

EXCLUSIVE

2nd Fl Warehouse Space + Ground Floor Loading 633 Court Street

BROOKLYN, NY 11231



APPROXIMATE SIZE

± 1,300 SF GROUND FLOOR
± 10,600 SF 2ND FLOOR

CEILING HEIGHT

14 FT

COLUMN SPACING

20 FT X 30 FT

LOADING

±1,900 SF IN ADDITION OF
COMMON LOADING AREA
MAX TRUCK LOADING - 53 FOOTER

ZONING

M3-1

POSSESSION

IMMEDIATE

ASKING RENT

PLEASE INQUIRE

IDEAL USES

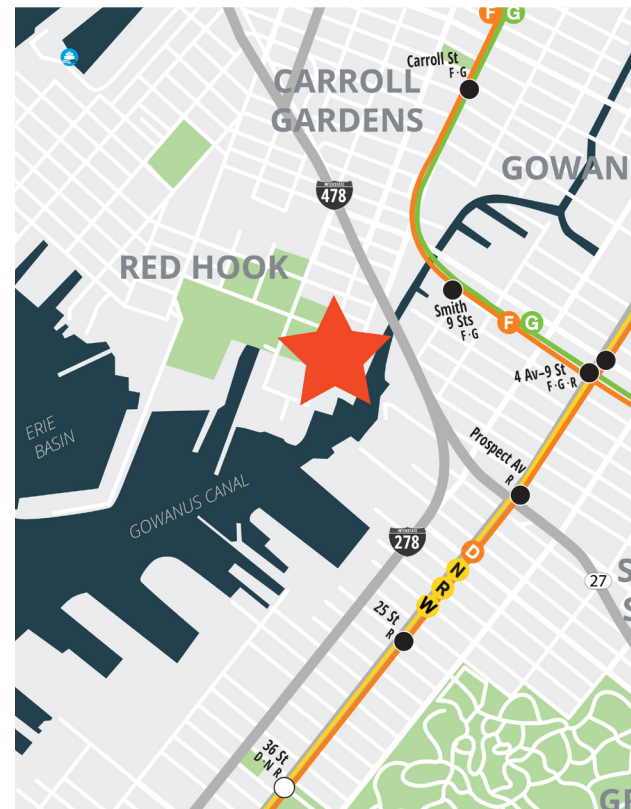
MANUFACTURING
FURNITURE STORAGE
ECOMMERCE WAREHOUSE
FOOD WHOLESALER
DRY STORAGE

FEATURES

- 24 HOUR ACCESS
- PRIVATE ENTRANCES
- HEAVY FLOOR LOADING
- 10 TON FREIGHT ELEVATOR (8 FT X 10 FT)
- NEW BATHROOMS
- NEW OFFICES
- 2 FULL SIDES OF WINDOWS
- ADDITIONAL OFFICE SPACE AVAILABLE NEXT DOOR
- SMALL LOSS FACTOR

ACCESS

F **G** AT SMITH - 9TH ST
278 / GOWANUS EXPY
BROOKLYN-BATTERY TUNNEL



EXCLUSIVE AGENTS

EITAN AGBASHOFF

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SECOND FLOOR



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