

# 3,600 SF GROUND FLOOR COMMERCIAL FOR LEASE

87 WOLCOTT STREET, BROOKLYN, NY 11231



## APPROXIMATE SIZE

3,600 SF ABOVE GRADE

## ZONING

C1-3/R5

## POSSESSION

IMMEDIATE

## REDUCED ASKING RENT

\$9,000 \ MONTH (\$29.90 PSF)

## FEATURES

- FLOOR TO CEILING WINDOWS
- SMALL BACKYARD INCLUDED
- LOTS OF NATURAL LIGHT
- 2 ADA BATHROOMS
- GAS HEAT
- LIFT SPRINKLER SYSTEM 4
- SUITABLE FOR MANUFACTURING, CREATIVE, OFFICE, AND RETAIL USES

## ACCESS



RED HOOK



CARROLL ST STATION



VAN BRUNT ST & WOLCOTT ST

B61 BUS

## EXCLUSIVE AGENTS

(718) 786-5050

LEAH CHEN

lchen@gmipny.com

CHARLES WONG

cwong@greiner-maltz.com

DAVID EISNER

deisner@greiner-maltz.com

**GREINER-MALTZ**

REAL ESTATE

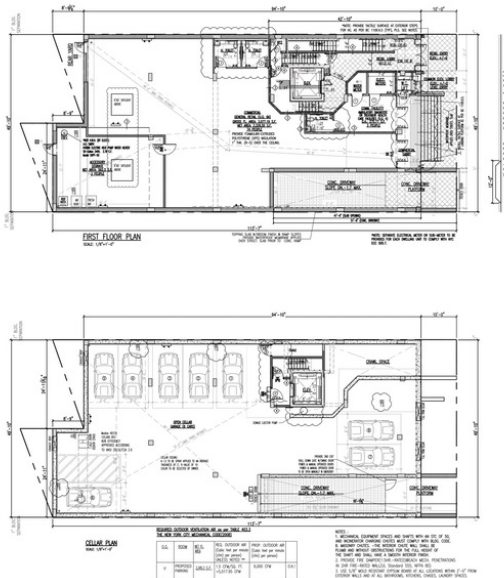
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