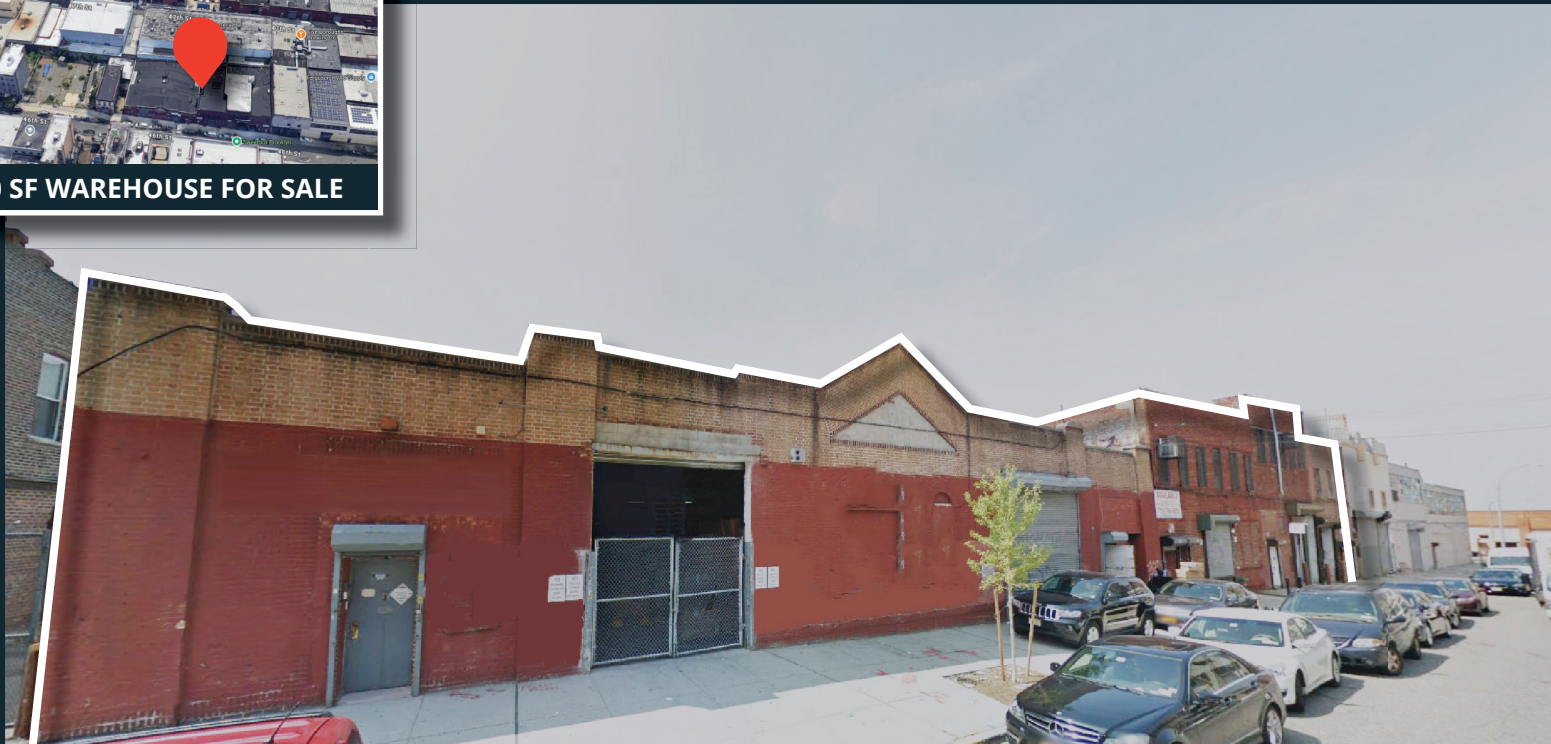


AVAILABLE FOR SALE

228-248 46TH STREET BROOKLYN, NY



OFFERING MEMORANDUM

NYC + BOROS: 24-09 38TH AVENUE | LONG ISLAND CITY, NY 11101 | 718-786-5050 | FAX: 718-786-9718
WESTCHESTER + ROCKLAND: 800 WESTCHESTER AVENUE, S-638 | RYE BROOK, NY 10573 | 914-708-3042
NEW JERSEY: 250 MOONACHIE ROAD | MOONACHIE, NJ 07074 | 201-786-5050
NASSAU + SUFFOLK: 185 EXPRESS STREET, SUITE 300 | PLAINVIEW, NY 11803 | 516-364-1000 | FAX: 516-364-1012

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"CREATING OPPORTUNITIES TOGETHER"

228-248 46TH STREET BROOKLYN, NY

FOR SALE | 30,000 SF WAREHOUSE
IN SUNSET PARK - BROOKLYN

DEAL HIGHLIGHTS

- Exceptional 30,000 SF Warehouse
- Located in a Qualified Opportunity Zone
- F.A.R 2.0 (Commercial) / 4.8 (Facility)
- Up to 40,066 BSF (Comm.) / 96,158 BSF (Facility)
- Frontage: 200' on 46th Street
- Zoned: M1-2D
- Property Taxes: Approx \$108,000
- Block: 754; Lot: 17

- Easy Access to Manhattan, Queens, and Staten Island
- Nearby N/R/W Subways and NYC Water Taxi
- Directly off of B.Q.E I-278
- Minutes from Belt Pkwy, Prospect Expy, Brooklyn-Battery Tunnel

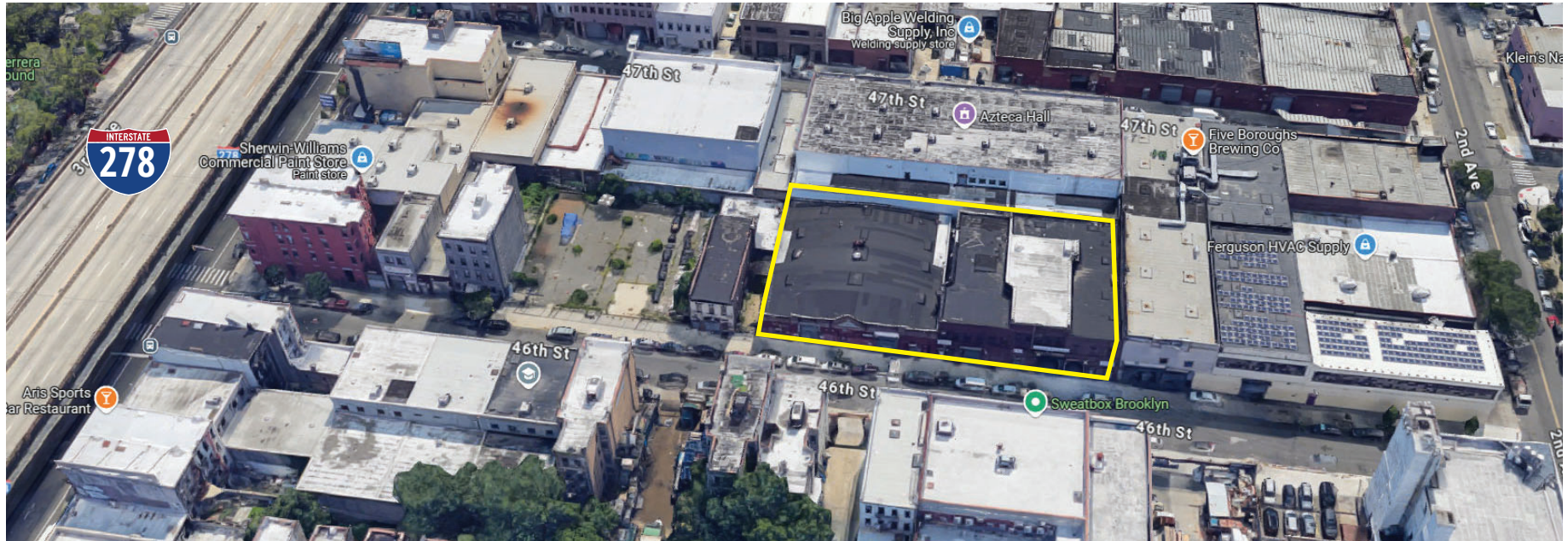


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FOR SALE | 30,000 SF WAREHOUSE
IN SUNSET PARK - BROOKLYN



EXECUTIVE SUMMARY

Greiner-Maltz Real Estate is excited to present **228-248 46th Street Brooklyn, NY for SALE**. This subject property consists of approximately 20,000 SF of ground floor industrial space and approximately 10,000 SF of space on the second floor.

228-248 46th Street is located in one of the hottest industrial, retail and lifestyle pockets in Brooklyn. It is also immediately nearby such anchor institutions as **Industry City, NYU Langone Brooklyn Hospital, Whole Foods and Costco**. Just blocks away is the **Brooklyn Army Terminal** which is the premier hub for modern industrial businesses entrepreneurs in NYC.

The property is served by the **N/R/W** trains, **NYC Water Taxi** and is minutes to Manhattan via the Brooklyn-Queens Expressway.

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FOR SALE | 30,000 SF WAREHOUSE
IN SUNSET PARK - BROOKLYN

BUILDING OVERVIEW

- Block/Lot: 754-17
- 20,000 SF Plot
- 200'X100' Dimensions
- 20,000 SF Ground Floor
- 2nd Fl: ± 10,000 SF Flex & Warehouse
- Total: ± 30,000 SF Warehouse
- 5 Overhead Doors/Drive-Ins
- High Ceilings
- Crane
- New Renovations



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IN SUNSET PARK - BROOKLYN

NEIGHBORHOOD OVERVIEW

RESIDENTIAL MARKET INSIGHTS

Sunset Park boasts an array of housing options from historic row houses to contemporary apartment complexes. The neighborhood is a hotbed for those seeking an urban lifestyle with a touch of Brooklyn charm, underscored by competitive pricing and a growing inventory.

COMMERCIAL AND DEVELOPMENT POTENTIAL

In the wake of rezoning and strategic urban planning, Sunset Park is ripe for investment. New commercial spaces, green initiatives, and waterfront developments are redefining the neighborhood as a sustainable and scalable zone for business expansion.

RETAIL RENAISSANCE

The retail sector in Sunset Park reflects a globe-spanning array of options, from traditional street-front shops to modern boutiques in Industry City. It's a retail tapestry that caters to a diverse demographic, making it a magnet for both local patrons and destination shoppers

STRATEGIC TRANSPORTATION NETWORK

The accessibility of Sunset Park is unparalleled with the N, R, and D subway lines offering swift transit to Downtown Brooklyn and Manhattan. The area is also laced with bus routes and bike-friendly paths, and uniquely benefited by a freight rail line, ensuring that movement of goods mirrors the pace of life.

A NEIGHBORHOOD APART

What truly sets Sunset Park apart is its successful melding of old-world charm with new-world vigor. It is a waterfront gem that promises growth, fosters community, and offers a rare mix of accessibility, diversity, and opportunity. For the discerning investor or the growing business, Sunset Park isn't just a location; it's a launchpad to Brooklyn's future.

228-248 46TH STREET BROOKLYN, NY

FOR SALE | 30,000 SF WAREHOUSE
IN SUNSET PARK - BROOKLYN

AREA MAP:



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FOR MORE INFORMATION CONTACT EXCLUSIVE AGENT:

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