

EXCLUSIVE SALE
OFFERING
BROOKLYN, NEW YORK

580 Fountain Avenue

BROOKLYN, NY 11208

LAST-MILE INDUSTRIAL FOR SALE

144,000 SF M1-1 22 FT

GREINER-MALTZ
REAL ESTATE

24-09 38TH Avenue, Long Island City, NY 11101



INDUSTRIAL WAREHOUSE · SPRING CREEK

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A 144,000 SF last-mile FDA certified manufacturing, warehouse & distribution facility positioned along Brooklyn's Linden Boulevard logistics corridor.

Heavy power, 22 FT ceilings, ten interior loading docks accommodating 53 FT trailers, ramp-down warehousing, finished office, and direct access to JFK, the BQE, and the Van Wyck — a rare last-mile asset in one of the nation's most supply-constrained industrial markets.

The Property

A modern 144,000 SF last-mile industrial facility purpose-built for distribution, light manufacturing, and warehousing —engineered with heavy power, ten interior loading docks, and a ramp-down warehouse to maximize logistics throughout.

AREA PROGRAM

Building Stats

Square-footage breakdown across the 146,000 SF improved site.

TOTAL FOOTPRINT

144,000 SF

GROUND FLOOR WAREHOUSE 135,700 SF

RAMP-DOWN WAREHOUSE 11,700 SF

2ND FLOOR OFFICE / MEZZANINE 10,800 SF

ON-SITE PARKING 7,300 SF

ZONING

M1-1

Light manufacturing & distribution by-right.

CEILING HEIGHT

Up to 22 FT

Clear heights suited to rack-supported storage.

LOADING DOCKS

10 Interior

Can accommodate 53 ft trailers

OVERHEAD DOORS

7 Total

Drive-in & truck-height access points.

POWER

Heavy

Industrial-grade electrical service.

SPRINKLERS

Wet System

STREET FRONTAGE

Multiple Frontages

OFFICE BUILD-OUT

Finished Office Space
Kitchen/Lunchroom

Property Highlights & Location Advantages

BUILDING HIGHLIGHTS

Engineered for Modern Logistics

LOCATION ADVANTAGES

A Last-Mile Position to Reach All of NYC



AIRPORT
~6.7 mi
to JFK International Airport

TRANSIT
~0.61 mi
to New Lots Av subway station

TRANSIT
~0.66 mi
to Euclid Av subway station

BUS ACCESS
Nearby stops
Fountain Ave / Linden Blvd · Linden Blvd / Logan St

HIGHWAY ACCESS
BQE & VAN WYCK EXPRESSWAY ACCESS

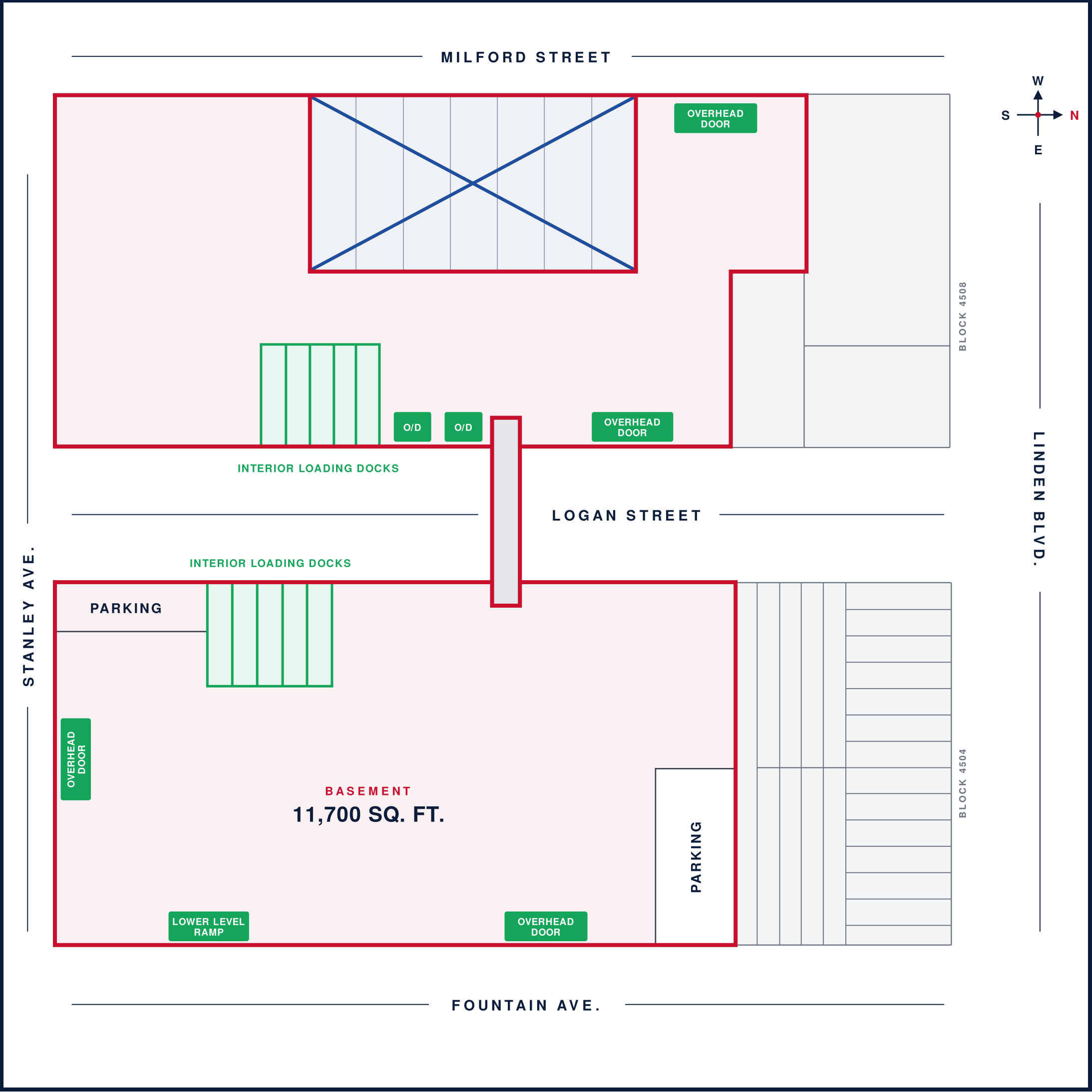
LAST-MILE NEIGHBORS
Nearby Logistics Operators

AMAZON DBK6
2300 Linden Blvd
Last-mile delivery station

DYY4 AMAZON
12595 Flatlands Ave
Amazon fulfillment / sortation

FEDEX HOME DELIVERY
830 Fountain Ave
FedEx last-mile facility

FLOOR PLAN



Location

Positioned along Brooklyn's Linden Boulevard last-mile corridor — with direct reach to all five boroughs, JFK International Airport, and the BQE/Van Wyck expressway network.

TO JFK

~6.7 mi

TO SUBWAY

~0.6 mi

580 FOUNTAIN AVENUE
BROOKLYN, NY 11208

STRATEGIC BROOKLYN LOCATION
Minutes from major highways, airports & distribution hubs

EXCELLENT CONNECTIVITY
Easy access to I-95, I-278, I-495, Belt Parkway & major arterials

LABOR & CUSTOMER ACCESS
Located in a dense, vibrant trade area

SUBJECT PROPERTY · 580 FOUNTAIN AVE

EAST NEW YORK, BROOKLYN

ACCESS & CONNECTIVITY

A Last-Mile Position

- 01 Easy access to all boroughs of NYC & Points East.
- 02 Off Linden Boulevard — Brooklyn's primary east/west logistics corridor.
- 03 Approximately 6.7 miles west of JFK International Airport.
- 04 Direct access to the Brooklyn-Queens Expressway & Van Wyck Expressway.
- 05 ~0.61 mi to New Lots Av subway · ~0.66 mi to Euclid Av subway.
- 06 Bus access near Fountain Ave / Linden Blvd and Linden Blvd / Logan St.

LAST-MILE NEIGHBORS

In the Logistics Corridor

AMAZON WAREHOUSES	2300 Linden Blvd
AMAZON WAREHOUSE	12595 Flatlands Ave
FEDEX HOME DELIVERY	830 Fountain Ave

WHY THIS LOCATION

Built for the last mile.

Direct reach to Manhattan, Queens, the Bronx, Staten Island, and Long Island — supported by JFK proximity, two subway stations within walking distance, and immediate expressway access via the BQE and Van Wyck.