



**8801 FOSTER AVENUE
BROOKLYN, NY**

FOR SALE | ENTIRE CITY BLOCK
WAREHOUSE WITH OFFICE IN
PRIME INDUSTRIAL LOCATION

GREINER-MALTZ
REAL ESTATE

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DEAL HIGHLIGHTS

- 30,967 SF OF GROUND FLOOR WAREHOUSE SPACE
- 22,813 SF OF BASEMENT SPACE
- 4,283 SF 2ND FLOOR OFFICE
- **58,063 SF TOTAL SPACE FOR SALE**
- 20 MINUTES FROM JFK
- WALKING DISTANCE TO L TRAIN
- NEARBY LINDEN BOULEVARD AND BELT PARKWAY
- **FOUR-STREET FRONTAGE ON ENTIRE CITY BLOCK!**

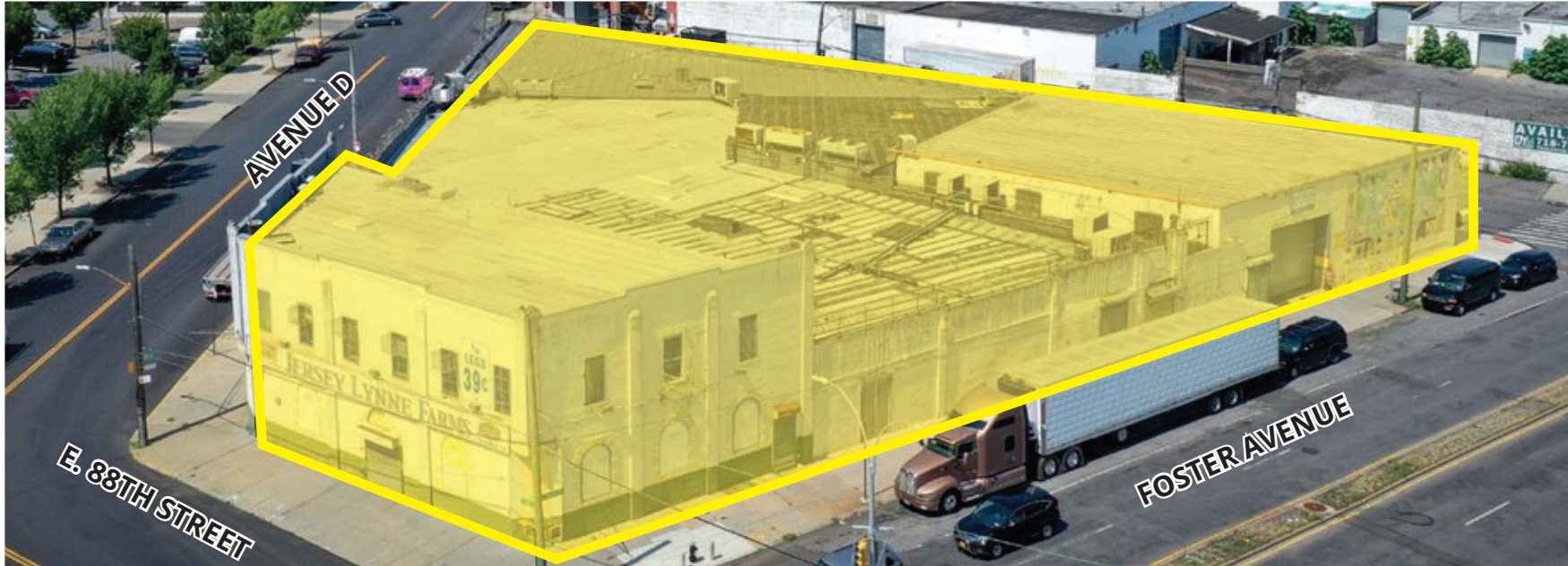


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EXECUTIVE SUMMARY

Greiner Maltz Real Estate is excited to present 8801 Foster Ave for sale. This subject property which is situated on entire city block consists of approximately 30,967SF of ground floor industrial space and approximately 4,253SF of office space on the second floor. In addition the property features a bonus of approximately 22,813SF of below grade storage space. The subject property has multiple loading entry points throughout the entire property.

8801 Foster Ave is located in one of the hottest industrial pockets in Brooklyn. It is also directly across the street from **Canarsie Plaza** which includes **BJ's, Planet Fitness, Dollar Tree, The Vitamine Shoppe, Pizza Hut, Dunkin Donuts** and more.

Just three blocks away is the Brooklyn Terminal Market which has been in operation for close to 80 years. It has vendors selling everything from fresh produce, wines, spices, and flowers.

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Block / Lot	7946 / 14
Lot Dimensions	208.05' x 258.31' (Irregular)
Lot Size	30,967 Sq. Ft. (Irregular)
Building Dimensions	246' x 57.5' (Irregular)
Stories	1-2
Units	2
Building Size	58,063 Sq. Ft. (Irregular)
Ground Floor	30,967 Ft. (Irregular)
2nd Fl. Office Space	4,283 Sq. Ft. (Approx.)
Basement	22,813 Sq. Ft. (Irregular)
Ceiling Height:	12'-18' Feet
Zoning	M1-1
FAR	1.00
Buildable Area	30,967 Sq. Ft. (Approx.)
Air Rights	None Sq. Ft. (Approx.)
Tax Class	4
R.E Taxes (21/22)	\$111,067



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AREA MAP:



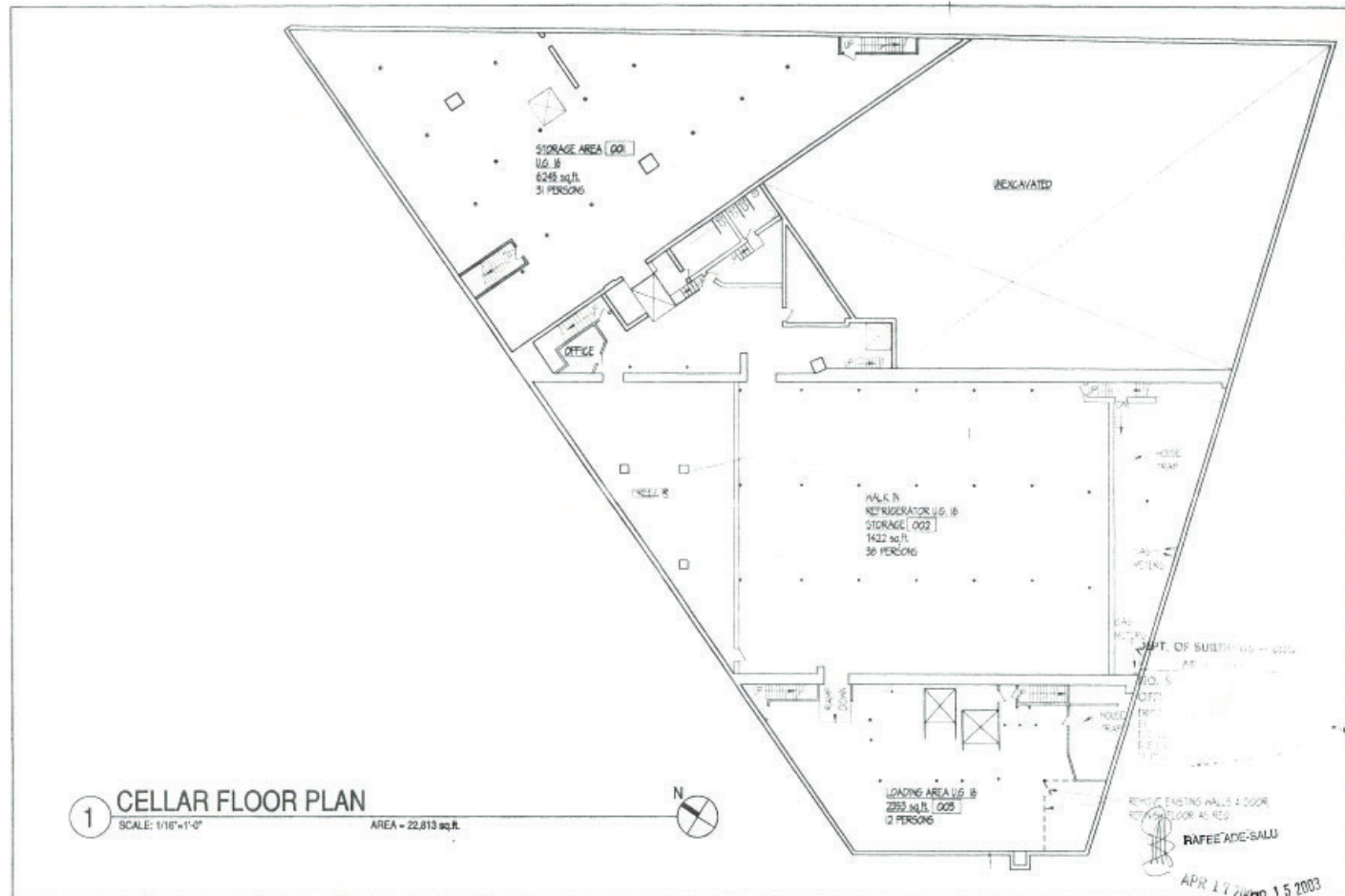
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PROPERTY SURVEY 1:



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