

# 149 12<sup>th</sup> Street

Gowanus - Brooklyn, NY 11215

Office/Industrial Space For Lease or Sale



Industrial Leasing



**Location:** 12<sup>th</sup> Street, between 2<sup>nd</sup> & 3<sup>rd</sup> Avenue

**Dimensions (approx):**

Ground Floor: 47' x 100' (4,700 SF)

2<sup>ND</sup> Floor: 47' x 80' (3,750 SF)

3<sup>RD</sup> Floor: 38' x 47' (1,786 SF)

**Ceiling Heights:**

Ground Floor: 22'5"

2<sup>ND</sup> Floor: 20'

3<sup>RD</sup> Floor: 13'1"

**Rent: \$15,000/month-NNN**

**Please contact us for all sale inquiries**

**TRANSPORTATION**

BQE and Prospect Expressway just a few blocks away

R train stop 4 blocks away

B37 stop 1 block away

**FEATURES**

-NEW CONSTRUCTION

-Built to suit available

-Short term lease available

-Loading entrance: 16' x 16'

-Elevator: 7'11" x 12"5" x 7'11" – 10,000 lbs capacity

-Electric: 600amps

**Zoning:** M2-1

**RE Taxes:** \$3,890

**For Further Information, Please Contact Exclusive Leasing Team:**

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**WWW.CPEXRE.COM**

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