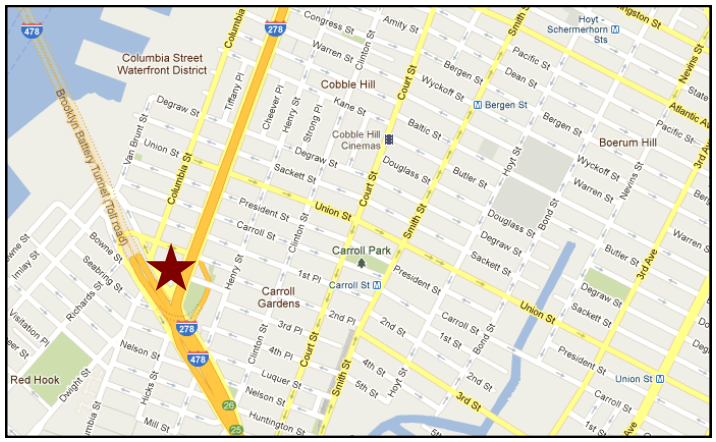
149-153 Hamilton Avenue - For Sale

Columbia Street Waterfront District, Brooklyn, NY 11231

Industrial Warehouse

CPEX Investment Sales

Location:	Corner of Hamilton Avenue and Hicks Street	
Block:	367	
Lots:	9-12	
Zoning:	M1-1	
Commercial Industrial F.A.R.:	1.0	
Community Use F.A.R.:	2.4	
Lot Size:	Irregular	(Approx.)
Lot SqFt:	6,600	(Approx.)
Commercial BSF:	6,600	
Community Use BSF:	15,840	
Bldg SqFt Above Grade:	5,850	(Approx.)
Stories:	1	
Assessment(12/13):	$308,700	(Tentative)
Taxes(11/12):	$ 31,340	(Tentative)



Property Description:

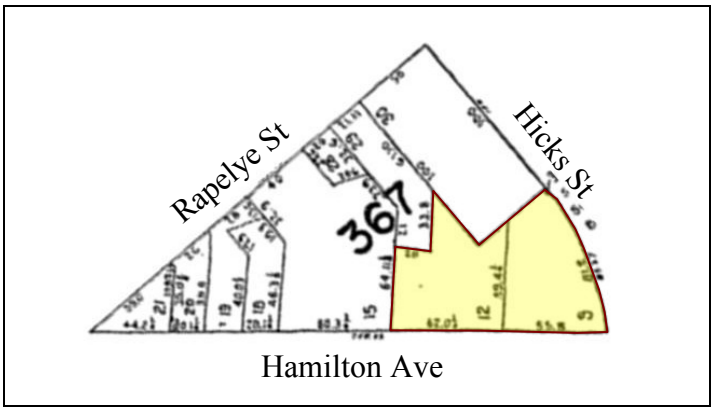
- Solid income producing warehouse on Hamilton Ave.
- Prime three sided billboard with BQE and Battery Tunnel Frontage
- T-Mobile Antenna on the Roof
- Over 100' of frontage on Hamilton Ave.
- Two drive in access points
- Ceiling height approximately 14'
- 400 amps
- Finished office with dedicated HVAC
- Small lot with parking for up to four cars

Neighborhood Description:

- Columbia Street Waterfront District
- Access to both the Gowanus Expressway and Battery Tunnel
- Wide streets in area
- Emerging Market

Transportation:

- Located next to the BQE and Battery Tunnel
- Proximity to Manhattan and Brooklyn Bridges
- Located near the Smith 9th Street Station F G
- Located close to the B61 Bus Line



ASKING PRICE: $1,950,000

For Further Information, Please Contact Exclusive Sales Team

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