

1453RD STREET

INDUSTRIAL - WAREHOUSE / DISTRIBUTION



OVER 600,000 RESIDENTS WITHIN A 3 MILE RADIUS,
PROXIMITY TO **HIGH INCOME NEIGHBORHOODS** INCLUDING PARK SLOPE, CARROL
GARDENS, BOERUM HILL & COBBLE HILL

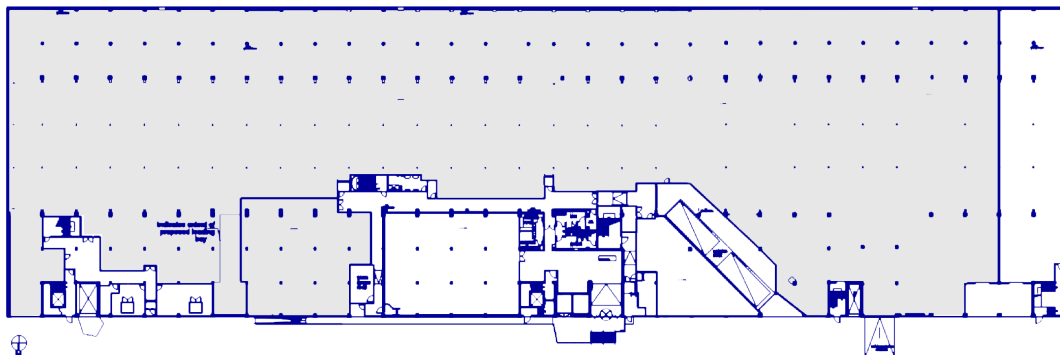


FEATURES:

- 19' 4" ceilings
- 1 drive in loading dock, 1 interior loading dock
- 3 tailboard height loading positions
- 20' by 20' & 20' by 25' column spans
- Heavy power available
- Base of a 500,000 SF redeveloped commercial building
- Potential retail opportunity
- Immediate possession

FLOOR PLAN

GROUND FLOOR
88,571 USF
MEZZANINE
8,347 USF



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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)