

**2,875**

TOTAL SF

16'2"

CLEAR HEIGHT

M1-2D

ZONING

1

DRIVE-IN

220A

3-PHASE POWER



INTERIOR — MEZZANINE + GROUND LEVEL

PROPERTY OVERVIEW

One-story warehouse with mezzanine ideally positioned between Sunset Park and Park Slope — one of Brooklyn's most sought-after industrial submarkets. Functional drive-in access, existing office space, skylights, and 3-phase power. Ready for immediate occupancy.

FEATURES

1,875 SF Ground Level	1,000 SF Mezzanine
16'2" Clear Ceiling Height	1 Drive-In Door
Gas Heat	Skylights
220A · 3-Phase Power	Existing Office Space
Block 630, Lot 15	75' x 25' Footprint

TRANSPORTATION→ D · N · R · W — Prospect Ave (1 block) **DNRW**

→ Prospect Expwy · Gowanus Expwy

→ B37 Bus: 3rd Ave / 20th Street **MTA**