

AVAILABLE FOR LEASE

1014 Grand St / 250 Morgan Ave

Brooklyn, NY 11237

Block: 2942 Lot: 12



JAFFE REALTY
INDUSTRIAL - COMMERCIAL



24,000 SF

1 Story High Ceiling Warehouse

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EXECUTIVE SUMMARY

Part 1

Jaffe Realty, LLC has been retained on an Exclusive basis to arrange the leasing of 250 Morgan Ave aka 1014 Grand Street), in East Williamsburg, Brooklyn NY. This centrally located industrial submarket building in the greater New York area is a total of 24,000 SF. With great traffic visibility, this M3-1 zoned corner building has 23-25' ceiling, limited columns, 1 loading dock, 4 drive in doors, 700 SF showroom, 700 SF 2nd floor office and a 5-ton crane.



EXECUTIVE SUMMARY

Ideal for warehouse and distribution, food manufacturing, food processing, four (4) pallet high stacking, marble fabrication, steel fabrication, lumber yard, building materials, construction equipment and other contractor uses.

Part 2



PROPERTY OVERVIEW

Building Information

Lot and Building Dimensions	120' x 200'
Building Size	24,000 SF
Ground Floor Showroom	Approx. 700 SF
2 nd Floor Office	Approx. 700 SF
Ceiling Height	23' - 25'
Loading Bay	1 (On Morgan Ave)
Drive in Door	4 (Two on each street)
Electrical Power	800 Amps
Sprinkler System	Wet
Floor Drains	Yes
Electrical Power	Heavy Amps
Zone	M3-1



TRAFFIC
REGULATIONS..



GRAND ST

EXTERIOR
PHOTO



TRAFFIC
REGULATIONS

MORGAN AVE

TRAFFIC
REGUATIONS

MARINO
MARBLE & TILE CORP.
of Tile, Marble & Granite
REGULATION OF MARBLE & GRANITE
9-2191 / 2520



INTERIOR
PHOTO



INTERIOR
PHOTO



INTERIOR
PHOTO





LOADING BAY AND
OVERHEAD CRANE

DRIVE IN DOOR

DRIVE IN DOOR

LOADING BAY

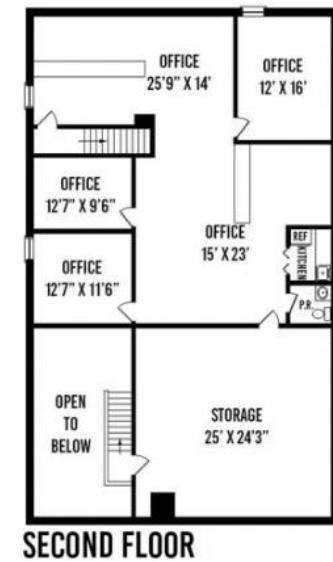
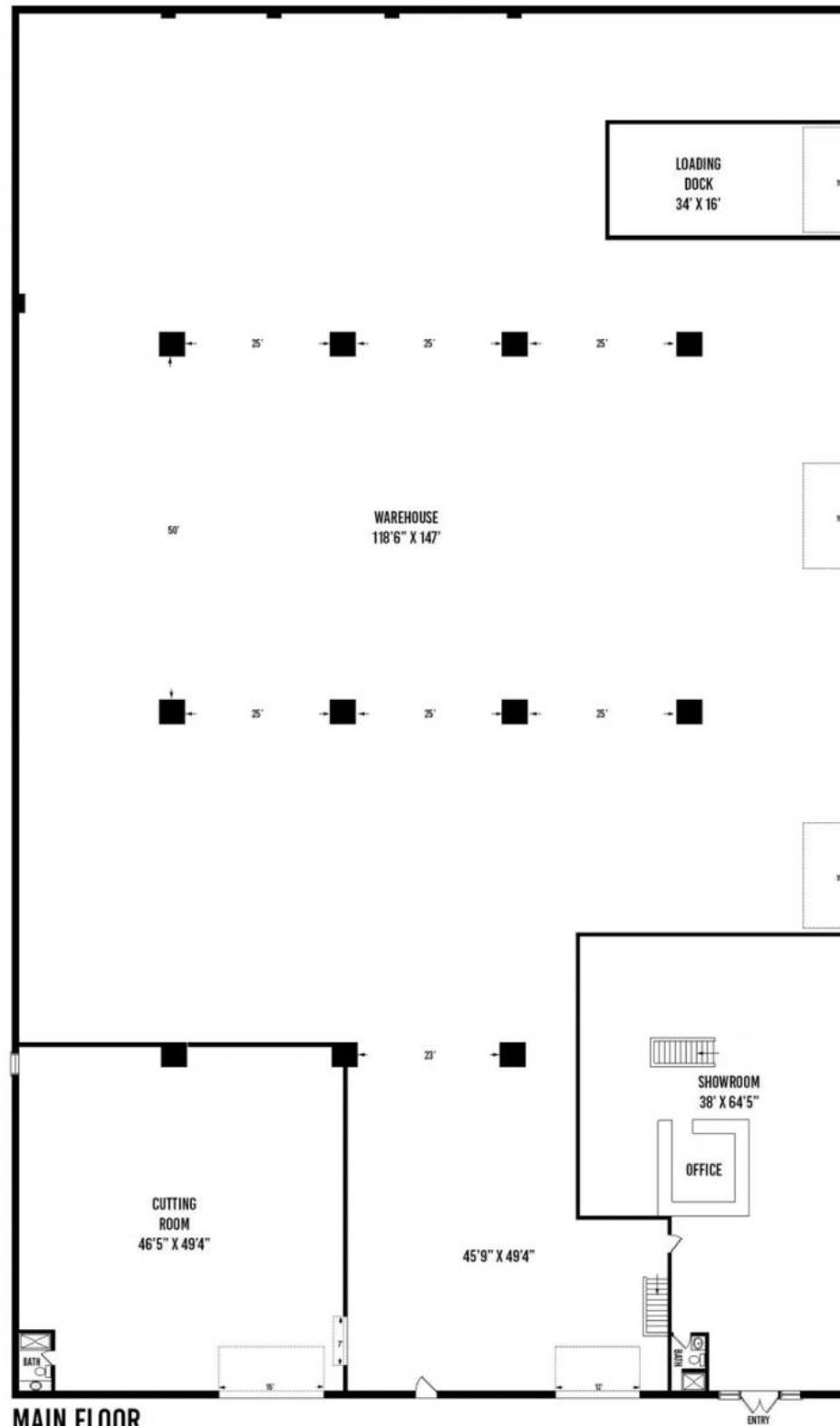


MORGAN AVE



SHOWROOM
CORNER OF GRAND ST AND MORGAN AVE

FLOOR PLAN



PROSPECTIVE TENANTS / USES



Last Mile Logistics



E-Commerce



- Food / Beverage Distribution
- Manufacturing
- Frozen / Dry Storage



Steel Fabrication



- Construction Contractors
- Building Materials



Art Storage



- TV / Film Production
- Lighting and Grip
- Theater Fabrication



Warehouse Distribution

ROUTE MAP

Nearest L.I.E. Entrance Ramp

1 Mile to Maurice Ave

Nearest L.I.E. Entrance Ramp

2.6 Miles to Metropolitan Ave

Nearest to Brooklyn Queens Expy Ramp

1.2 Miles to Meeker Ave

Williamsburg Bridge

1.2 Miles

TRANSPORTATION

TRANSIT/SUBWAY

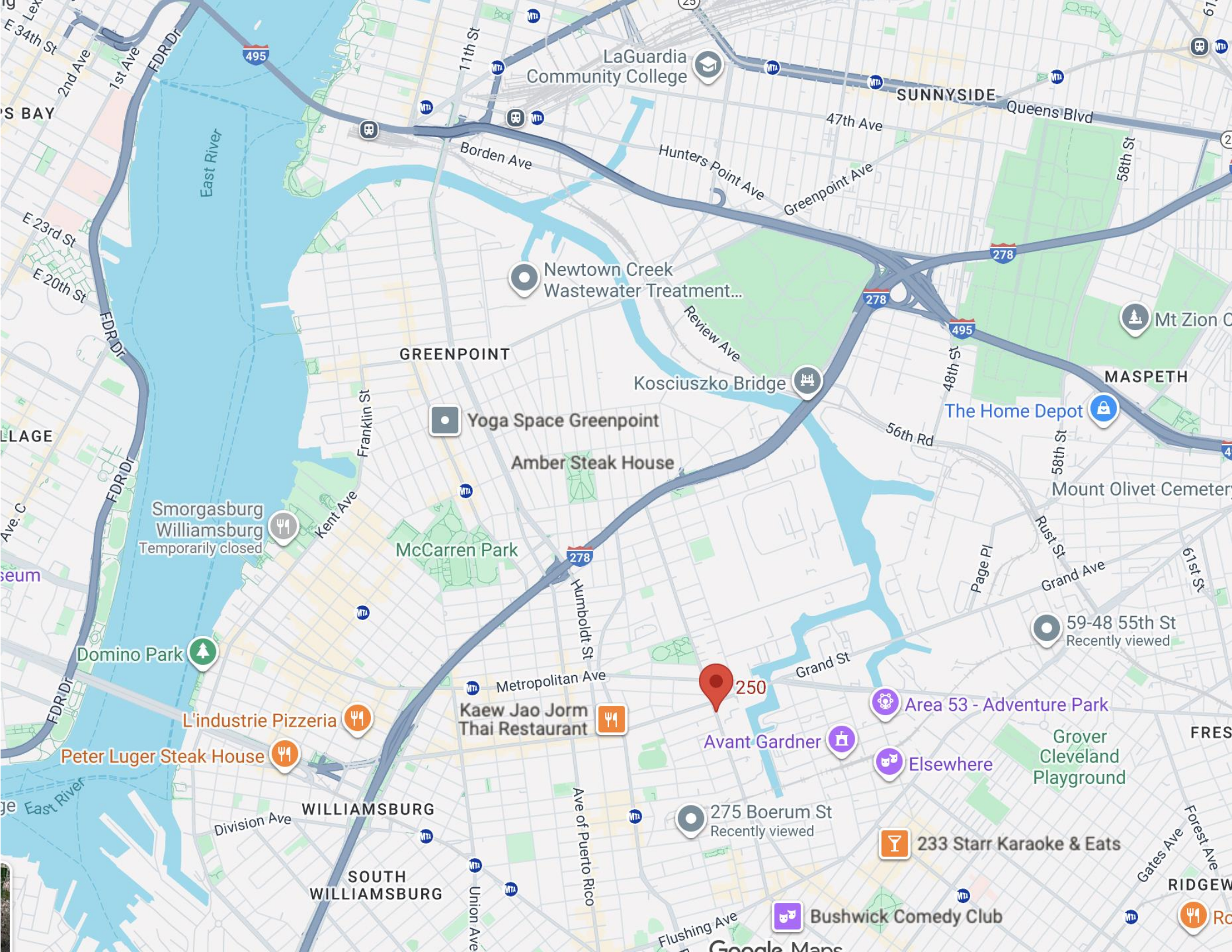
Grand Street (L Line)  	6 min walk	0.3 mi
Morgan Avenue  	10 min walk	0.7 mi
Graham Avenue  	11 min walk	0.6 mi
Montrose Avenue  	12 min walk	0.8 mi
Jefferson Street  	19 min walk	1.1 mi

AIRPORT

LaGuardia 	13 min drive	6.6 mi
John F Kennedy International 	21 min drive	12.0 mi

FREIGHT PORT

NY - Red Hook Container Terminal	11 min drive	5.6 mi
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LaGuardia Community College

SUNNYSIDE

East River

Newtown Creek Wastewater Treatment...

GREENPOINT

Borden Ave

Hunters Point Ave

Greenpoint Ave

Queens Blvd

The Home Depot

MASPETH

Amber Steak House

Yoga Space Greenpoint

Smorgasburg Williamsburg
Temporarily closed

McCarren Park

Domino Park

L'industrie Pizzeria

Peter Luger Steak House

WILLIAMSBURG

SOUTH WILLIAMSBURG

Kaew Jao Jorm Thai Restaurant

250

Avant Gardner

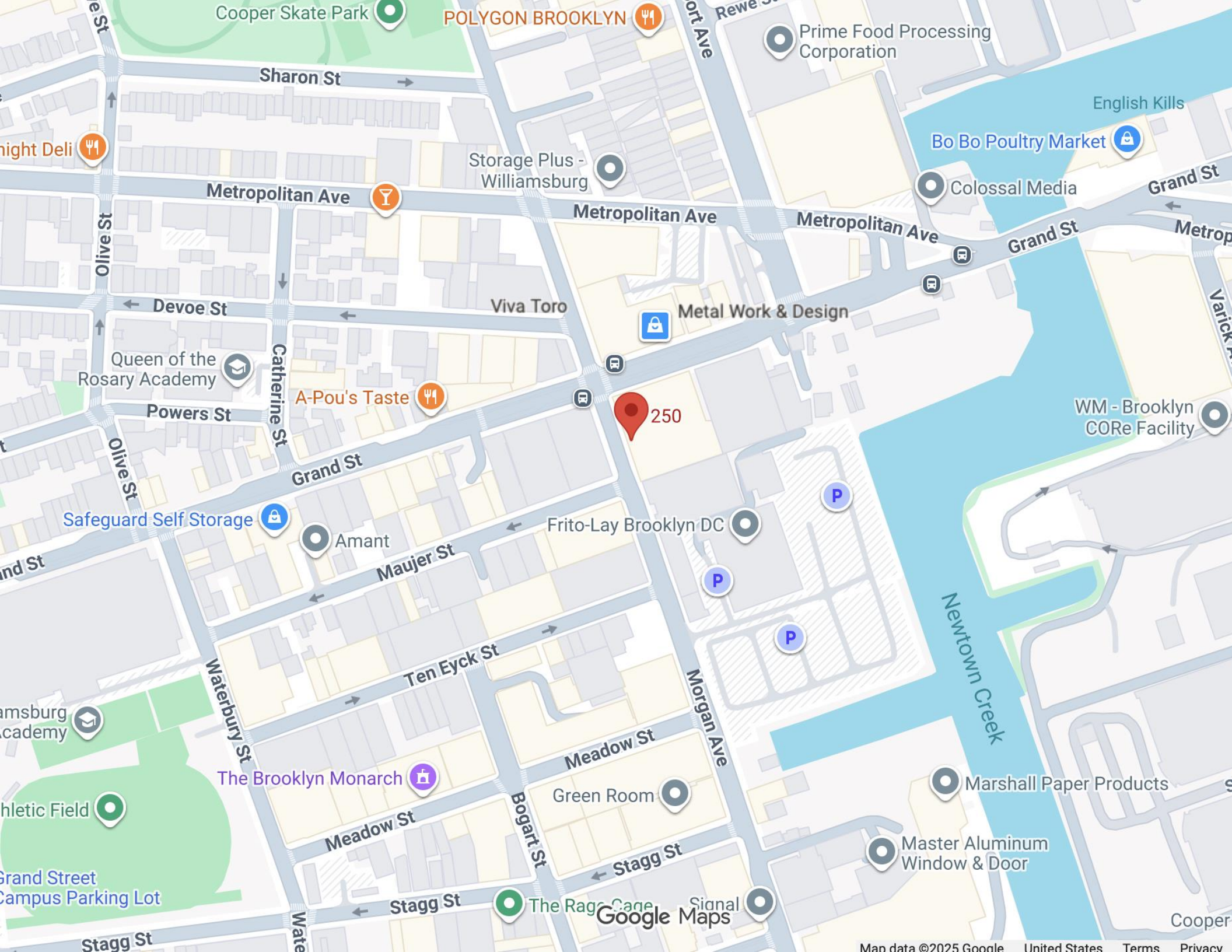
Area 53 - Adventure Park

Elsewhere

233 Starr Karaoke & Eats

Bushwick Comedy Club

Google Maps



POLYGON BROOKLYN



Prime Food Processing Corporation

English Kills

Bo Bo Poultry Market



Colossal Media

Grand St

Metrop

Verrick

Storage Plus - Williamsburg

Metropolitan Ave

Metropolitan Ave

Metropolitan Ave

Grand St

Metal Work & Design



Viva Toro

A-Pou's Taste



250

WM - Brooklyn CORE Facility

Frito-Lay Brooklyn DC

P

P

P

Grand St

Safeguard Self Storage



Amant

Maujer St

Ten Eyck St

Meadow St

Morgan Ave

Newtown Creek

The Brooklyn Monarch



Green Room



Marshall Paper Products

Master Aluminum Window & Door

The Rage Cage



Signal

Google Maps



AVAILABLE FOR LEASE
**250 Morgan Ave aka 1014 Grand St
(East Williamsburg)
Brooklyn, NY**

Please Contact Exclusive Broker, Jaffe Realty, LLC

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