



## BUILDING FOR LEASE IN BROOKLYN'S LARGEST INDUSTRIAL PARK

### 60,000 SQ. FT. ONE-STORY WITH 20,000 SQ. FT. OF WELL-LIT PARKING

#### FEATURES:

- 54,000 Sq. Ft. Ground Floor
- 6,000 Sq. Ft. Finished Offices
- Can Build 65,000 FAR Additional
- Fully Insulated Butler Building
- Lot Size 80,000 Sq. Ft.
- Single Row of Columns in the Center of the Building
- Building Easily Divided In Half

POSSESSION  
FIRST QUARTER 2018

#### NEARBY:

- Jackie Robinson Parkway
- Atlantic Avenue
- Belt Parkway
- 15 Minutes to JFK & LaGuardia
- 5.4 Miles to Manhattan

#### Transportation:

**2 Blocks to Broadway Junction**

- L** (Sutter Ave)
- A C** (Van Siclen Ave)
- MTA** Long Island Rail Road (E. NY)



**LEASE PRICE:**

**UPON REQUEST**

**SALE PRICE:**

**UPON REQUEST**

**2021 PITKIN AVENUE, BROOKLYN, NY**

**BLOCK: 3718**

**LOT: 1**

**ZONING: M3-2**

For Information About This Property  
Contact Exclusive Agent:

**David Junik**, Partner  
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718-371-6406



# PINNACLE REALTY

OF NEW YORK, LLC

[www.pinnaclereny.com](http://www.pinnaclereny.com)

46-34 11th Street • Long Island City, NY 11101

718-784-8282

|                               |                                                      |
|-------------------------------|------------------------------------------------------|
| <b>Building Structure:</b>    | Steel Frame with Fully Insulated Walls               |
| <b>Roof:</b>                  | Built Up Roof, with Sections of Fiber and Steel Deck |
| <b>Elevators:</b>             | One 2,000 Lb. Hydraulic in Office                    |
| <b>Loading:</b>               | Exterior 9<br>Drive-in 1<br>Total Doors 10           |
| <b>Heating:</b>               | Gas Fired Infra-Red Radiant Heat                     |
| <b>Office HVAC:</b>           | Rooftop Mounted A/C with HW Baseboard                |
| <b>Fire Sprinkler System:</b> | Fully Sprinklered with Wet System                    |
| <b>Electricity:</b>           | 400+ Amps of Power Available                         |
| <b>Water Service:</b>         | 12" Main                                             |
| <b>Gas Service:</b>           | National Grid<br>12" Gas Main                        |
| <b>Utilities:</b>             | Con Edison                                           |
| <b>Ceiling Height:</b>        | 31' In Center<br>26' Along Perimeter                 |







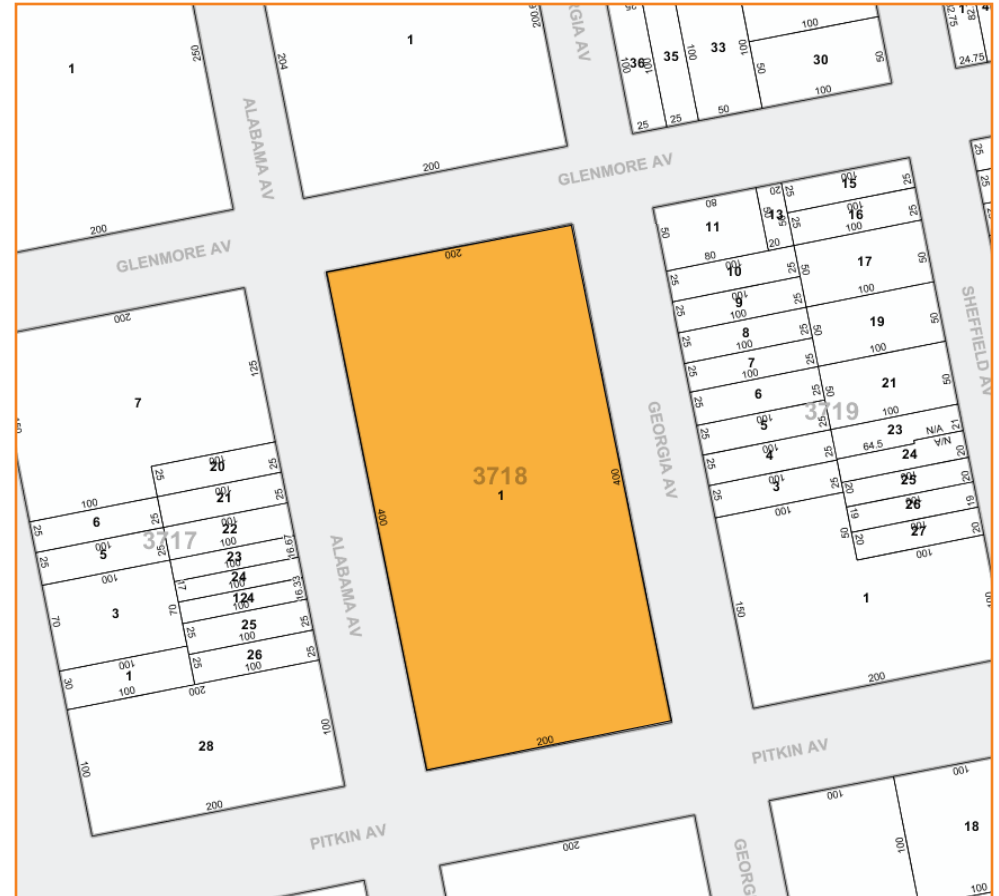
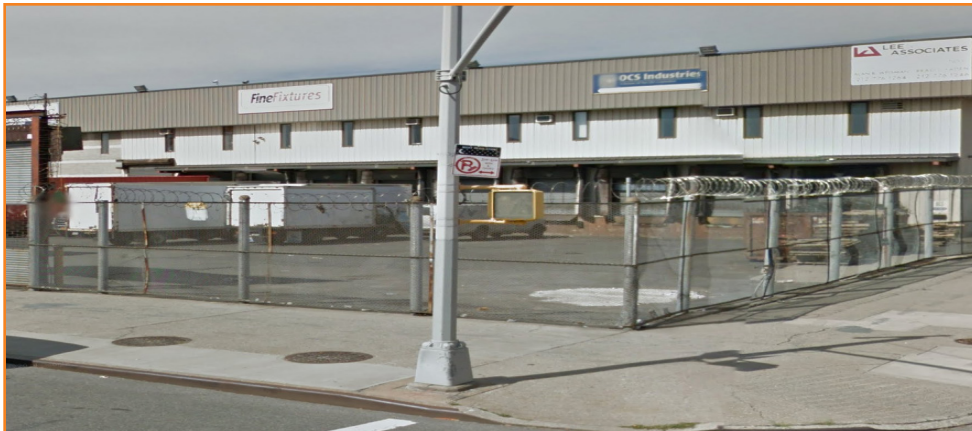
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