AVAILABLE FOR LEASE

307 VANDERVOORT AVE BROOKLYN, NY 11211

13,218 SF INDUSTRIAL + 3,270 SF YARD · PRIME EAST WILLIAMSBURG LOCATION

GREINER-MALTZ REAL ESTATE





CONTACT EXCLUSIVE AGENT

EITAN HAKAMI

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GREINER-MALTZ REAL ESTATE

CREATING OPPORTUNITIES TOGETHER

24-09 38th Avenue, Long Island City, NY 11101 · (718) 786-5050 · greinermaltz.com

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PROPERTY OVERVIEW

13,218 SF industrial building with yard — an ideal mix of warehouse, office and yard space for storage or truck and vehicle parking.

- **10,600 SF clear-span ground-floor warehouse** with high ceilings and heavy power.
- **200 SF office mezzanine** plus a **2,418 SF second-floor office suite.**
- **3,270 SF private yard** with loading dock and drive-in ramp for seamless receiving and distribution.

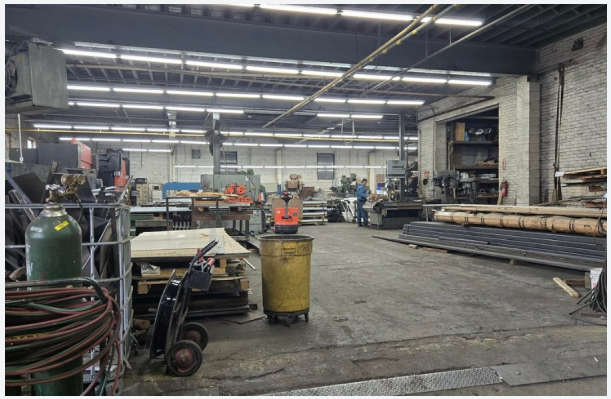
PROPERTY HIGHLIGHTS

15′–25′ high ceilings	800 amps, expandable to 1,600 amps
2″ high-pressure gas line	2-ton crane for heavy lifting
Side dock, extendable for tailboard loading	Drive-up ramp for efficient access

OFFERING SUMMARY

Lease rate	**Call for details**
Available	**13,218 SF + 3,270 SF yard**
Loading	**Covered dock & ramp**
Ceiling	**15′ – 25′**
Power	**800A, expandable to 1,600A**
Zoning	**M1-1**

Plus: dedicated exterior signage on Vandervoort Ave, and an option to extend the side dock for direct loading.

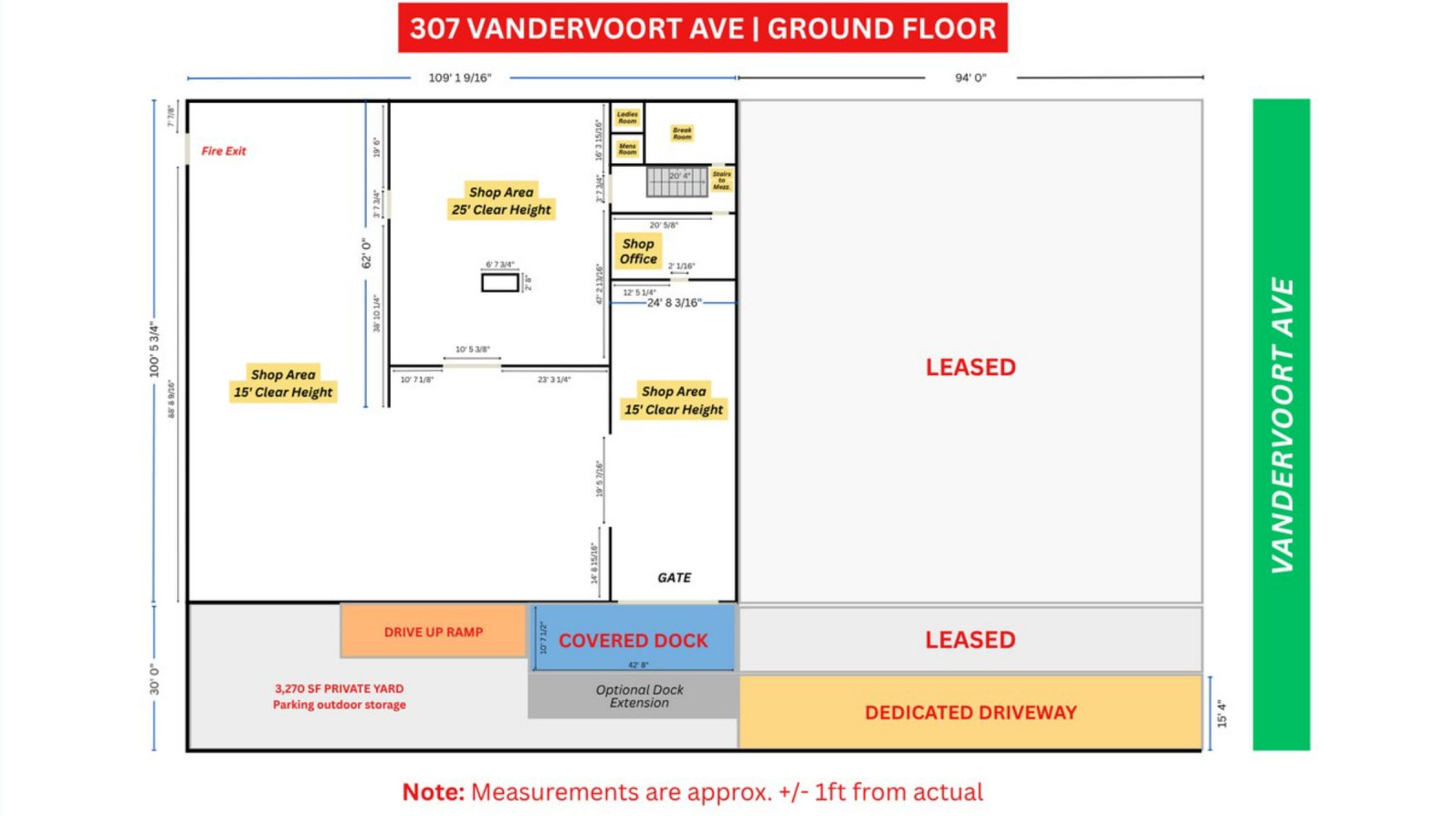






GROUND FLOOR PLAN

Measurements approx. ±1 ft from actual



Note: Measurements are approx. +/- 1ft from actual

10,600 SF
CLEAR-SPAN WAREHOUSE

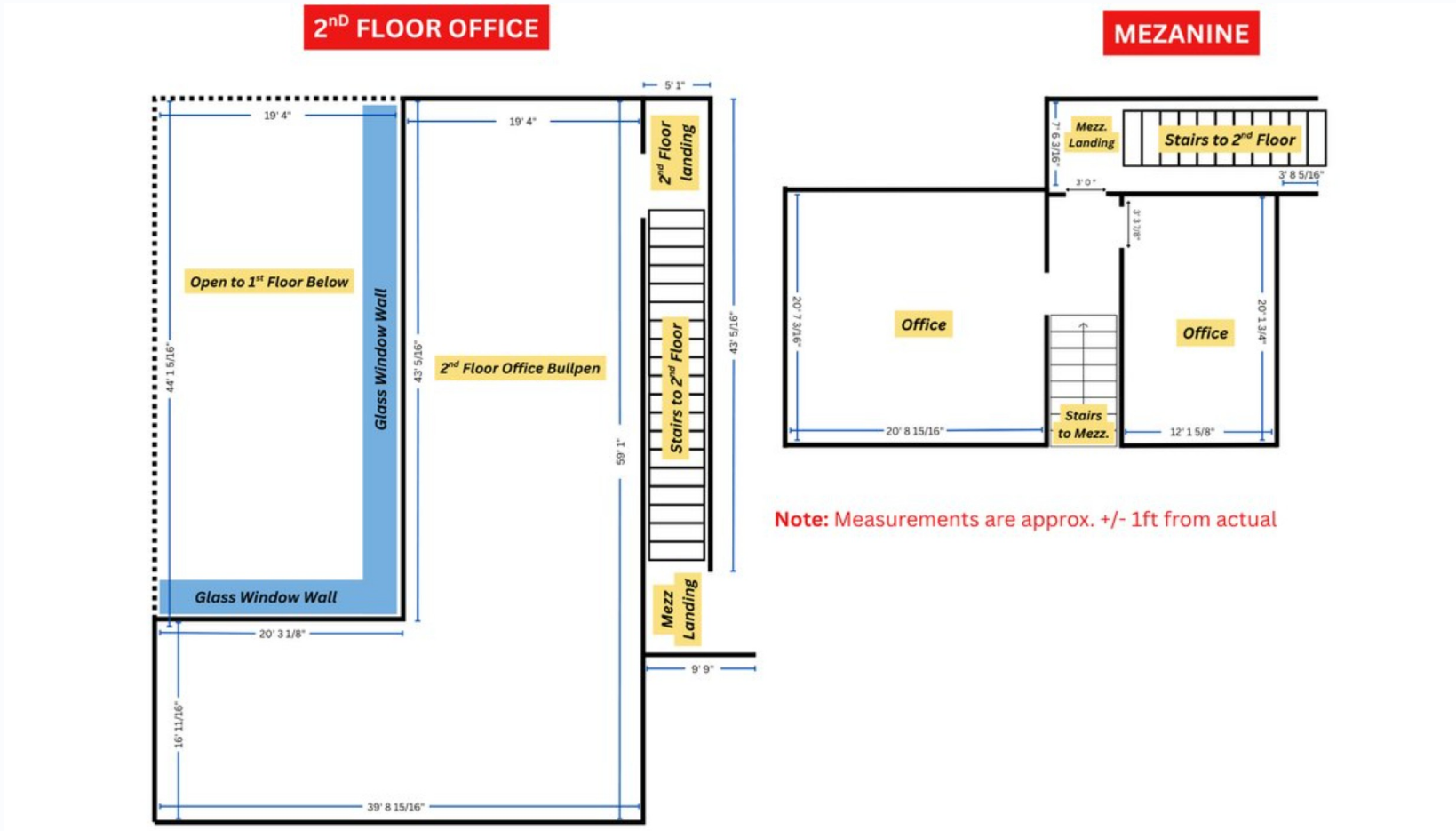
25' Clear
CENTER SHOP · 15' WINGS

3,270 SF
PRIVATE YARD

Dock + Ramp
COVERED, EXTENDABLE

2ND FLOOR OFFICE & MEZZANINE

Measurements approx. ±1 ft from actual



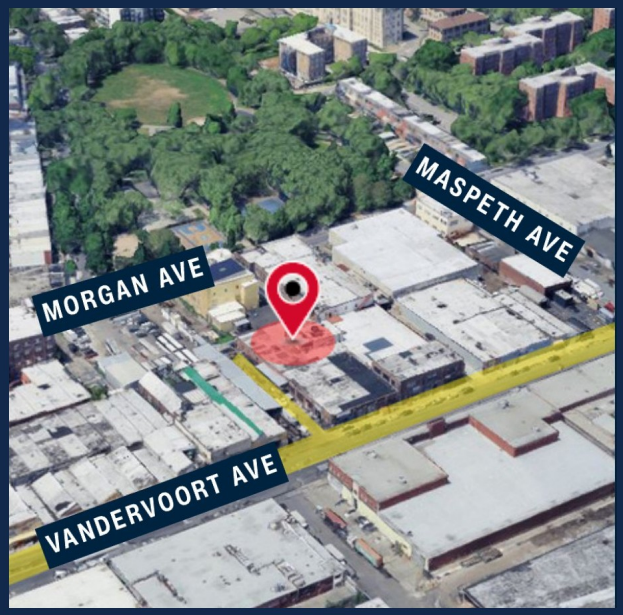
2,418 SF
2ND-FLOOR OFFICE SUITE

200 SF
OFFICE MEZZANINE

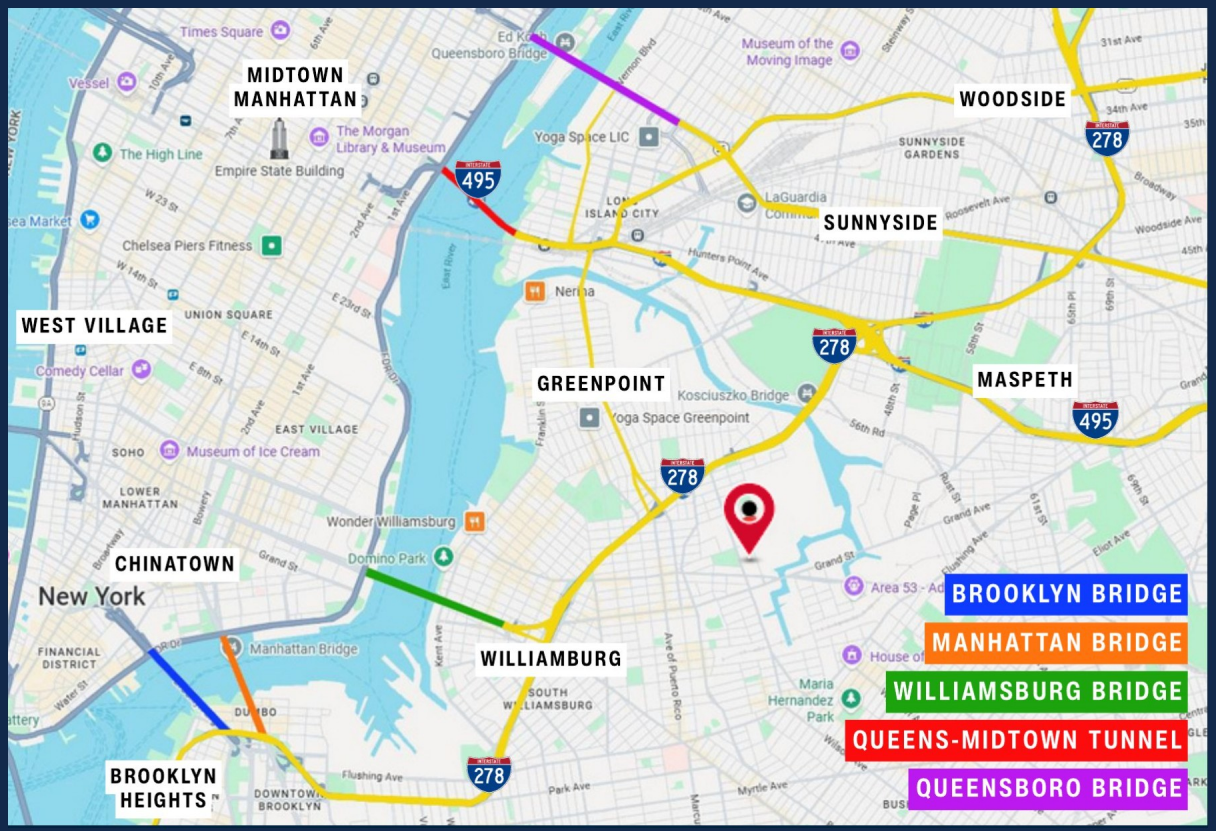
- **Second-floor bullpen** with a glass window wall open to the shop floor below.
- **Mezzanine** with two private offices, reached by its own stair from the shop.
- **Dedicated signage** on the Vandervoort Ave facade for your company name.

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LOCATION



At the intersection of **Greenpoint, East Williamsburg and Maspeth**, minutes from the BQE and LIE for supply-chain and delivery operations.



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