

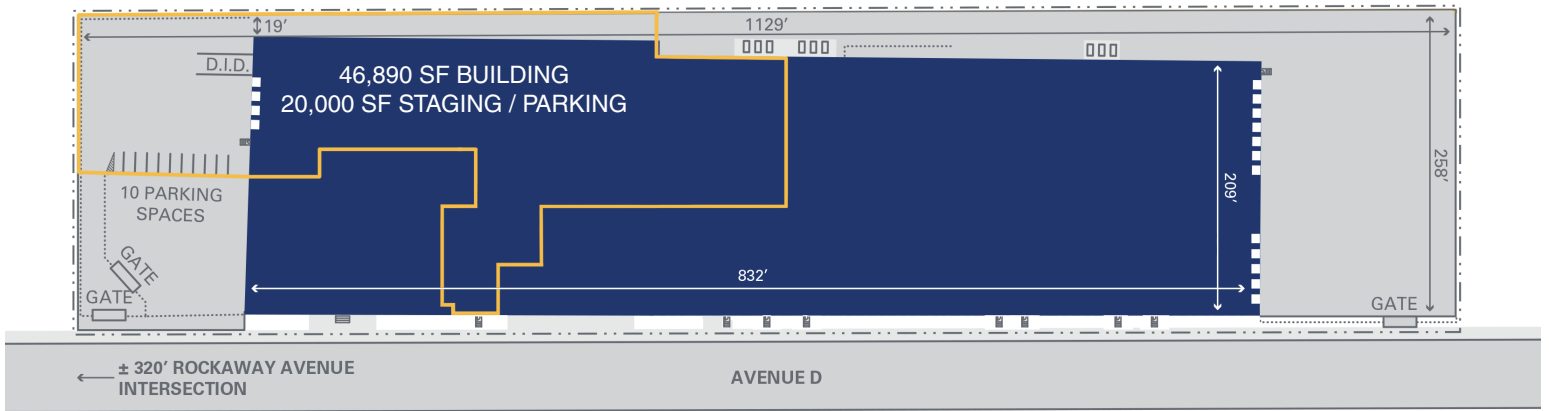


CenterPoint Properties Brooklyn

101-03 Avenue D, Brooklyn, NY



Site Plan



For Lease | 46,890 sf

- + 46,890 sf Ground Floor Space
- + 42' x 24' Column Spans
- + Heavy Power
- + Approximately 20,000 sf of Truck Staging & Parking
- + M1-1 Zone
- + Ideal E-Commerce / Final Mile Facility
- + 22' Ceiling Height
- + Wet Sprinkler System
- + Finished Office Space
- + June 1, 2024 Possession
- + Modern, Fireproof Space
- + Lease Price Upon Request

Value Proposition



Central Location

Easy Access to All Boroughs of NYC & Points East



Off-Street Loading

Secure, Off-Street, Fenced & Paved Loading Area



High Ceilings

22' Clear Ceiling Height



Flexible Floor Plan

Large, Highly Efficient Floor Plate

Location Highlights

- + Less Than a Half Mile to Linden Boulevard
- + Access to Brooklyn-Queens Expressway & Van Wyck Expressway
- + Linden Boulevard East/West Corridor
- + Six Miles West of JFK International Airport
- + Walking Distance to L train and B60 Bus Line
- + Population of 2 Million Within 5 Miles

Key Distances

JFK Int'l Airport

6.6 miles

Brooklyn-Queens Expy.

5.9 miles

Downtown Manhattan

8.3 miles

LaGuardia Airport

12.2 miles

 **CenterPoint**
101-01 Avenue D

 **JOHN F. KENNEDY
INTERNATIONAL AIRPORT**

About CenterPoint

CenterPoint is an industrial real estate company made up of dedicated thinkers, innovators and leaders with the creativity and know-how to tackle the industry's toughest challenges. And it's those kinds of problems—the delicate, the complex, the seemingly-impossible—that we relish most. Because with an agile team, substantial access to capital and industry-leading expertise, those are exactly the kinds of problems we're built to solve. For more information on CenterPoint Properties, visit centerpoint.com.

centerpoint.com

All information is subject to verification and no liability for errors or omissions is assumed.

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