

# 625 WORTMAN AVENUE

BROOKLYN, NY 11208

59,000 SF WAREHOUSE + 11,000 SF PARKING FOR SALE/LEASE



**GREINER MALTZ**  
REAL ESTATE

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## PROPERTY OVERVIEW

Greiner-Maltz, LLC presents a prime opportunity available for sale or lease at 625 Wortman Avenue in the heart of Brooklyn's established industrial corridor.

Recently enhanced through a comprehensive capital improvement program, the property delivers a rare combination of functional layout, secure yard space, and immediate operational readiness.

Ideal for warehouse, distribution, manufacturing, or last-mile logistics users.

This strategically located property offers excellent connectivity, with immediate access to major thoroughfares.

## PROPERTY SPECS

**BUILDING SF:** 59,000 SF - 1 STORY

**YARD SF:** 11,000 SF PAVED & FENCED

**CEILING HEIGHT:** 20' CLEAR

**DRIVE-INS:** 3

**LOADING DOCKS:** 4 EXTERIOR / 2 INTERIOR

**BUILDABLE:** FAR 1.0

**ZONING:** M1-1

**BLOCK/LOT:** 4523 / 1

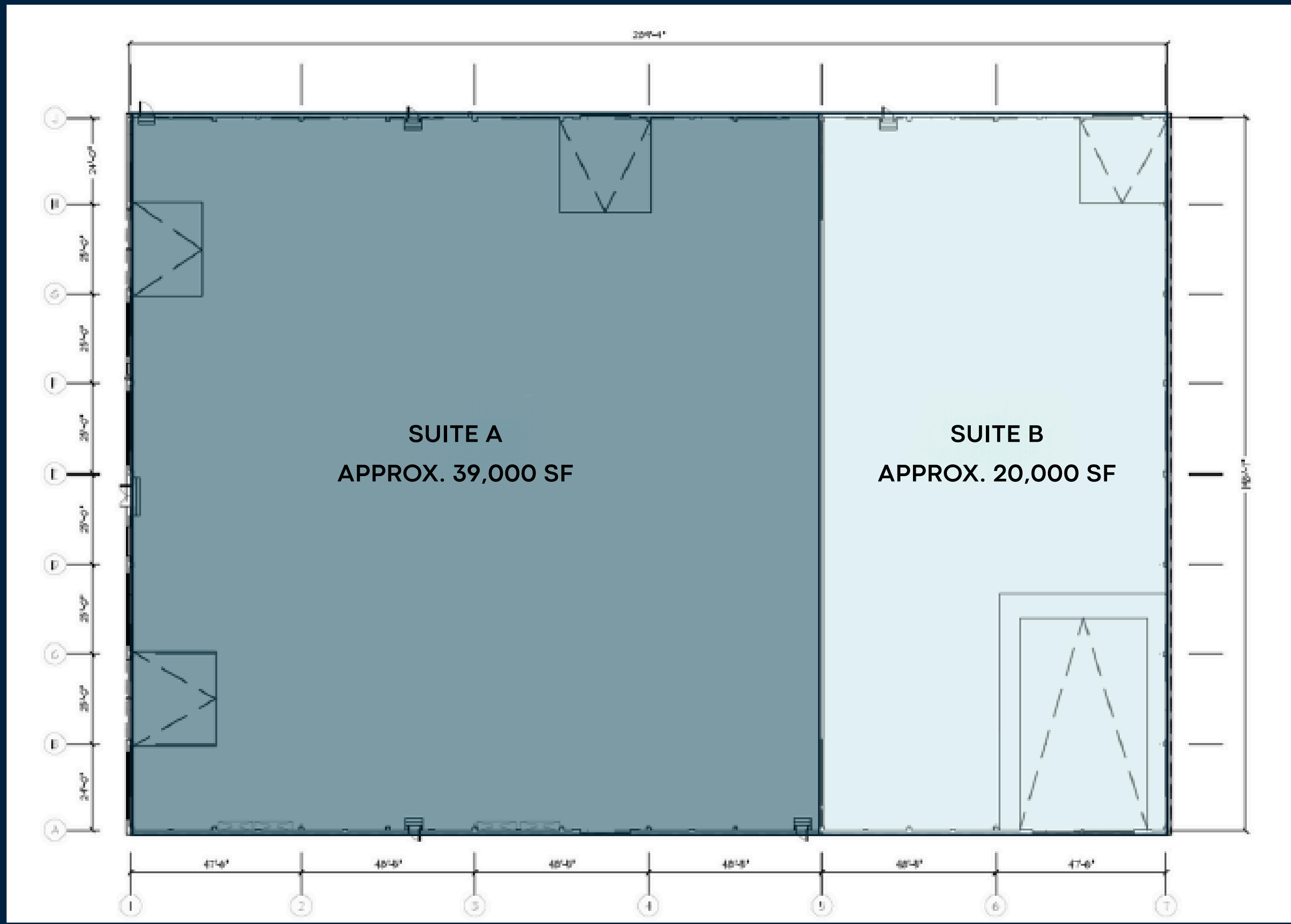
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## COMPLETED CAPITAL IMPROVEMENTS:

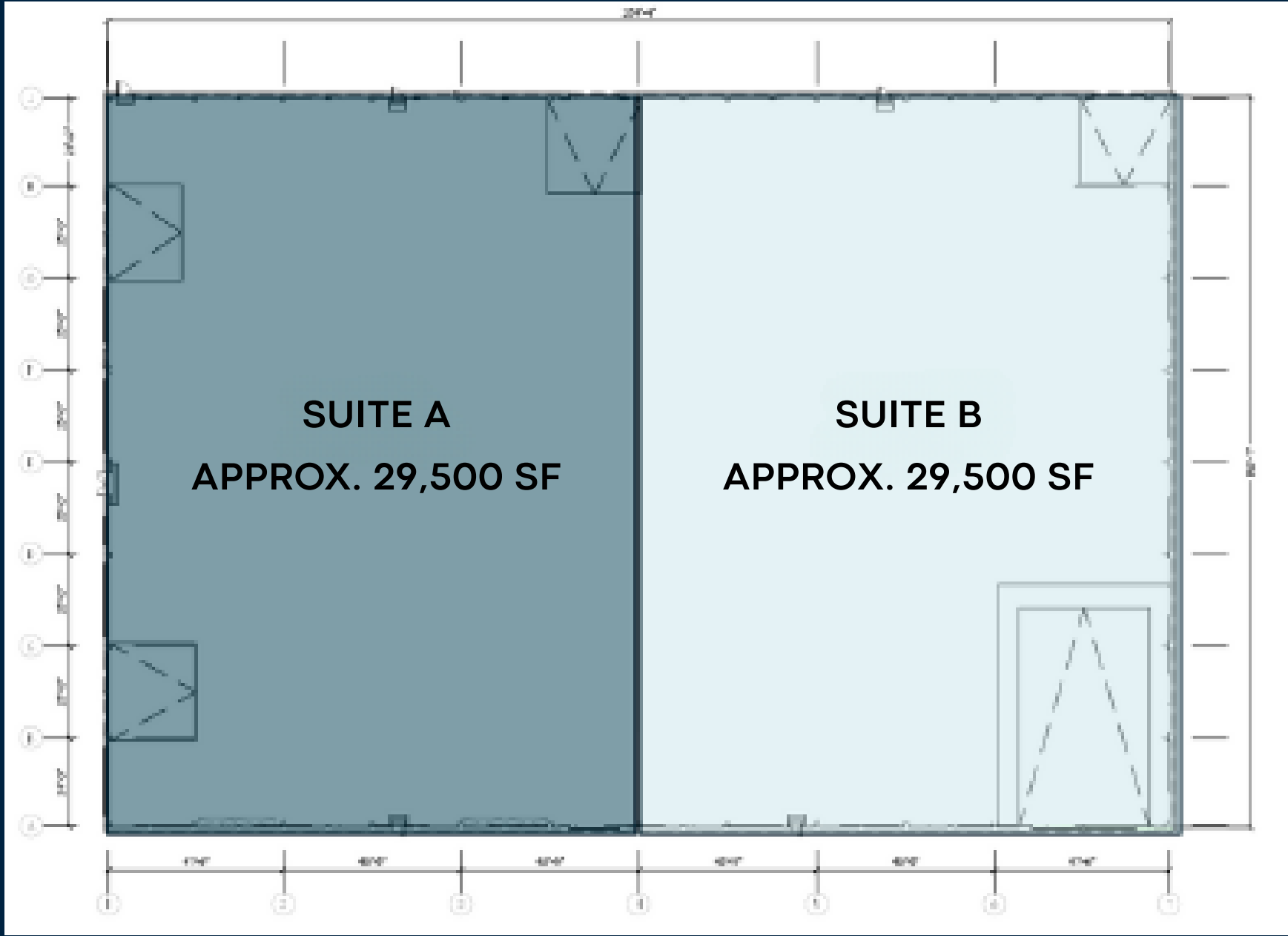
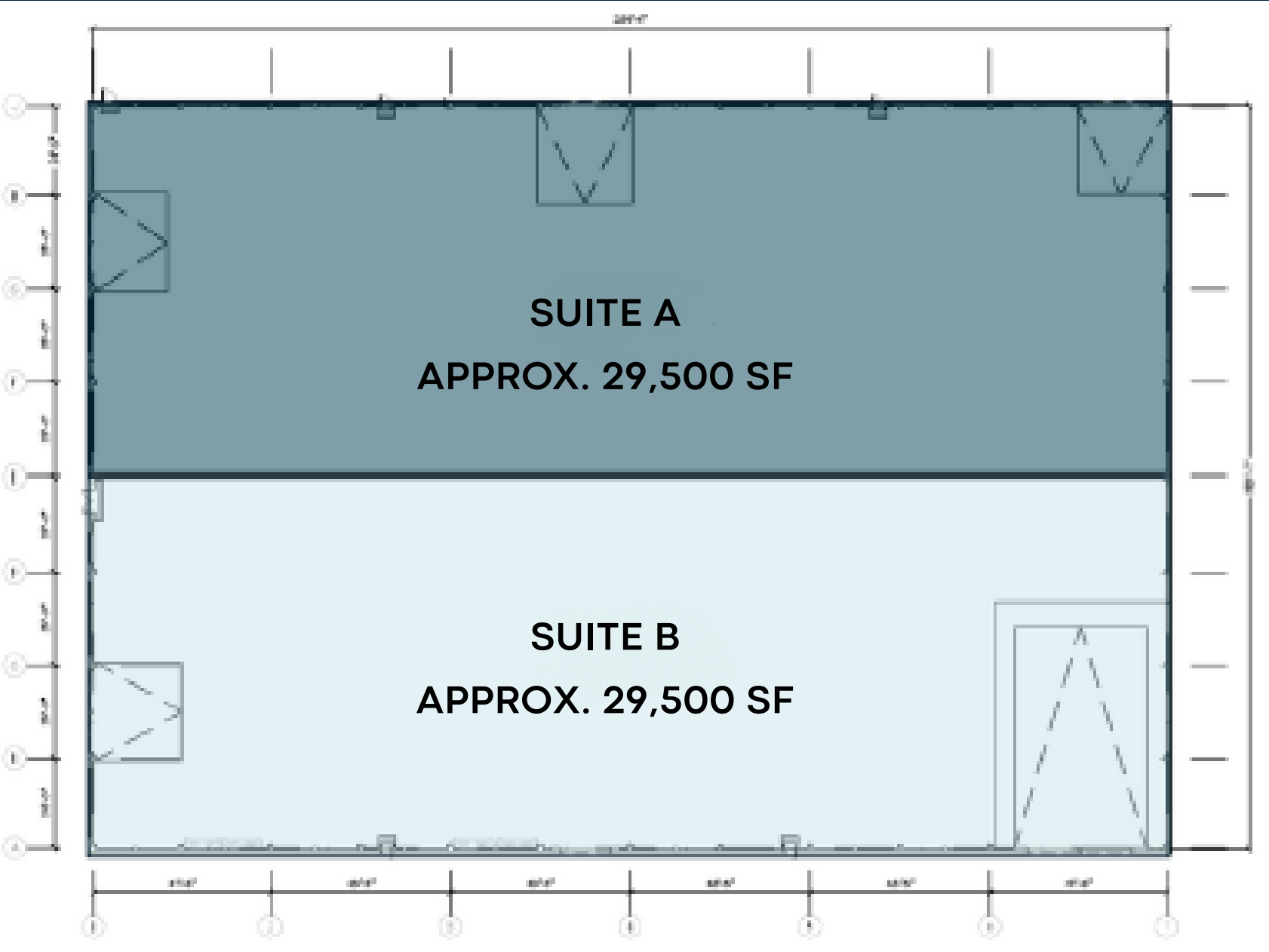
- NEWLY PAVED PARKING LOT
- NEW ROLL-UP DOORS
- NEW SIDEWALKS
- UPGRADED FLOORS

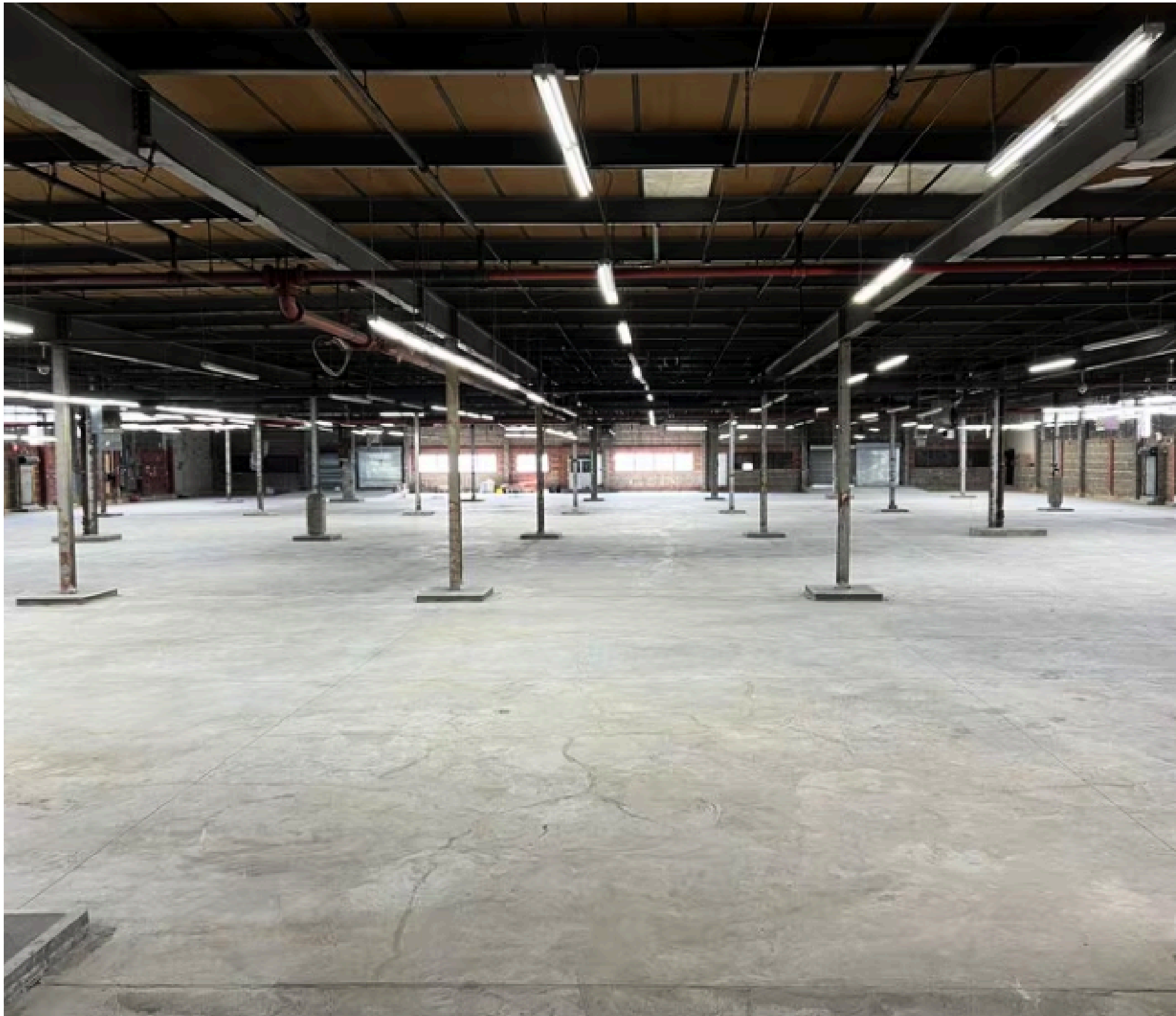
# FLEXIBLE LEASE DIVISIONS - STARTING AT APPROX. 20,000 SF



625 WORTIMAN AVE.

# FLEXIBLE LEASE DIVISIONS - STARTING AT APPROX. 20,000 SF





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## THE LOCATION

625 Wortman Ave benefits from immediate access to key regional transportation routes, including the Belt Parkway, Van Wyck Expressway, and Brooklyn-Queens Expressway (BQE), enabling efficient connectivity throughout New York City and into Long Island and New Jersey.

Just minutes from JFK International Airport, the site is exceptionally positioned for air freight, e-commerce fulfillment, and last-mile delivery operations.

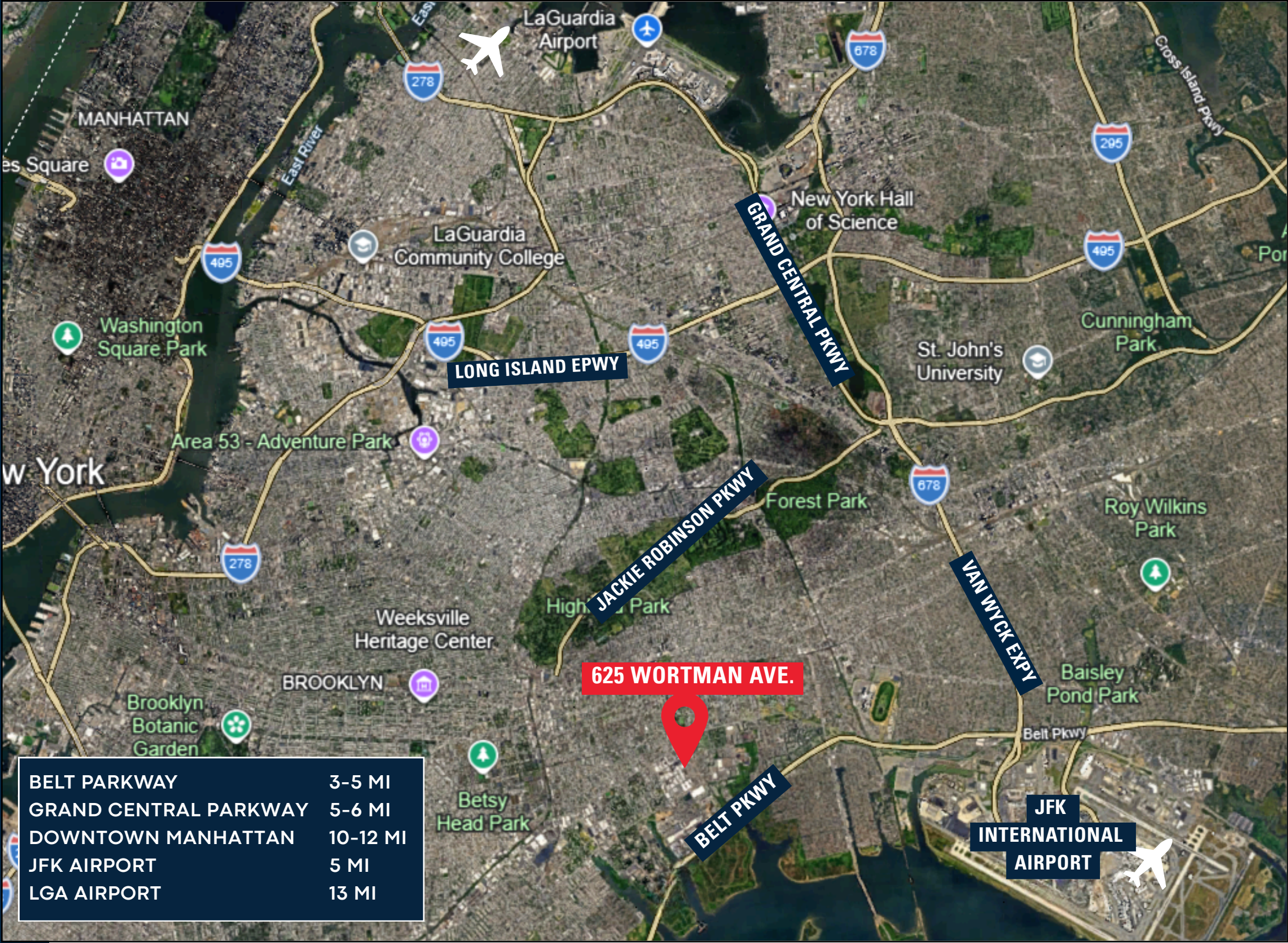
With direct access to Brooklyn, Queens, and the broader Tri-State distribution network, 625 Wortman Avenue delivers a rare combination of in-city positioning and regional accessibility, making it a prime location for time-sensitive industrial and distribution operations.

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