## 2.52 ACRE PRIME IOS SITE FOR LEASE

Access Gat

E. 69th Street

2300

EAST 69TH STREET

BROOKLYN

**REALTY GROUP** 

R DA

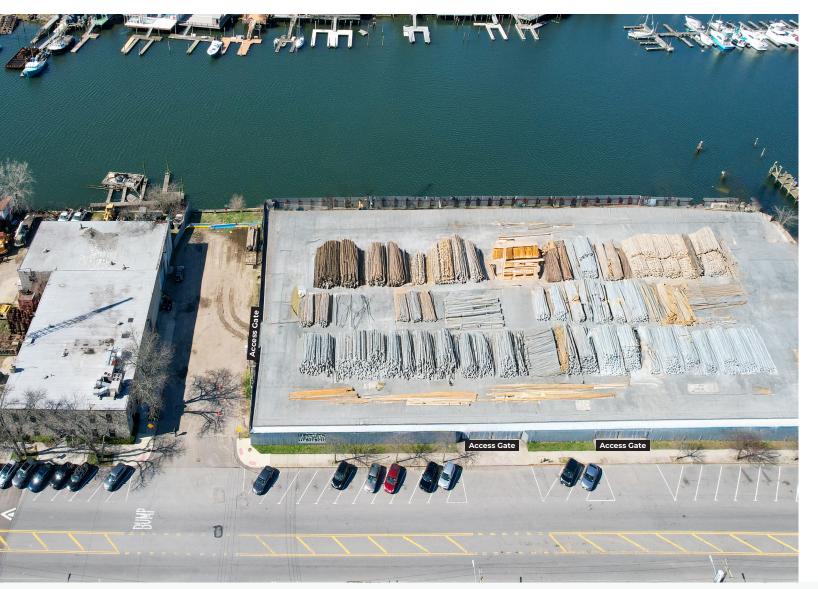
Access Gate

T U R N B R I D G E

1. 6 7. 26

Avenue

## **Property Details**



For More Information or To Schedule A Tour, Contact Exclusive Agents: Mathew Diana | 718-729-7474 x134 | 718-541-6835 Cell | MDiana@DYRealty.com Peter Derbar | 718-729-7474 x124 | PDerbar@DYRealty.com



**DY Realty Group** is pleased to announce it has been retained on an exclusive basis to handle the leasing of 2300 E. 69th Street, located in the Bergen Beach section of Brooklyn, NY.

This unique opportunity features an 15,275 square foot, 2-story warehouse and office building situated on a total plot of 109,838 sf. The warehouse is ideal for all industrial uses, with an integrated office area for administrative functions. With abundant land for parking, outdoor storage, or future expansion, this property is ideal for businesses seeking a versatile, wellpositioned industrial outdoor space (IOS).

The property is strategically located in Bergen Beach, Brooklyn, providing convenient access to major roadways and transportation routes.

Blocks / Lots	8446 / 31 & 8437 / 49, 54
Total Plot	109,838 sf
Total Land	98,563 sf Parking / Storage
Bldg Ground Floor	11,275 sf Warehouse & Office
Bldg Second Floor	4,000 sf Office
3	
Zone	M1-1
Frontage	MI-I 550' on East 69th Street
Frontage	550' on East 69th Street
Frontage Loading	550' on East 69th Street 4 Drive-in Doors

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## **Flexible Lease Options**

#### 2300 E. 69th Street, Brooklyn 2.52 Acre Prime IOS Site For Lease





#### 2300 East 69th Street, Brooklyn / Building

Building	15,275 sf 2-Story Warehouse & Office
Total Plot	30,000 sf
Zone	M1-1
Loading	4 Drive-in Doors
Block / Lot	8446 / 31

#### IDEAL USES

Bus Company Utility Company Outdoor Storage Equipment Rental Building Materials Concrete Plant Energy Companies Recycling Plant

# 2250 East 69th Street / LandTotal Land79,838 sfZoneM1-1

Delivery	Paved, Fenced, & Drained
Access	Four Access Points / Curb Cuts
Block / Lots	8437 / 49, 54

Similar to numerous other unused side streets in NYC, the street shown above (Avenue W) is not in use by the City and is not anticipated to be in use in the future given it is a dead end into East Mill Basin. The area of Avenue W, approximately 12,000 sf, is not included in the rentable area calculation, although a potential tenant will most likely utilize this space for their operations.

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## **Property Photos**

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## **Location & Transit**

LINCOLN EADI MURRAY 95 ELMHURST HARBOR HELL'S HILL 25A JACKSON 678 KITCHEN OAKLAND HEIGHTS 6 CII 1.9 GARDENS QUEENS URRAY 5 LONG ISLAND CORONA HELSE HILL WOODSIDE CITY Hoboken MEATPACKING WINDSOR SUNNYSIDE Croxton DISTRICT KIPS BAY Flushing Meadows OAK ELMHURST Corona Park FRESH Marion Section BLISSVILLE MEADOWS (9A) New York Jersey City 278 78 QUE UTOPIA GCP 495 VILL GREENPOINT 4 LOWER ST.S. MASPETH 'S Blud TERRACE HEIGHTS WILLIAMSBURG LINDEN N 501 GCP TRIBECA EAST SIDE **KEW GARDENS** COLGATE Metropolitan Ave BELLAIRE West Side CENTER HILLS FINANCIAL RIDGEWOOD HILLSIDE DISTRICT DUMBO GLENDALE RICHMOND 78 . ST. ALBANS HILL Ellis Island CA DOWNTOWN BUSHWICK JAMAICA CEDAR BROOKLYN CLINTON colonels Roy -WOODHAVEN MANOR HILL BOERUM Statue of Liberty Atlantic Ave HILL BEDFORD LOCUST STUYVESANT 3 SPRINGFI GOWANUS PROSPECT CYPRESS 678 OZONE PARK ROCHDALE GARDEN HEIGHTS OCEAN HILL HILLS 27 CROWN ΒP BROWNSVILLE EAST NEW 278 BP BP LAURELTON HEIGHTS YORK BROWNSVILLE HOWARD SLOPE (1)WINDSOR BEACH (27) TERRACE ockaway Blue 2 SUNSE 678 BROOKLYN BP 1 NFW CANARSIE PARK **JFK** BRIGHTON MEADOV TOMPKINSVILLE BP BAY RIDGE PARKVILLE PAERDEGAT BP STAPLETON DYKER 2300 E. 69TH STREET FLA Jamaica Bay FORT CLIFTON MIDWOOD HEIGHTS Wildlife Refuge HAMILTON NEW Jo Co Marsh **UTRECH1** FORT CONCORD WADSWORTH FAR (BP) BP ROCKAWAY BENSONHURST SOMERVILLE ROY RE GRAVESEND OLD TOWN GERRITSEN ARVERNE SOUTH BEACH DONGAN BEACH THE TIDES HILLS BP BP (BP) SEASIDE CITY BELLE CONEY SEA GATE HARBOR MIDLAND ISLAND BEACH

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- Sunset Park | 9.2 Miles
- Red Hook | 8.7 Miles
  - Downtown NYC | 11.6 Miles
- Midtown NYC | 16.9 Miles
- Long Island City | 11.5 Miles



2

3

4

5

6

Maspeth | 12.1 Miles

### **Bus Stops**



Avenue U | 0.3 Miles

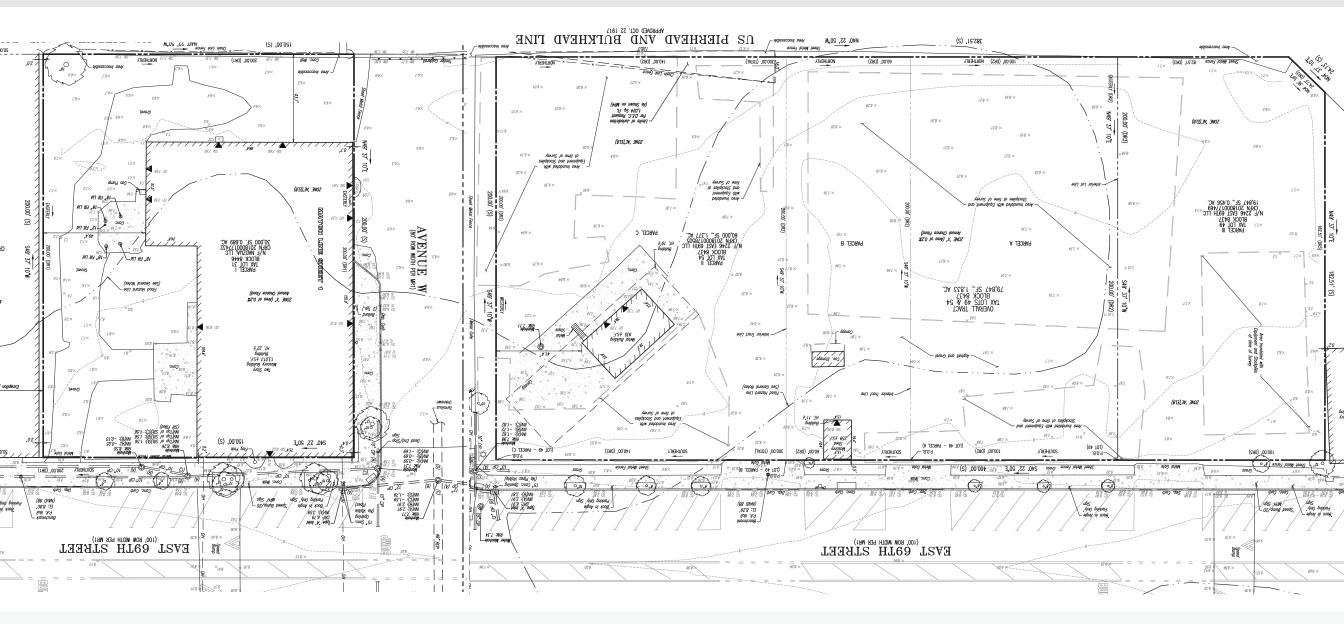




**Property Survey** 

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#### **Contact Exclusive Agents**

Mathew Diana

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