



## 421A IS BACK

### LARGE RESIDENTIAL DEVELOPMENT SITE - BROADWAY JUNCTION

### 173,229 BUILDABLE SQ. FT. - JOINT VENTURE

#### FEATURES:

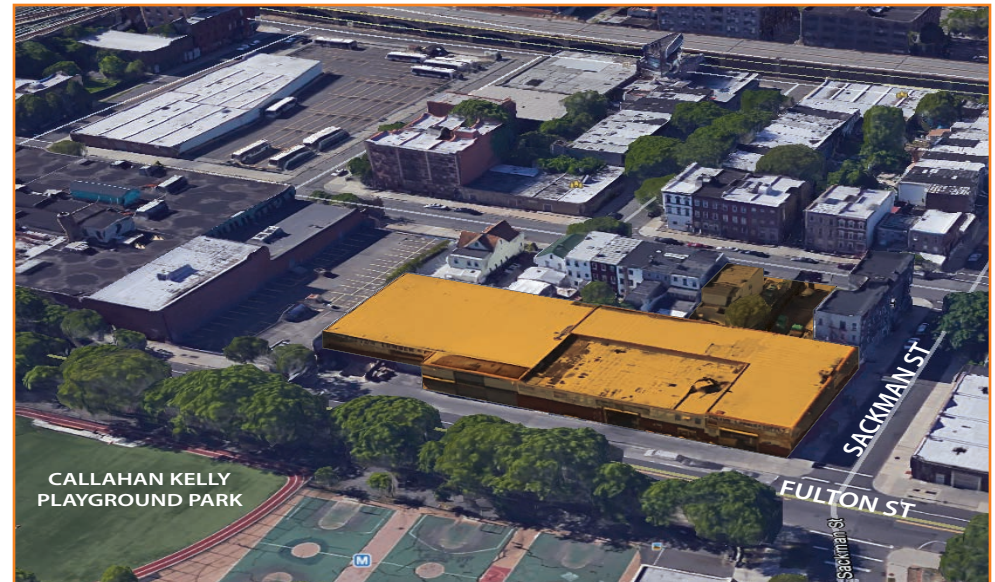
- **Approved Residential F.A.R.:** Total 173,229 BSF - M1-4 / R7D (with MIH) R6B
- Existing 1-Story Warehouse 27,500 Sq. Ft.
- Land 4,366 Sq. Ft.
- Existing Residential 4,375 Sq. Ft. Lot
- 275' Sq. Ft. Frontage on Fulton Street
- **Commercial F.A.R.:** 2.0 Total 72,482 BSF
- **Community Facility F.A.R.:** 4.8. Total 173,956 BSF

#### NEARBY:

- Broadway / Junction
- High Foot Traffic
- Across the Street from Callahan Kelly Playground Park
- Jackie Robinson Pkwy, Eastern Pkwy
- Atlantic Ave / Bushwick Ave / Jamaica Ave

#### Transportation:

- **A C (Broadway Jct)**
- **L (Broadway Jct)**
- **B25 (Fulton St/Sackman St)**



**SALE PRICE VALUATION:**

**UPON REQUEST**

**2360 FULTON STREET, BROOKLYN, NY**

**BLOCK:**

**1554**

**LOT:**

**1, 61, 63 & 64**

**ZONING:**

**M14/R7D/  
R6B**

For Information About This Property  
Contact Exclusive Agents:

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718-778-6006

**David Junik**, Partner  
djunik@pinnaclereny.com  
718-371-6406



## PRIME OCEAN HILL LOCATION

**36,241 SQ. FT. COMBINED LOT SIZE**

**Block: 1554, Lot: 1**

2360 Fulton St, Brooklyn  
275' x 100' - 27,500 Sq. Ft.  
M1-4 / R7D  
5.6 FAR = 154,000 Buildable

Existing Warehouse

**Block: 1554, Lot: 61**

1447 Herkimer St, Brooklyn  
43' x 100' - 4,375 Sq. Ft.  
R6B  
2.2 FAR = 9,625 Buildable

Residential

**Block: 1554, Lot: 63**

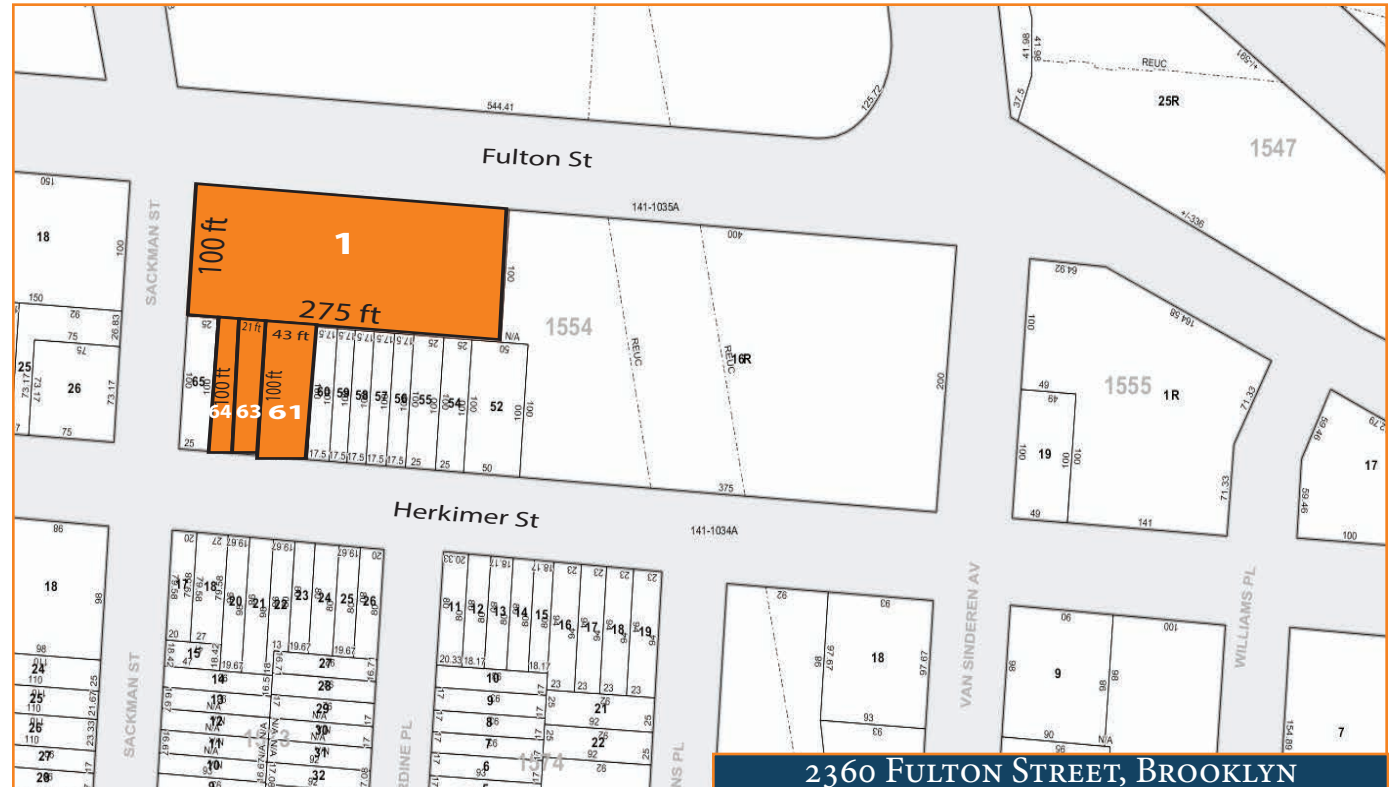
1441 Herkimer St, Brooklyn  
21' x 100' - 2,183 Sq. Ft.  
R6B  
2.2 FAR = 4,802 Buildable

Land

**Block: 1554, Lot: 64**

1439 Herkimer St, Brooklyn  
21' x 100' - 2,183 Sq. Ft.  
R6B  
2.2 FAR = 4,802 Buildable

Land



2360 FULTON STREET, BROOKLYN



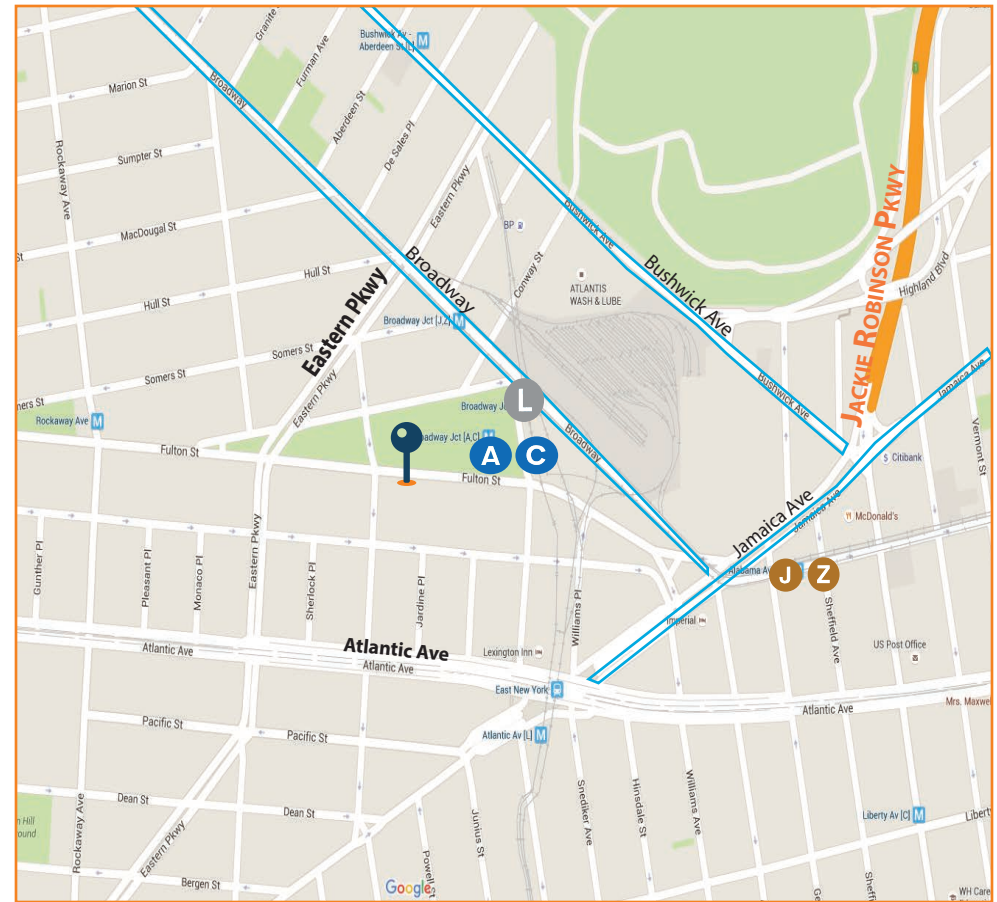
# PINNACLE REALTY

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46-34 11th Street • Long Island City, NY 11101

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**ZONING MAP**  
THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**  
The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

**SPECIAL PURPOSE DISTRICT**  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

..... AREA(S) REZONED

**Effective Date(s) of Rezoning:**  
04-20-2016 C 160035 ZMK

**Special Requirements:**  
For a list of lots subject to CEOR environmental requirements, see APPENDIX C.  
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

**MAP KEY**

13b	13d	14b
17a	17c	18a
17b	17d	18b

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ZONING MAP 17c

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined by Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/dcp/planning or contact the Zoning Information Desk at (212) 720-3251.



## M1-4 Zoning

**M1-1**

- 1.0 FAR commercial building
- 20' minimum rear yard
- Building cannot penetrate sky exposure plane, which begins 30' above street line
- Parking lots with 18 or more spaces must be planted
- Off-street parking is required in M1-1 districts

**M1-4**

- 2.0 FAR industrial building
- Building cannot penetrate sky exposure plane, which begins 60' above street line
- Corner lot does not require rear yard

M1 Manufacturing Districts						
M1	M1-1	M1-2	M1-3	M1-4	M1-5	M1-6
FAR (max)	1.0	2.0	5.0	2.0	5.0	10.0 <sup>1</sup>
Parking	required	required	required	not required	not required	not required

<sup>1</sup> FAR bonus up to 20% for a public plaza

## R7-D Zoning

- All open areas between the street wall and the street line must be planted
- Off-street parking permitted only within, or to the side or rear of a building, never between the street wall and the street line
- 100' maximum building height
- Above the maximum base height, building must be set back at least 10' from the street wall when facing a wide street or 15' when facing a narrow street
- Base height: 60' minimum 85' maximum
- In a C4-5D or commercial overlay district, the ground floor must be reserved for retail/service and community facility uses

R7D General Residence District						
R7D	FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking <sup>2</sup> (min)
		Corner Lot	Interior/Through Lot			
	4.2 <sup>1</sup>	80%	65%	60-85 ft	100 ft	50% of dwelling units

<sup>1</sup> 5.6 FAR with Inclusionary Housing designated area bonus  
<sup>2</sup> 30% if zoning lot is 10,000 square feet or less; waived if 15 or fewer spaces required

## R6-B Zoning

- 7-story building: Maximum FAR: 2.23, Minimum OSR: 30.5%
- 13-story building: Maximum FAR: 2.43, Minimum OSR: 33.5%
- Buildings do not have height limits but cannot penetrate sky exposure plane, which begins 60' above street line
- Off-street parking may be located anywhere on the zoning lot, but cannot occupy more than half the required open space.

R6 Height Factor Regulations				
R6	FAR (range)	OSR (range)	Building Height	Required Parking <sup>1</sup> (min)
	0.78-2.43	27.5-37.5	Governed by sky exposure plane	70% of dwelling units

<sup>1</sup> 50% if zoning lot is 10,000 square feet or less; waived if 5 or fewer spaces required