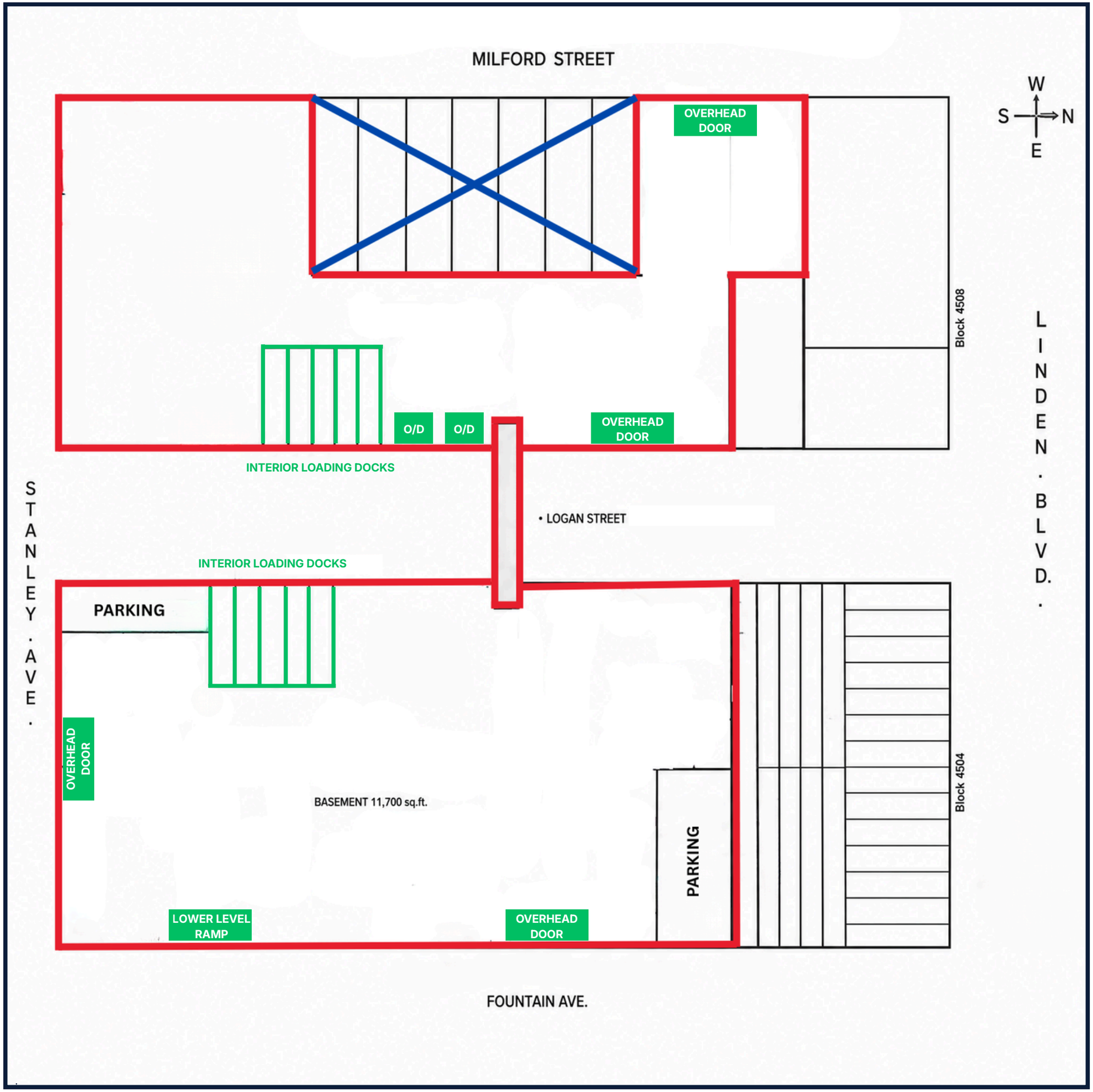
LAST-MILE NEIGHBORS
Nearby Logistics Operators

AMAZON DBK6
2300 Linden Blvd
Last-mile delivery station

DYY4 AMAZON
12595 Flatlands Ave
Amazon fulfillment / sortation

FEDEX HOME DELIVERY
830 Fountain Ave
FedEx last-mile facility

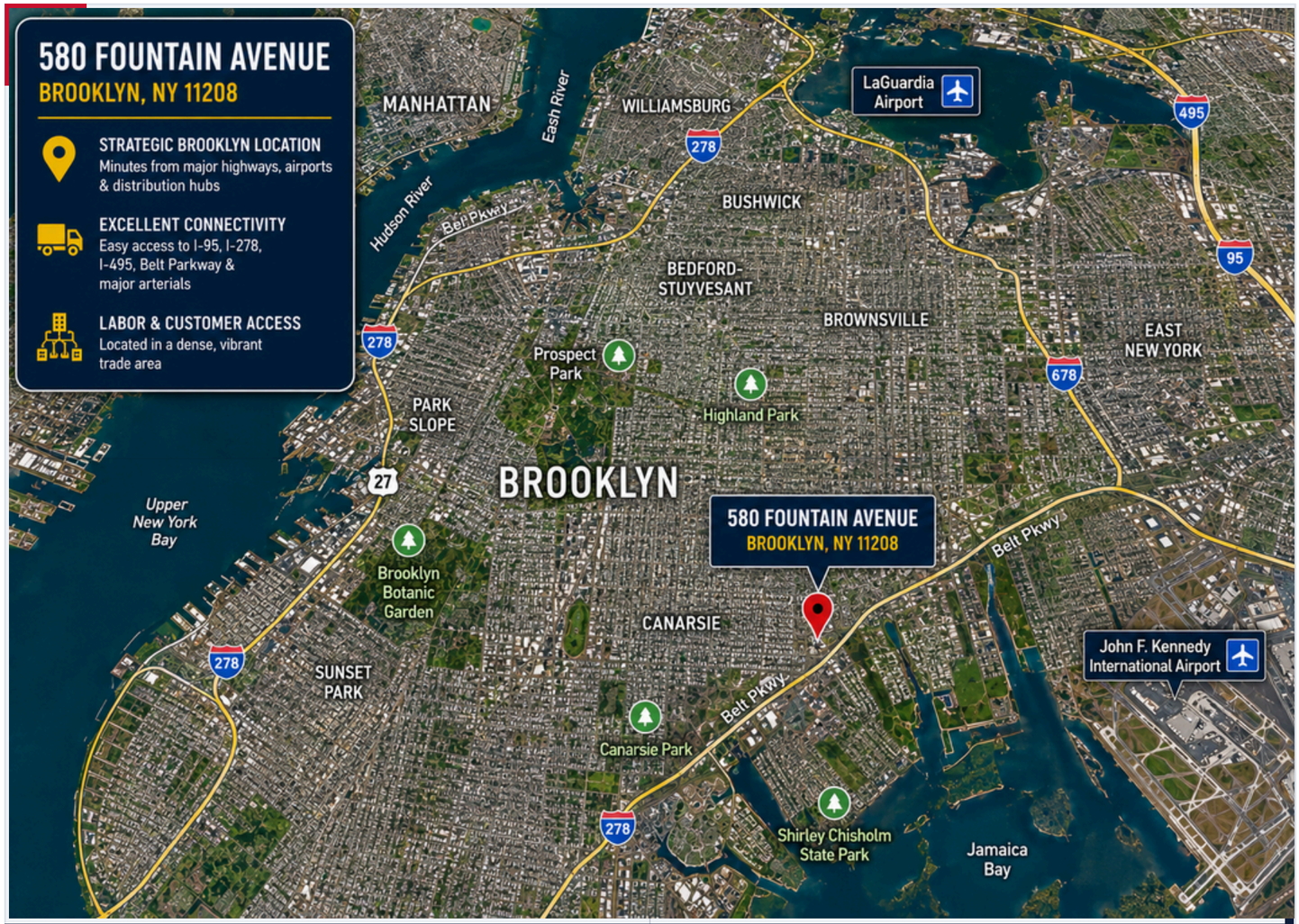
FLOOR PLAN


MILFORD STREET
W
S
N
E
OVERHEAD DOOR
Block 4508
LINDEN. BLVD.
O/D
O/D
OVERHEAD DOOR
INTERIOR LOADING DOCKS
• LOGAN STREET
STANLEY. AVE.
INTERIOR LOADING DOCKS
PARKING
OVERHEAD DOOR
BASEMENT 11,700 sq.ft.
PARKING
Block 4504
LOWER LEVEL RAMP
OVERHEAD DOOR
FOUNTAIN AVE.

Location

Positioned along Brooklyn's Linden Boulevard last-mile corridor — with direct reach to all five boroughs, JFK International Airport, and the BQE/Van Wyck expressway network.

TO JFK	TO SUBWAY
~6.7 mi	~0.6 mi



SUBJECT PROPERTY · 580 FOUNTAIN AVE — EAST NEW YORK, BROOKLYN

ACCESS & CONNECTIVITY

A Last-Mile Position

01 Easy access to all boroughs of NYC & Points East.

02 Off Linden Boulevard — Brooklyn's primary east/west logistics corridor.

03 Approximately 6.7 miles west of JFK International Airport.

04 Direct access to the Brooklyn-Queens Expressway & Van Wyck Expressway.

05 ~0.61 mi to New Lots Av subway · ~0.66 mi to Euclid Av subway.

06 Bus access near Fountain Ave / Linden Blvd and Linden Blvd / Logan St.

WHY THIS LOCATION

Built for the last mile.

Direct reach to Manhattan, Queens, the Bronx, Staten Island, and Long Island — supported by JFK proximity, two subway stations within walking distance, and immediate expressway access via the BQE and Van Wyck.

LAST-MILE NEIGHBORS

In the Logistics Corridor

AMAZON WAREHOUSES	2300 Linden Blvd
AMAZON WAREHOUSE	12595 Flatlands Ave
FEDEX HOME DELIVERY	830 Fountain Ave