

279 Frost St, Brooklyn, NY 11222

\$21.00/SF/YR

Premier Williamsburg/Greenpoint Flex Space
w/ Gated Driveway | 5,970 sq. ft.



WORTH PROPERTY GROUP
NY/CT/FL



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Building Details

| | | | |
|---------------|--|---------------------|---|
| Property Type | Retail, Office, Special Purpose | Subtype | Coworking, Creative Office, Office |
| Tenancy | Multiple | Total Building SQFT | 5,970 |
| Vacant SQFT | 5,970 | Class | C |
| Year Built | 1910 | Buildings | 1 |
| Stories | 2 | Ceiling Height | 24 Feet |
| Cross Street | Kingsland Avenue | Zoning | M-1-2 |
| Submarket | Greenpoint, Williamsburg | | |

Building Description

Boutique warehouse space that is perfect for many flexible uses.

This clean open concept warehouse boasts extremely high ceilings, a balcony office space & gated driveway!

Flexible terms. \$10,450.00 monthly/gross.

This property's bi-level configuration offers a great mezzanine space above the warehouse - to be used as an office, green room or production area. This space is perfect for those seeking storage, a studio, or a warehouse for distribution/manufacturing. The ceiling height (30') is extremely rare for a space of this size.

Strategically positioned with dual entrances, this property offers unparalleled accessibility and flexibility for your business operations. Whether it's streamlining logistics, optimizing traffic flow, or enhancing security measures, the presence of two entrances ensures seamless ingress and egress for your team and vehicles.

279 Frost is a 2,300 sqft warehouse space with an additional 3,000 sqft of outdoor parking. There are entrances on both Frost Street and Richardson Street. The Frost entrance is through a single door leading to the 700 sqft office room suspended over the warehouse space and includes a bathroom. On the Richardson side you enter through a chain-link gate to the 30' x 100' parking area. There is a 25' tall push button roll gate opening to the warehouse space. The warehouse is 25' x 90' with roughly 30' ceilings and has adjoining smaller storage spaces, brick walls, and windows offering good natural light. A staircase leads up to the office space above.

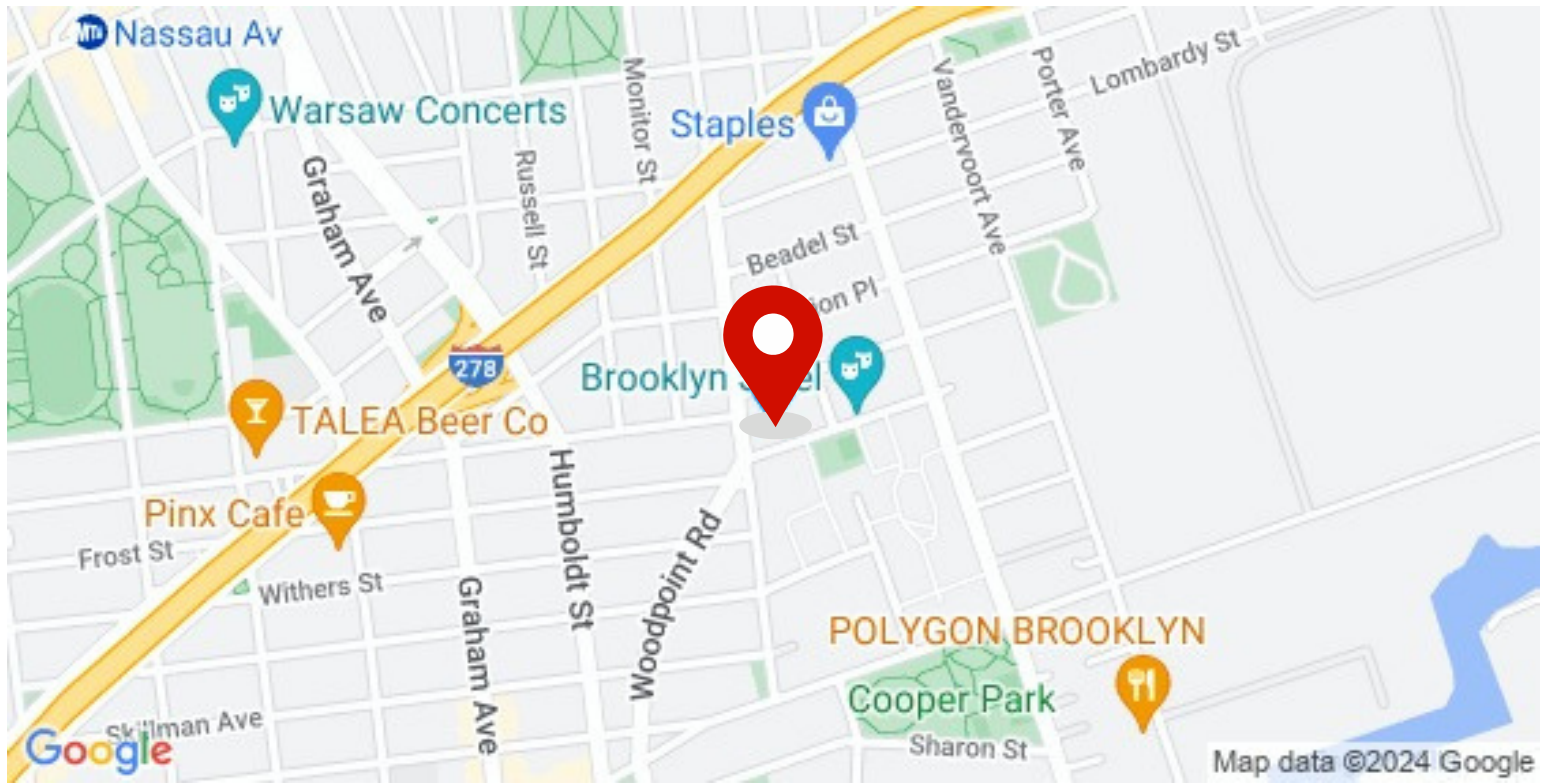
Spanning 6,000+ square feet, this versatile space is perfectly primed to accommodate a diverse range of industrial or creative ventures. Located amidst Brooklyn's bustling industrial landscape, this property enjoys close proximity to Brooklyn-Queens Expressway and Metropolitan Avenue, further enhancing its appeal and convenience. This flex warehouse and office space promises to meet—and exceed—your expectations!

Don't miss this rare opportunity to establish your business in this popular Brooklyn neighborhood! With its dual entrances and strategic location, this property is poised to elevate your operations to new heights of efficiency and success. Perfect for small business that needs a really cool space to feature their presence. **Call Anthony for all showings.**

Building Highlights

- Williamsburg Address
- Dedicated Parking
- Gated Lot
- Dual Entrances
- Gates on Both Sides - Offering Secure Storage
- Balcony Officee Overlooking Warehouse

Building Location (1 Location)



Details

| | |
|------------------------|-----------------------|
| Listing Type | Direct |
| RSF | 5,970 SF |
| Parking | Gated Space |
| Lease Type | Modified Gross |
| Total Rate (Per SF/YR) | \$21 |
| Available | Immediately |
| Lease Term | 2-4 Years |
| Total Monthly Rent | \$10,450 |

1st Floor Details

279 Frost is a 2,500 sqft warehouse space with an additional 2,000 sqft of outdoor parking. There are entrances on Frost street as well as Richardson. The Frost entrance is through a single door leading to a roughly 700 sqft office room suspended over the 2,500 sqft of warehouse space below and includes a bathroom. On the Richardson side you enter through a chain-link gate to the 25' x 80' parking area. There is a 25' tall push button roll gate opening to the warehouse space.

Property Photos

