



4215 FIRST AVENUE

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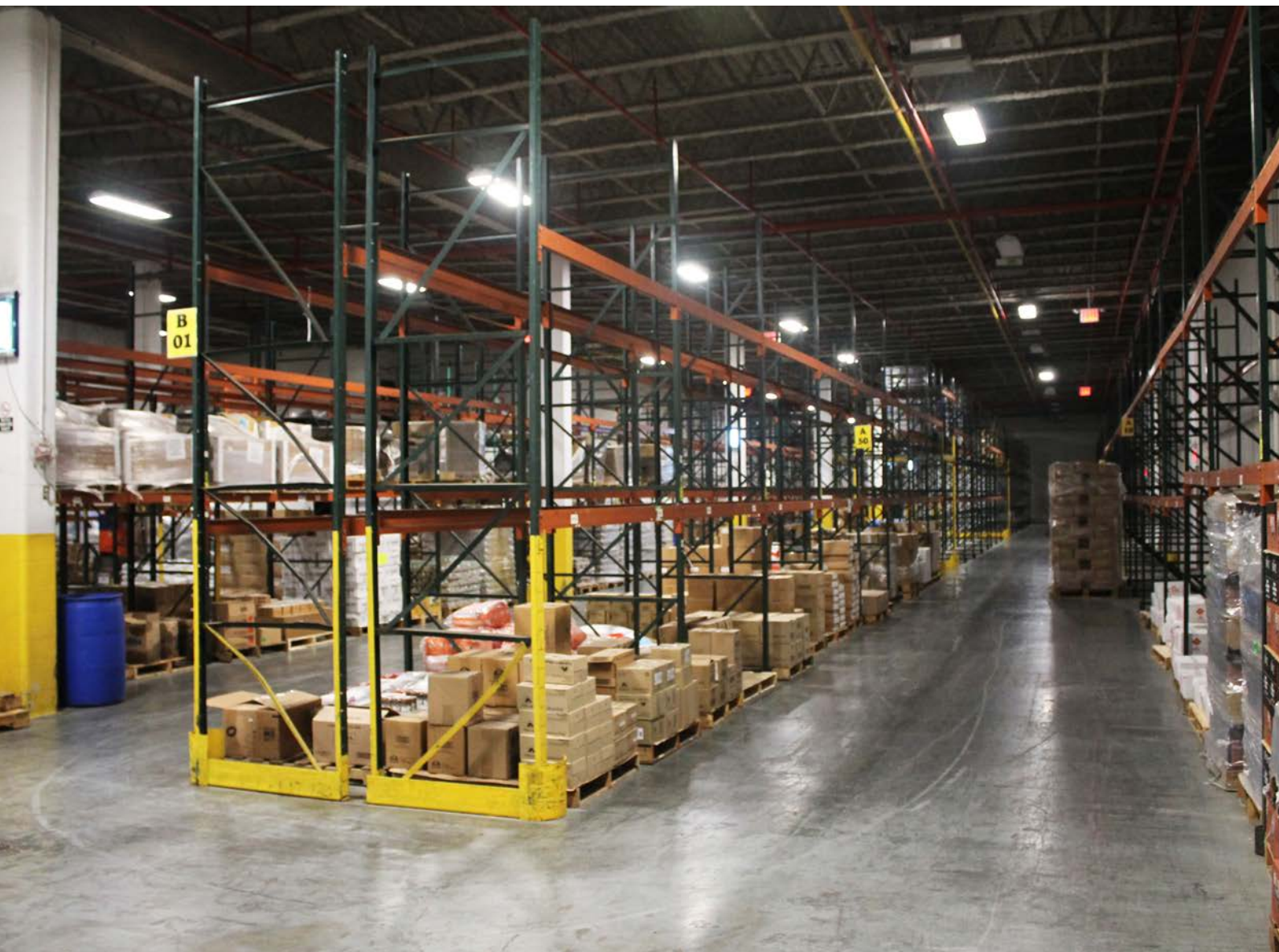
Rare Brooklyn Warehouse Opportunity With Off-Street Loading & Parking





# Property Specifications

4215 1st Avenue, Brooklyn  
35,000 sf Building & 14,000 sf Land



## Available For the First Time in 25 Years

This rare Sunset Park property offers an impressive 24,500 sf ground-floor warehouse, complete with five exterior off-street loading docks and one drive-in door, providing secure and convenient loading flexibility. Inside, there's a 6,000 sf dedicated staging & receiving area, ideal for streamlining operations and inventory management. The property can also include 4,500 sf of finished second-floor office. 14,000 sf of on-site parking and loading further enhances 4201 1st Avenue as a rare asset in today's market. Located in the heart of Brooklyn's industrial hub, Sunset Park, this property combines space, convenience, and accessibility, making it a prime opportunity for businesses in distribution, warehousing, or manufacturing sectors, as well as for more creative users in the entertainment and design sectors.

Block / Lot	721 / 1
Warehouse	24,500 sf Ground Floor
Staging Area	6,000 sf Ground Floor
Finished Office	4,500 sf Second Floor
Ceiling Height	20' Clear
Off-Street Loading	5 Exterior Docks, 1 Drive-in Door
Parking / Land	14,000 sf Fenced & Paved
Power	8,000 Amps
Zoning	M3-1
Asking Price	Call or E-mail



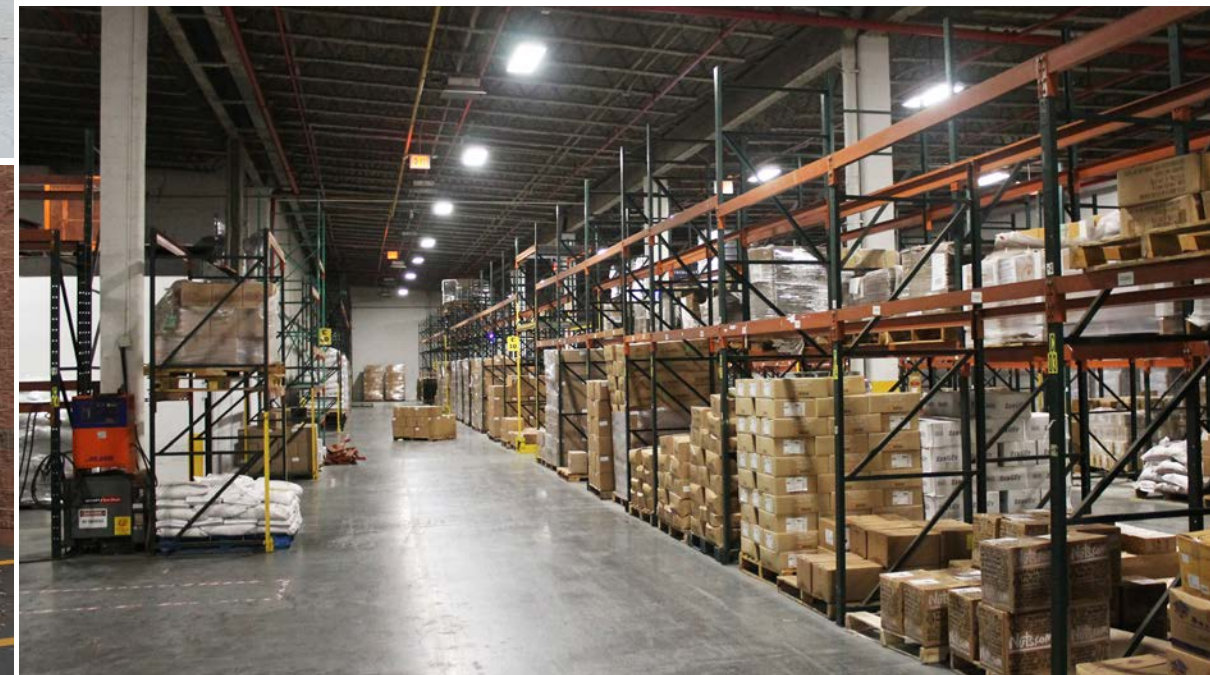
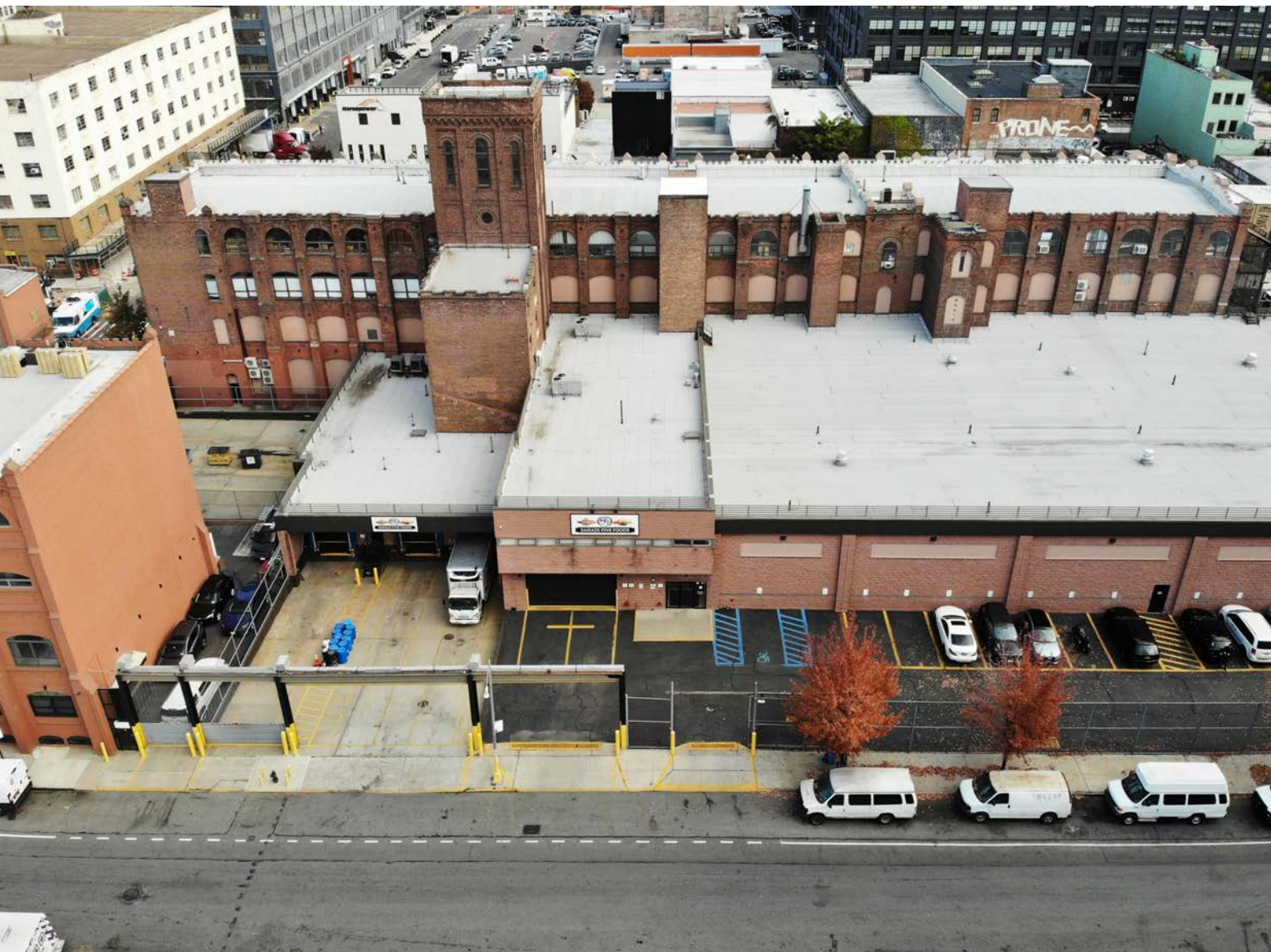
For More Information or To Schedule  
A Tour, Contact Exclusive Agents:

Ranee Jaber | 718-729-7474 x135 | 917-757-4729 Cell | RJaber@DYRealty.com  
Greg Kehl | 718-729-7474 x143 | 516-395-6793 Cell | GKehl@DYRealty.com



# Property Photos

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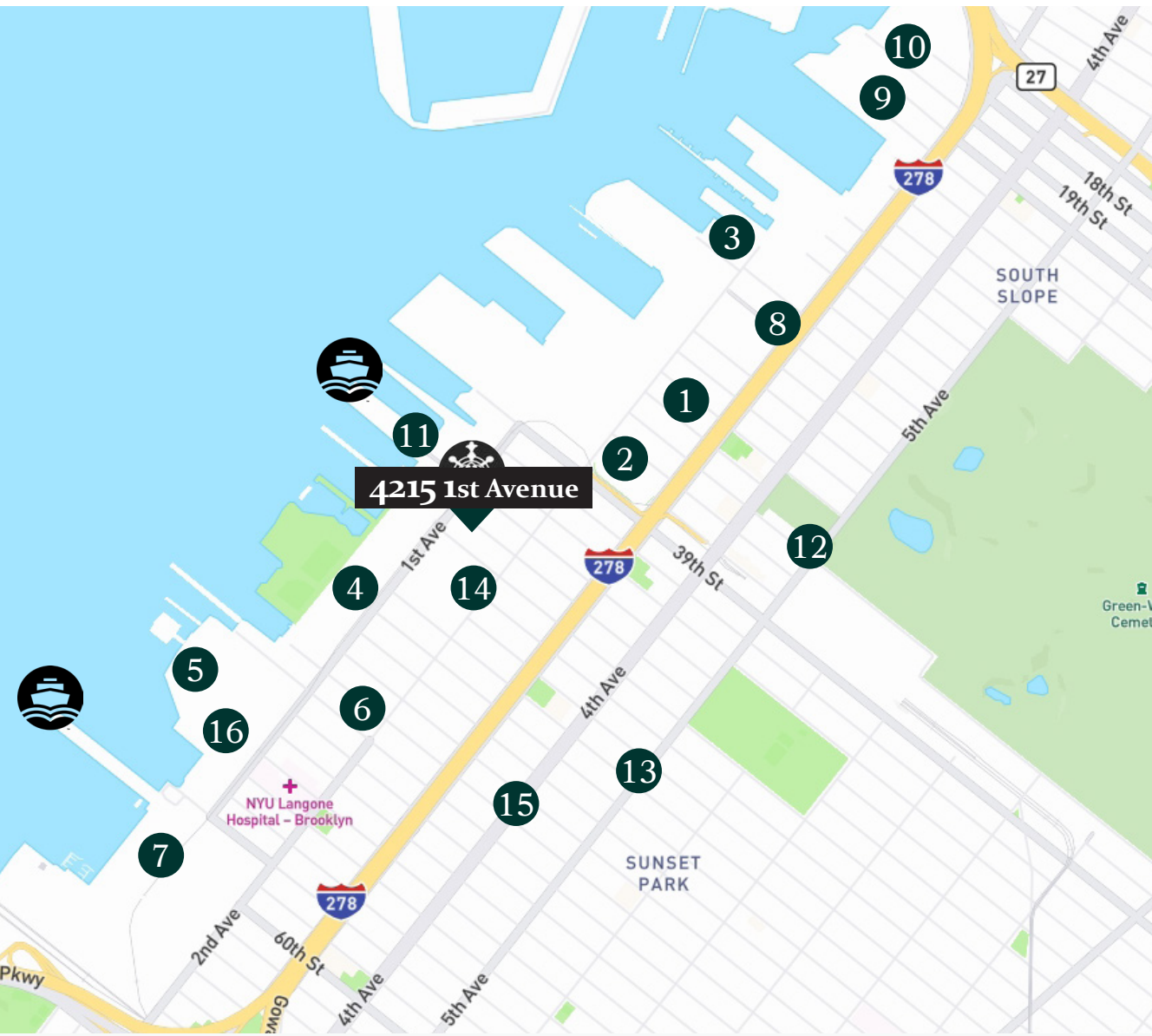
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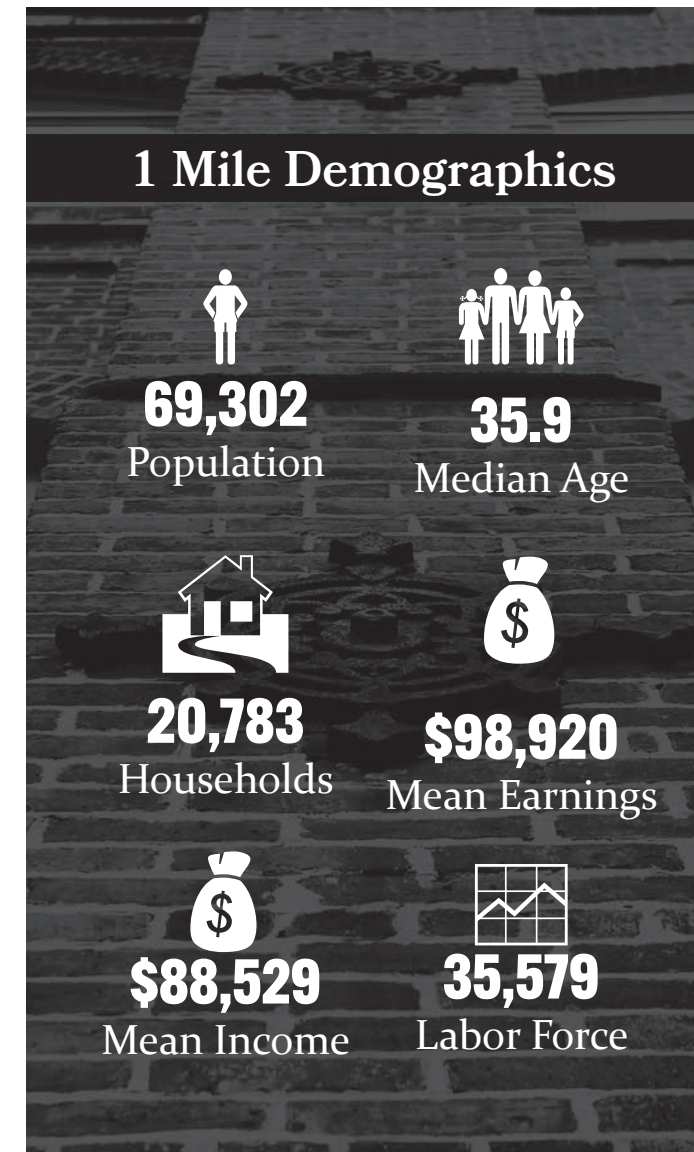


# Location & Demographics

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- 1 Industry City
- 2 Costco
- 3 Fresh Direct
- 4 Steiner Studios
- 5 Soccerroof
- 6 City Harvest
- 7 Brooklyn Army Terminal
- 8 Liberty Brooklyn
- 9 Kamco Building Supply
- 10 Home Depot
- 11 Made in New York Campus
- 12 Melody Lanes
- 13 Planet Fitness
- 14 Urban Air Trampoline Park
- 15 Blink Fitness
- 16 Brooklyn Wholesale Meat Market



Sunset Park, Brooklyn, is rapidly becoming one of New York City's most exciting areas for development, blending history with modern innovation. Primarily known for its industrial roots with heavy M3 zoning, this waterfront neighborhood is also transforming into a hub for culture, tech, and creative industries. Parks and green spaces along the waterfront provide scenic views of Manhattan, enhancing the area's appeal. The addition of local ferry stops has made the area even more accessible, helping to create a dynamic, community-centered area that seamlessly blends the past and the future.

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# Contact Exclusive Brokers

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