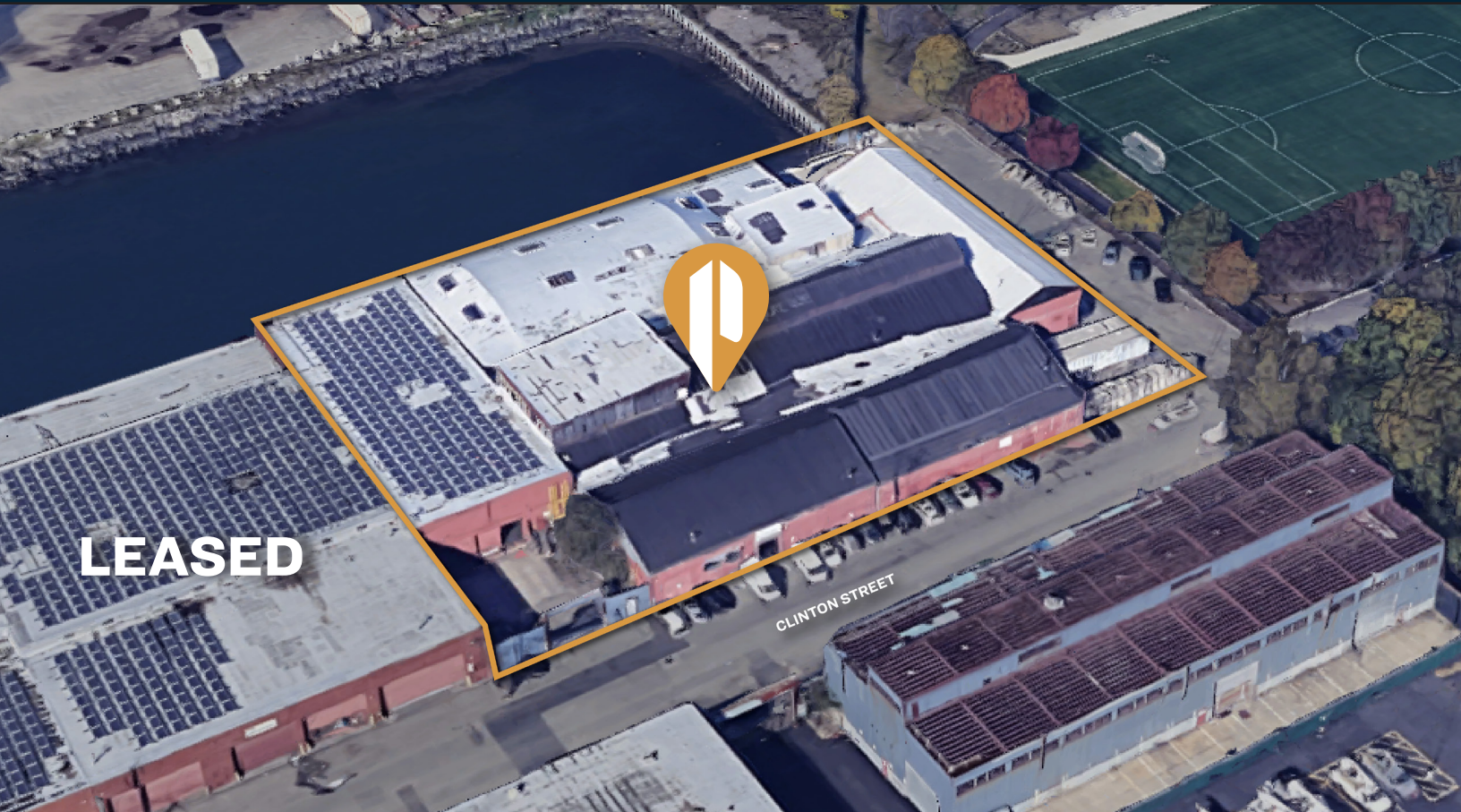




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



LEASED

744 CLINTON STREET

BROOKLYN, NY 11231

43,270 Sq. Ft. Single-Story Building with Multiple Divisions

Ideal for Creative, Sports, Entertainment,
Industrial, and Commercial Uses

Type

Warehouse / Retail / Industrial



SQUARE FOOT

43,270_{RSF}



ZONING

M3-1



CLEAR HEIGHT

15.5' - 30'



PARCEL ID

623

BLOCK



LOADING

2 DRIVE-IN DOORS

4 LOADING DOCKS



100,118

LOTS

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

Features

- 43,270 Sq. Ft. 1 Story Building
- 15'5 - 30' Ceiling Height Throughout
- Large Column Free Sections
- Electric Power
- Fireproof
- Dry Sprinkler
- Gas Heat
- Sub-Metered Electric

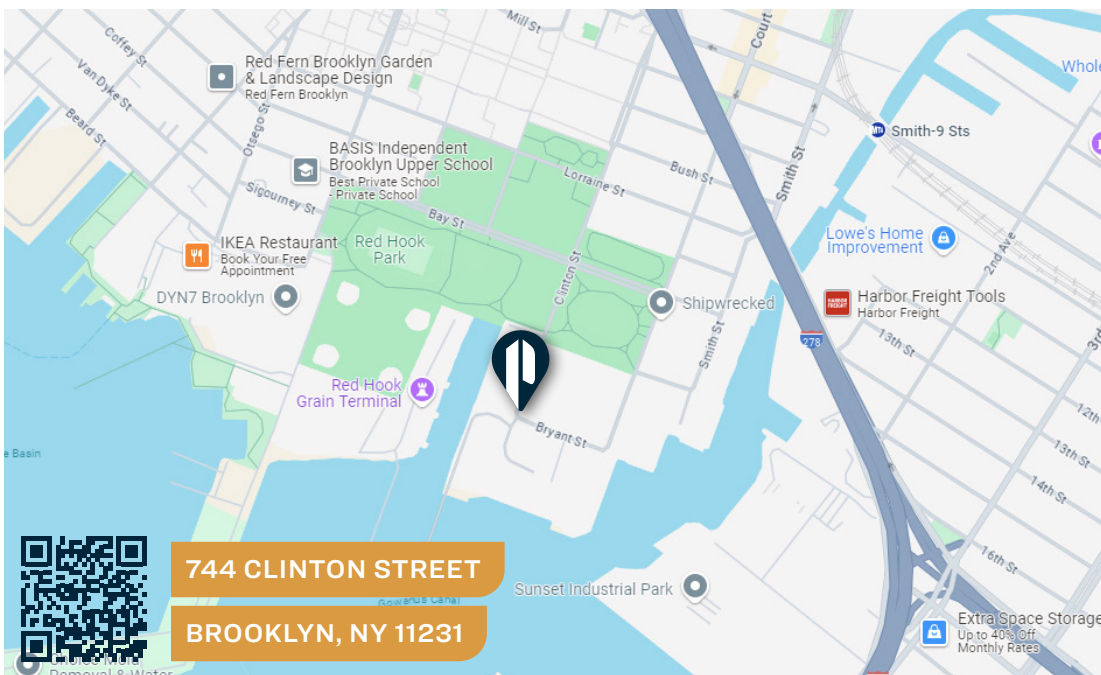
Section A

- 12,357 Sq. Ft.
- Large Column Free Section
- 20' Clear Height
- 1 Drive-In Door

Section B

- 30,000 Sq. Ft. Warehouse
- Large Column Free Section
- 15-30' Max Ceiling Height
- Existing Office
- 1 Drive-In Door
- 4 Exterior Loading Docks
- Existing Break Room
- 992 Sq. Ft. First Floor Office
- 1,291 Sq. Ft. Second Floor Mezz Office
- 572 Sq. Ft. Third Floor Mezz Office

Section C — Leased



744 CLINTON STREET

BROOKLYN, NY 11231

TRANSPORTATION

F G SMITH-9TH STREET



BROOKLYN-QUEENS EXPY
GOWANUS EXPY
BROOKLYN BATTERY TUNNEL



RED HOOK - ATLANTIC BASIN



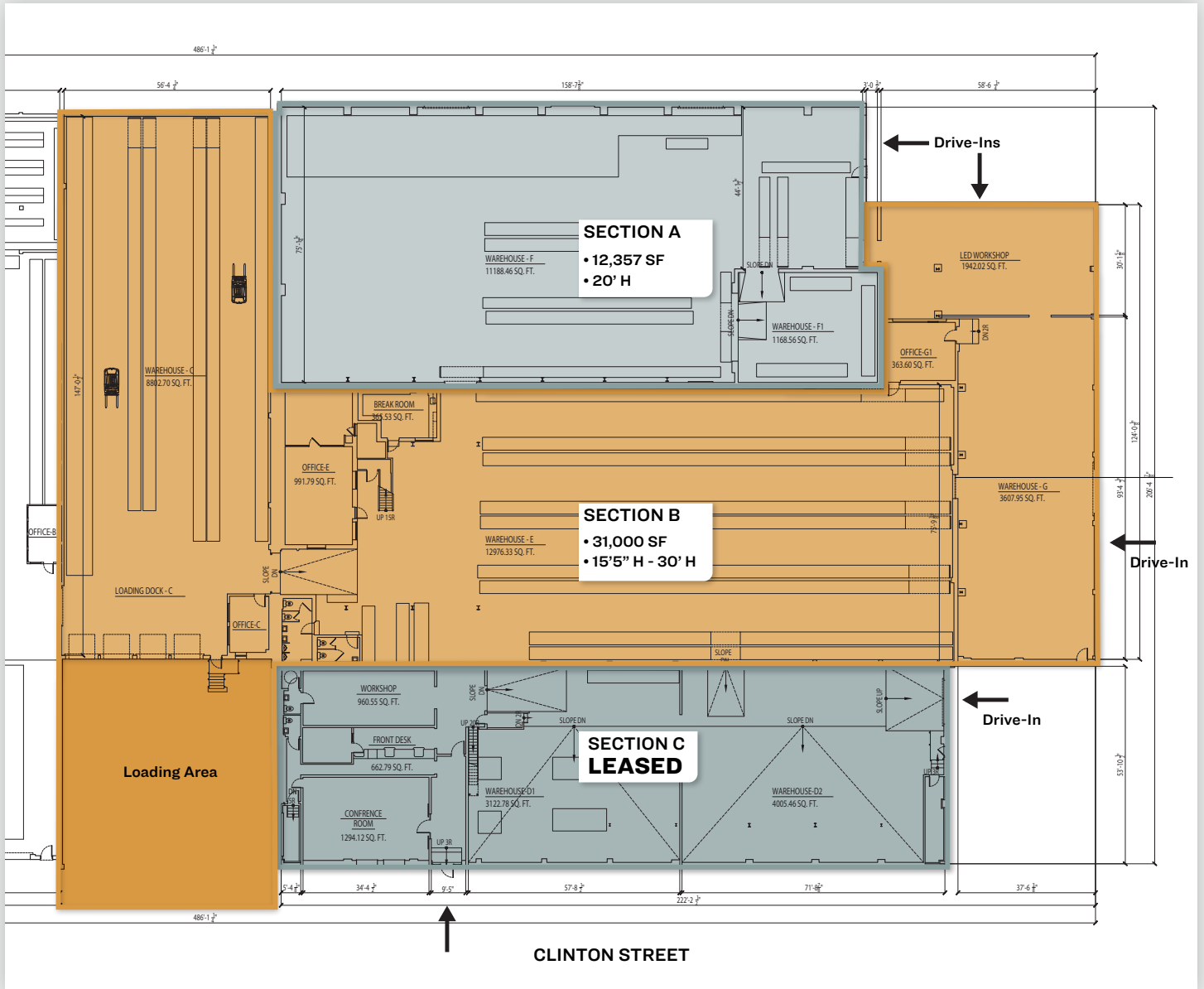
B57, B61:
LORRAINE ST / CLINTON ST



718-784-8282 / PINNACLERENY.COM

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SECTIONS WITH HEIGHT



PICTURES

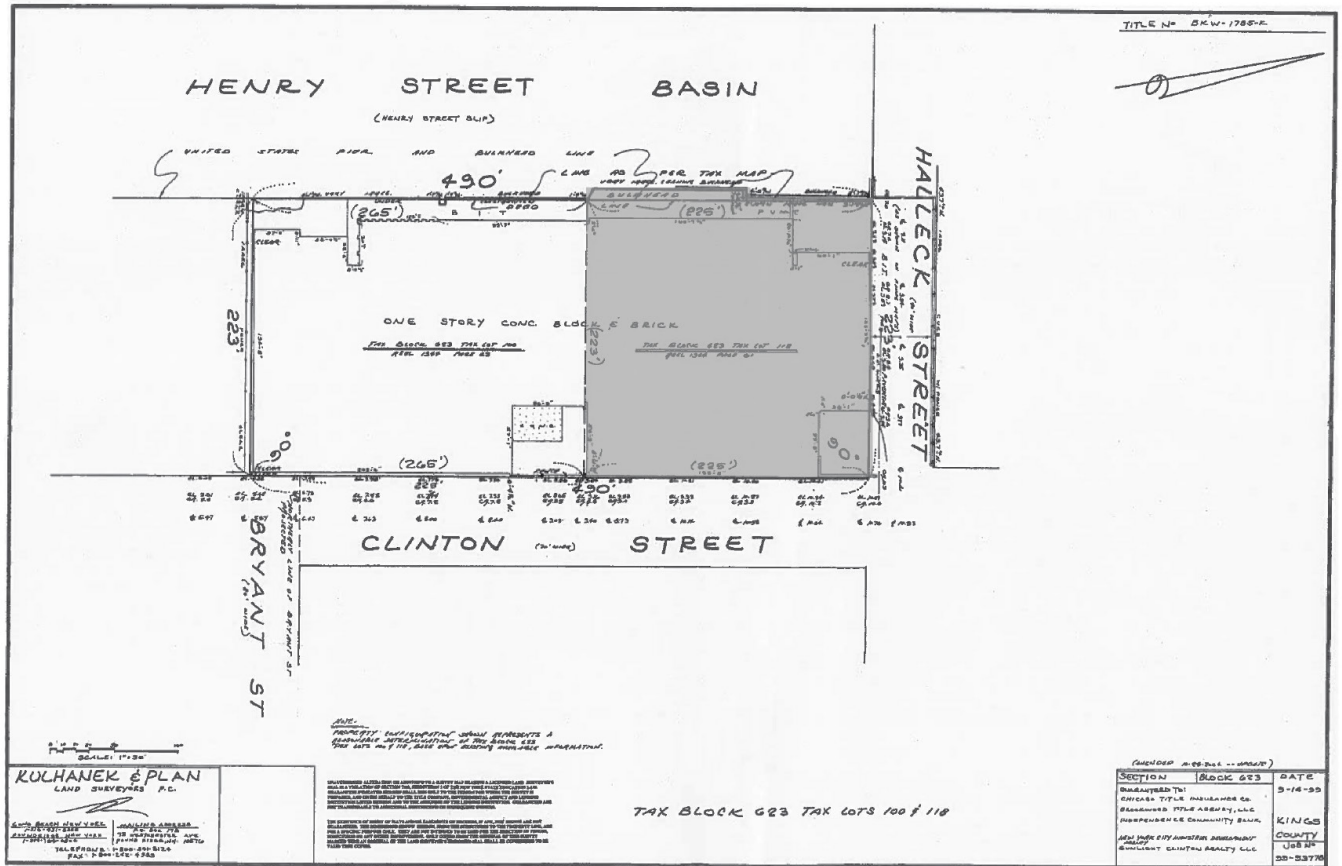


WAREHOUSE



EXTERIOR

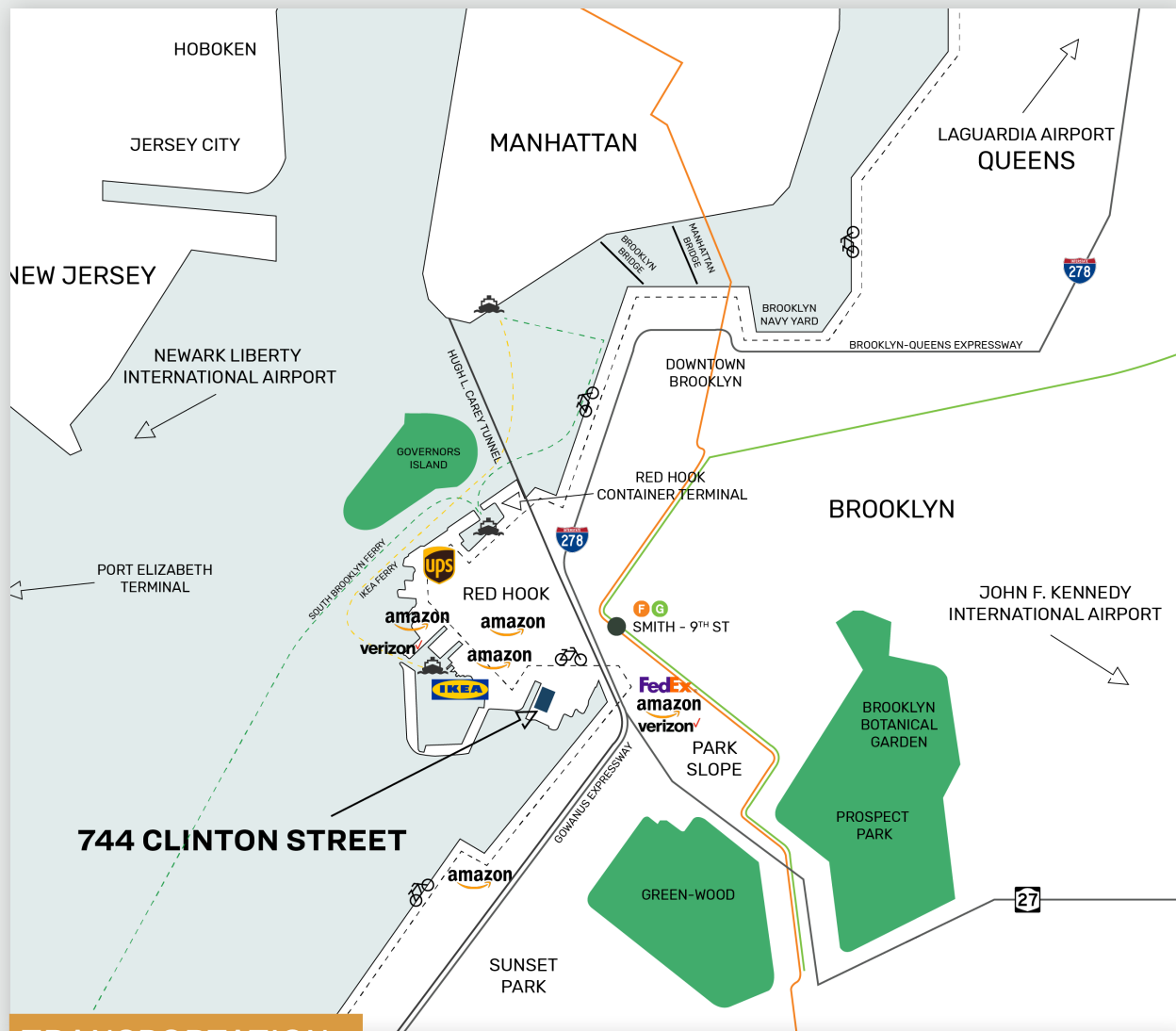
SURVEY



TAX MAP



RED HOOK & SURROUNDING AREA



TRANSPORTATION



SMITH-9TH STREETS
(MILES - 12 MINUTE WALK 0.6)



B57, B61: COURT ST / LORRAINE ST
(MILES - 4 MINUTE WALK 0.2)



I-278 GOWANUS EXPRESSWAY
(MILES 0.6)



IKEA EXPRESS SHUTTLE
(MILES - 12 MINUTE WALK 0.6)

HUGH L. CAREY TUNNEL
(MILES 0.6)



BAY STREET X COURT STREET
(MILES - 2 MINUTE WALK 0.1)

I-278 BROOKLYN-QUEENS EXPRESSWAY
(EXPRESSWAY 0.8 MILES)

HENRY STREET X BAY STREET
(MILES - 4 MINUTE WALK 0.2)

NY27 PROSPECT EXPRESSWAY
(MILES 1.5)



LAGUARDIA AIRPORT
(MILES - 25 MINUTES 12)

Federal, New York State, and Local Economic Incentives

The following is a list of potential incentives that may be available subject to type of business and other factors that should be verified by consulting with an attorney or benefits consultant.

INDUSTRIAL BUSINESS ZONE (IBZ)

The property is located in a designated IBZ that may provide tax credits on a per-employee basis to industrial and manufacturing companies.

Other incentives that may be available include:

- Workforce Programs
- Apprentice NYC
- NYC Industrial Developer Loan Fund
- NYC IDA Industrial Program
- Excelsior Jobs Program
- Relocation and Assistance Program (REAP)
- EDZ Employment Incentive Program (EDZ-EIC)
- Energy Cost Savings Program (ECSP)
- Industrial & Commercial Abatement Program (ICAP)



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