



HIGHLIGHTS•
Prime commercial offering
in prime East Williamsburg/Bushwick
Three parcels located at 225-229 & Lot•
Four-story plus basement 17,395 SF
Brick building with freight elevator•
2,475 SF loading dock • Undeveloped 2,500 SF (25 x 100) lot.
Offered wide-open in build-to-suit condition with
M1-M2 zoning•
Sale-type investment or owner-user opportunity. •
Offered at \$10,000,000. All serious offers considered

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225 / 229 Cook Street & Lot
An unbeatable commercial opportunity in prime East
Williamsburg/Bushwick, Brooklyn.
Three separate parcels for 10M



COMPASS



Unlimited Potential!

This prime commercial offering encompasses three parcels located at 225-229 Cook Street, including a four-story plus basement brick building with freight elevator, a loading dock and an undeveloped lot. Offered wide-open in build-to-suit condition with M1-2 zoning. Sale-type investment or owner-user opportunity. Offered at \$10,000,000. for all three parcels All serious offers considered.



Create your ideal setup in the perfect Brooklyn location.Loading Dock:2,475sf
 Lot: 2,500 SF (25 x 100)
 Building: 17,395 SF Across four stories plus basementYear Built: 1968
 Ceiling Height: 10 Feet
 Parking Ratio: 4/1,000 SF
 Property Type: IndustrialProperty Sub-type: M1-2 Lot Size: 25x100

HIGHLIGHTS• Prime commercial offering in prime East Williamsburg/Bushwick• Three parcels located at 225-229 Cook Street• Four-story plus basement approximately 17,395 SF brick building with freight elevator•/ 2,475 SF loading dock / Undeveloped 2,500 SF (25 x 100) lot• Offered wide-open in build-to-suit condition with M1-M2 zoning• Sale-type investment or owner-user opportunity • Offered at 11M for all three parcels



NEIGHBORHOOD

Located at the border of East Williamsburg and Bushwick, this outstanding property is at the heart of a thrilling renaissance of entrepreneurs, manufacturers, makers and artists. The fantastic artists' complex The BogArt is just three blocks away, and the nearby streets are filled with popular dining and nightlife venues, including local favorite Roberta's. Transportation from this accessible district is effortless with L, J/Z and M trains and ample bus service nearby, plus easy access to airports, railways and freight ports.



225 COOK STREET BROOKLYN

ALL DIMENSIONS AND REPRESENTATIONS ARE APPROXIMATE.
SOME WINDOWS BOARDED / CLOSED, MAY VARY FLOOR TO FLOOR.