

RARE INDUSTRIAL INVESTMENT



BROOKLYN
NEAR SUNSET PARK

INDUSTRIAL WAREHOUSE FOR SALE

**PRIME LOCATION NEAR
SUNSET PARK, BROOKLYN**

- ✓ Secure Long-Term Tenants
- ✓ Strong, Stable Cash Flow
- ✓ Excellent Investment Opportunity
- ✓ Value-Add & Development Potential



ASKING PRICE

\$18.8M



**MONTHLY
RENTAL INCOME**

\$12.3K+

Stable Tenants



**ANNUAL
NET INCOME (NOI)**

\$1.007M+

Strong Cash Flow



CAP RATE

5.35%

Solid Returns



OPPORTUNITY ZONE

TAX BENEFITS POTENTIAL



BUILDING SIZE

52,000 SF

4 Floors + Basement
~13,000 SF per Floor



LAND SIZE

~26,000 SF

Approx. 200 FT x 130 FT
Rectangular Lot



ZONING

M1-2D

Industrial /
Manufacturing Use



**FUTURE DEVELOPMENT
POTENTIAL**

- Convertible / Add Value
- Multiple Use Options
- Stable Rental Income
- Strong Long-Term Growth

PROPERTY HIGHLIGHTS

- Prime Industrial Asset in High-Demand Area
- Value-Add & Development Upside
- Excellent Access to Major Highways
- Surrounded by Thriving Industrial & Residential Communities
- Ideal for Owner-Users or Investors



FOR MORE INFORMATION, PLEASE CONTACT:

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Sany Realty Group

EXCLUSIVE LISTING

COMMERCIAL REAL ESTATE

All information is from sources deemed reliable.

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Buyer to verify all information.