

FOR LEASE

137 18TH STREET

BROOKLYN, NY 11215 | SUNSET PARK / PARK SLOPE

2,875 SF

TOTAL SF

16'2"

CLEAR HT

M1-2D

ZONING

220A

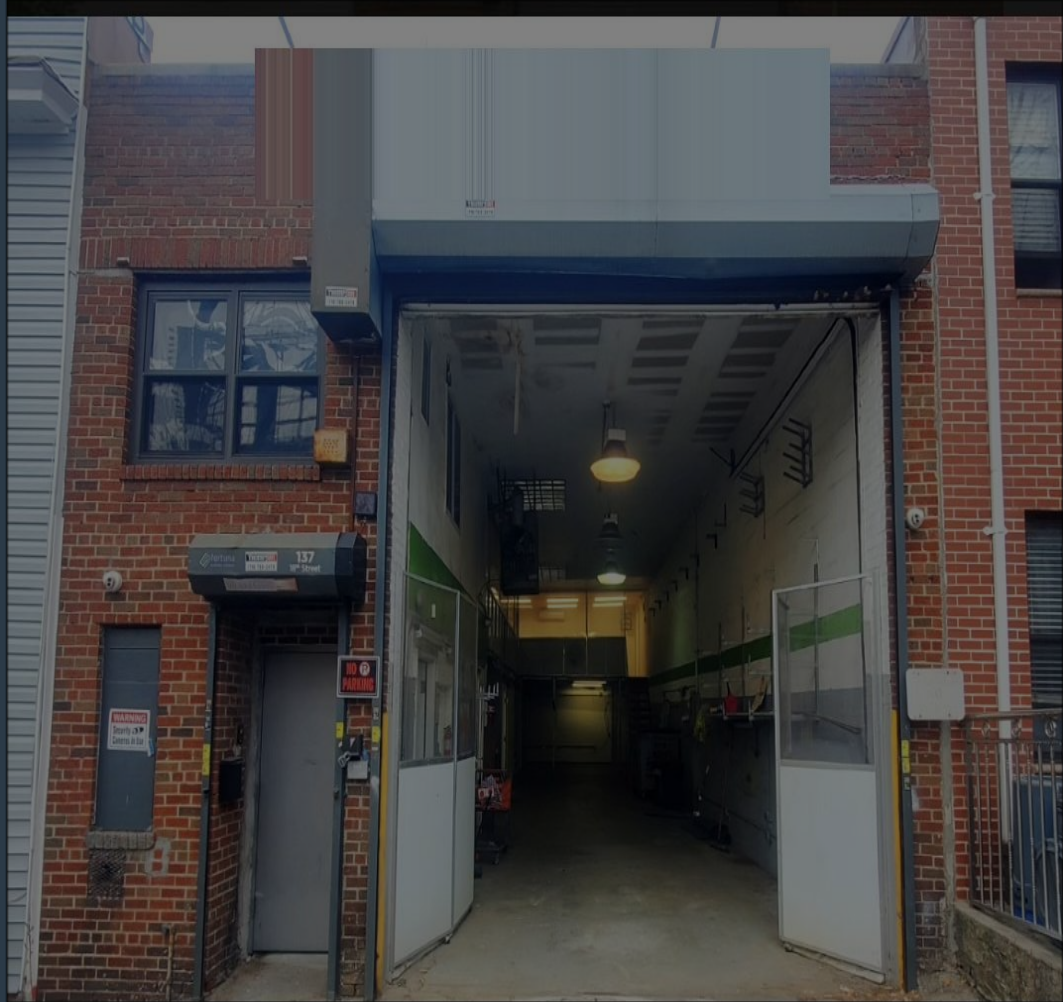
3-PH PWR

\$6,500

MO. RENT

- 1,875 SF Ground Floor + 1,000 SF Mezzanine
- 1 Drive-In Door | 16'2" Clear Ceiling Height
- Gas Heat | Skylights | Existing Office Space
- 220A · 3-Phase Power
- D · N · R · W — Prospect Ave (1 block)

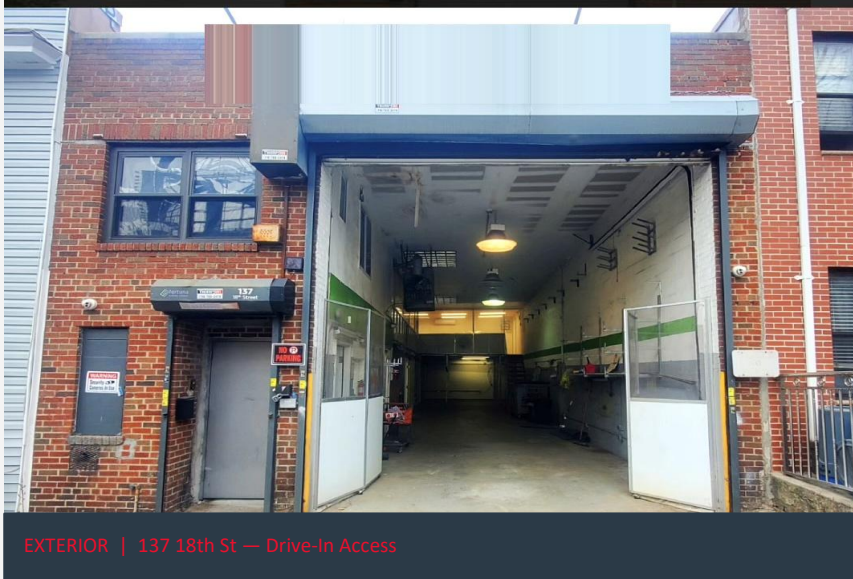
Block 630, Lot 15 | 75' x 25' Footprint | Between 4th & 3rd Ave



PROPERTY DETAILS

137 18th Street, Brooklyn NY 11215

One-story warehouse with mezzanine — between Sunset Park and Park Slope. Ready for immediate occupancy.



EXTERIOR | 137 18th St — Drive-In Access

Address	137 18th Street, Brooklyn NY 11215
Neighborhood	Sunset Park / Park Slope
Block / Lot	Block 630, Lot 15
Footprint	75' x 25'
Total SF	2,875 SF
Ground Floor	1,875 SF
Mezzanine	1,000 SF
Ceiling Height	16'2" Clear
Loading	1 Drive-In Door
Power	220A · 3-Phase
Heat	Gas Heat
Natural Light	Skylights
Office	Existing Office Space
Zoning	M1-2D
Asking Rent	\$6,500 / Month
Availability	Immediate

SPACE BREAKDOWN



INTERIOR — MEZZANINE + GROUND LEVEL | Skylights Visible

1,875 SF

GROUND FLOOR

- Direct drive-in access via overhead door
- 16'2" clear ceiling height throughout
- Gas heat | 220A 3-phase power
- Existing office space built out
- Green stripe accent wall — move-in ready

1,000 SF

MEZZANINE LEVEL

- Open mezzanine above ground floor
- Skylights — excellent natural light

TRANSIT & ACCESS

D · N · R · W

Prospect Ave — 1 block

Prospect Expwy

Direct access

Gowanus Expwy

Minutes away

B37 Bus

3rd Ave / 20th St

Manhattan

~20 min

SCHEDULE A TOUR

137 18th Street | Brooklyn, NY 11215 | 2,875 SF | \$6,500/Month | Immediate Availability

\$6,500/Mo

Asking Rent

2,875 SF

Space

1,875 SF

Ground

1,000 SF

Mezzanine

16'2"

Clear Height

Immediate

Availability

EXCLUSIVE AGENT

GUY SOLO

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