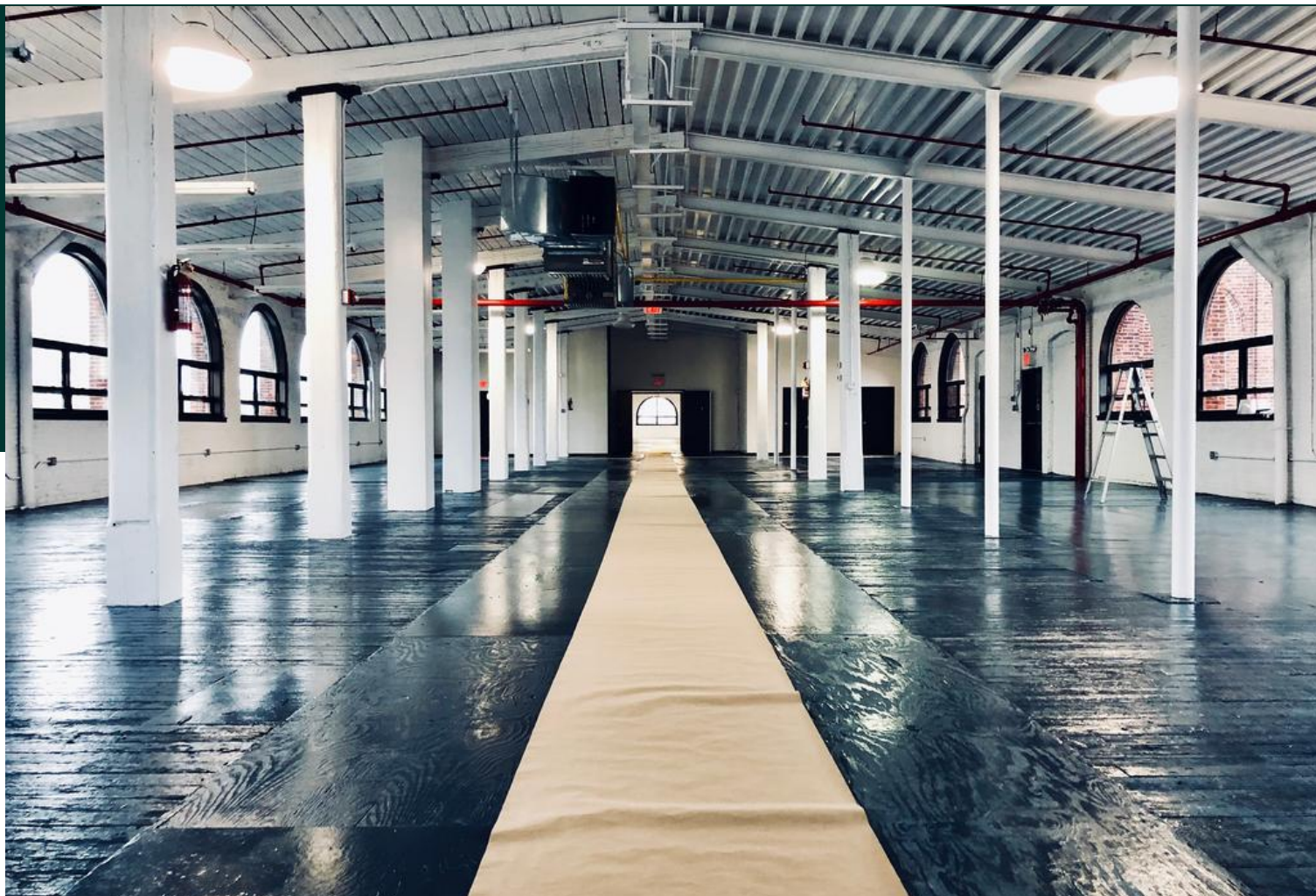




4201 1st Ave

Prepared For
Mr. Jones
Acme, Inc
Prepared By
Paul J Yuras
DY Realty Group, LLC



The background of the page is a faded, aerial photograph of a city street. The street is lined with multi-story brick buildings, and several cars are visible on the road. The image is light and serves as a backdrop for the table of contents.

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Sahadi Lofts - Industrial / Office Space

4201 1st Ave, Sunset Park, Brooklyn, NY 11232



This 4-story fully sprinklered building is situated on the corner of 42nd Street & 1st Avenue. There is 17,000 SF available on the 3rd floor, and half the floor which is 8,500 SF is the smallest division available. Located in Sunset Park, the property provides for quick access to BQE, Gowanus Expressway, Brooklyn Battery Tunnel. Subways and the Sunset Park ferry stop are within walking distance. This building offers automatic passenger and freight elevators, with 2 dedicated off-street loading docks. Windows on all sides of the property provide great natural light.

Location

Address 4201 1st Ave, Sunset Park, Brooklyn, NY 11232

Sq Ft

Available Space	8,500-17,000 sf	Floors	8,500-17,000 sf 3rd
Bldg Area	68,000 sf	Plot	17,000 sf

Financials

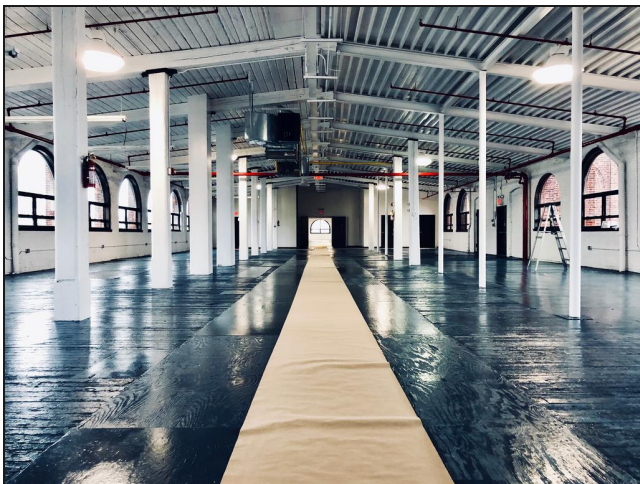
Asking Lease	Call or Email	Possession	Immediate
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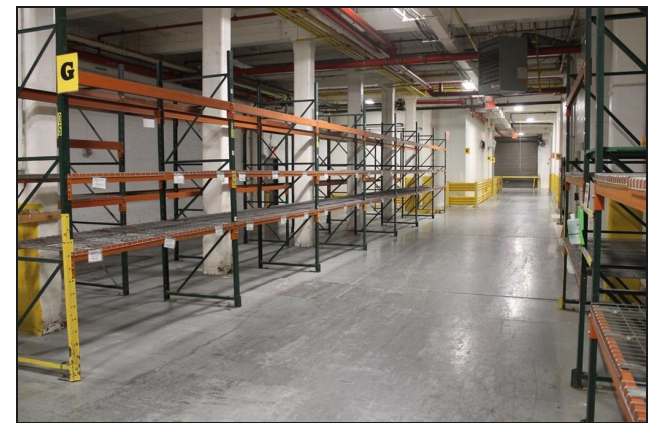
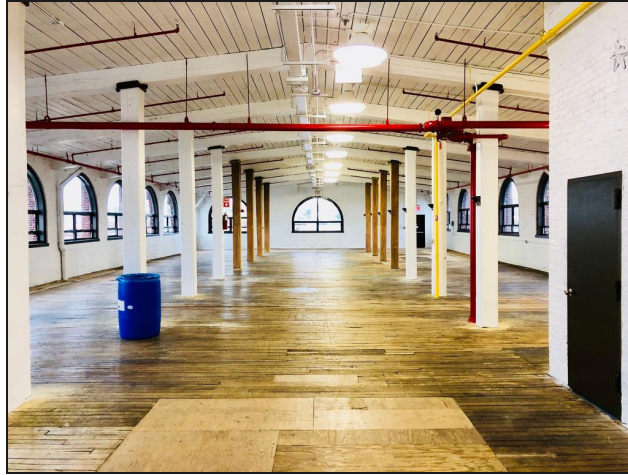
Construction

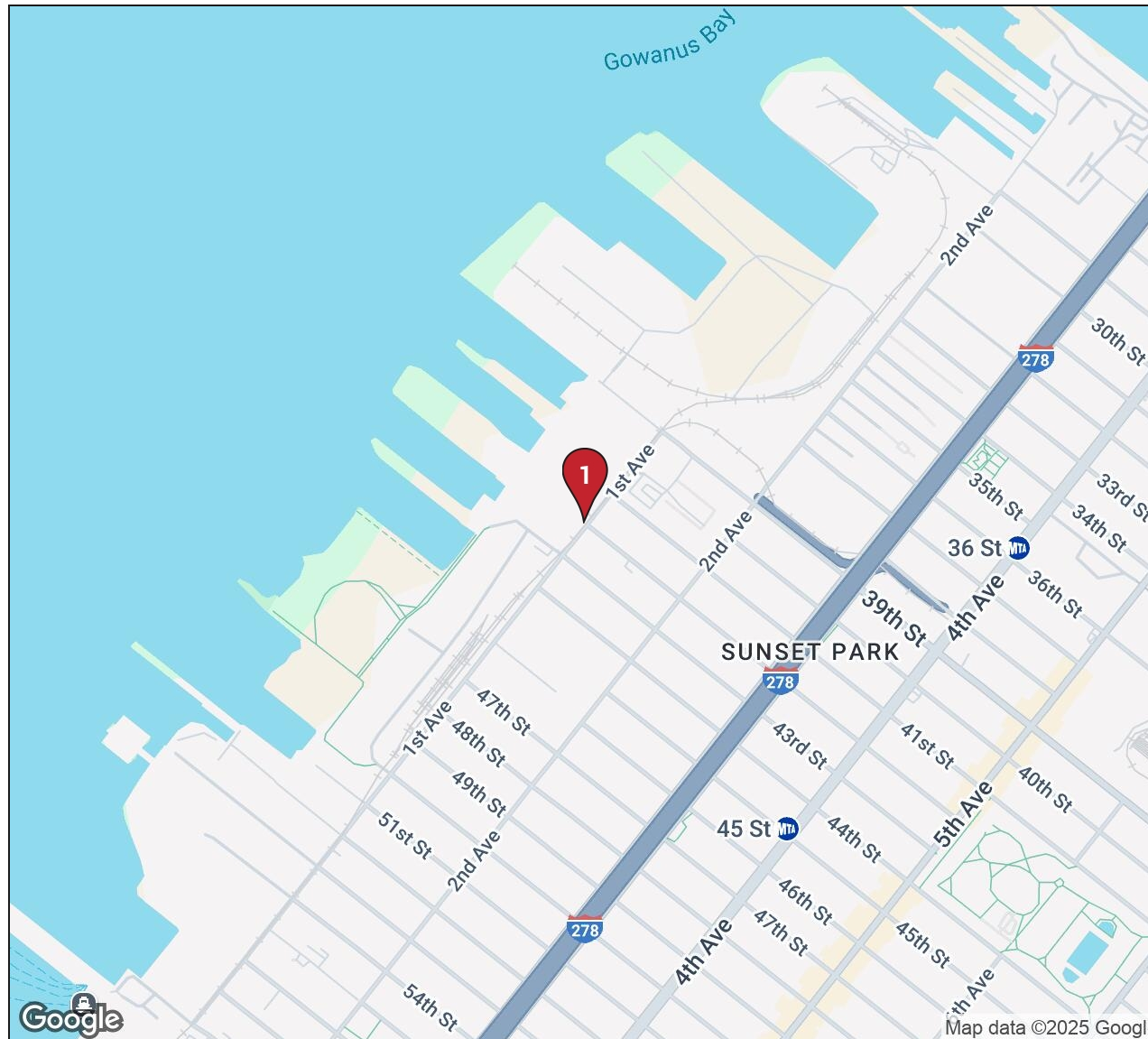
Use	Commercial (Office) / Industrial	Loading Docks	2
Ceiling	12'	Elevator	1 freight / 1 passenger
Zone	M3-1		

FOR MORE INFORMATION:

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pyuras@dyrealty.com







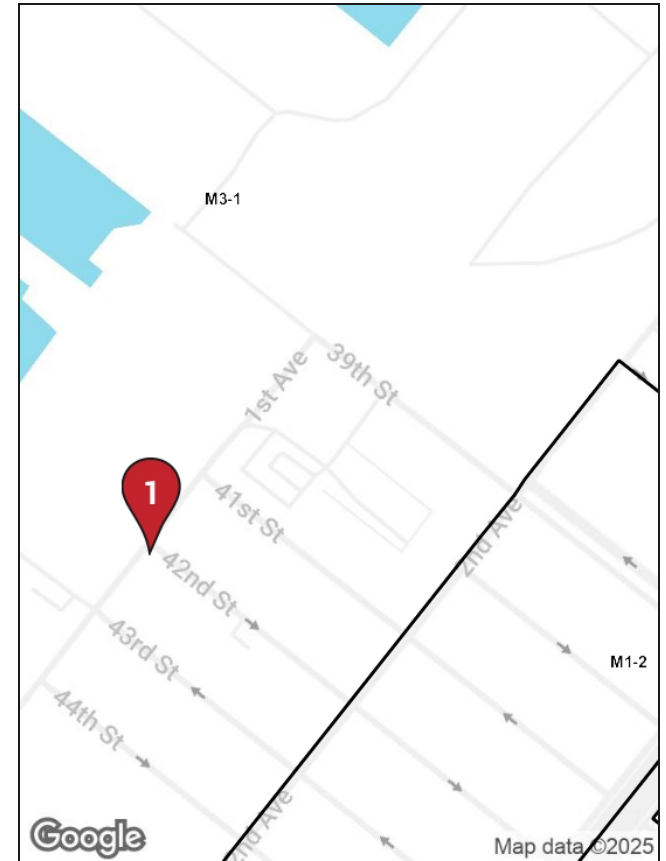
M3-1 Zone

M-zones are designed to accommodate a variety of industrial and manufacturing activities, including heavy and light manufacturing, warehousing, distribution centers, and storage facilities. These areas are regulated by zoning laws to ensure compatibility with surrounding neighborhoods and to manage issues such as noise, traffic, and environmental impacts.

Typical Uses

Typical uses include power plants, bulk storage, recycling and waste management, heavy repair, construction facilities, concrete plants, etc.

Use	M1-1	M1-2	M1-3	M1-4	M1-5	M1-6	M2-1	M2-2	M2-3	M2-4	M3-1	M3-2
Residential Use Groups 1-2												
Community Facility Use Groups 3-4	•	•	•	•	•	•						
Commercial Use Groups 5-15	•	•	•	•	•	•	•	•	•	•	•	•
General Service Use Group 16	•	•	•	•	•	•	•	•	•	•	•	•
Manufacturing Use Group 17	•	•	•	•	•	•	•	•	•	•	•	•
Manufacturing Use Group 18											•	•
Bulk												
Manufacturing FAR	1.0	2.0	5.0	2.0	5.0	10.0	2.0	5.0	2.0	5.0		2.0
Community Facility FAR	2.40	4.80		6.50		10.0			N/A			
Parking												
Required Accessory Manufacturing Parking (sf) PRC-B		1 per 300 sf			None		1 per 300 sf		None		1 per 300 sf	None





Southwest Brooklyn (Sunset Park, Red Hook, Gowanus)

The industrial areas of South Brooklyn encompass several neighborhoods that historically supported a range of manufacturing, warehousing, and industrial activities.

From Sunset Park to the Brooklyn Navy Yard, South Brooklyn has maintained a significant heavy industrial presence, especially along its waterfront. The area includes port facilities and warehouses that support maritime trade and logistics and has become a major hub for E-Commerce given its proximity to Manhattan as well as New Jersey. In recent years, the area has also attracted artists, artisans, and creative businesses, adding a cultural dimension to its industrial character.

A full service industrial / commercial real estate brokerage founded in 1977, our organization has established itself as a market leader in the greater NYC area, with a reputation for success, loyalty and trust.

As a boutique family firm, we have the flexibility to navigate complex transactions of any size, across multiple territories and asset classes, while maintaining a cooperative culture with our competition, and providing constructive feedback to our clients.

We have been consistently recognized for our competence and expertise, and we pride ourselves on our ability to provide an exceptional service.

We offer multiple services relating to the selling and leasing of industrial, commercial, development and investment properties in the Tri-State area.

Buyer / Tenant

- Customized Inventory Search
- Up-to-Date Listing Analysis
- Off-Market Search Capabilities
- Comparable Sales / Leasing Analysis
- Coordination of Additional Professional Services
- 1031 Exchange Assistance

Owner / Landlord

- Selling & Leasing of Commercial Property
- Detailed Market Analysis
- High Quality Marketing / Ad Materials
- Dedicated In-House Design & Technology Staff
- Customized Marketing Program
- Regular Detailed Market Reports

Property Valuation

- Highest & Best Use Study
- Data-Driven Sales & Leasing Analysis
- Comparative Listings Summary
- Comprehensive Zoning Analysis
- Financial Underwriting

Financing Assistance

- Coordination of Services
- SBA Financing
- IDA Tax Benefits
- City / State Benefits
- 421 A Tax Abatements

Property Management

- Monthly Property Reports
- Detailed & Accurate Bookkeeping
- Tenant Mediation
- Timely Rent Collection

Consulting

- Expert Property Disposition
- Vast Professional Network
- Creative Marketing Solutions
- Expansive Knowledge / Historical Data