



FOR LEASE

63,828 Total SF

49 ASH STREET | GREENPOINT, BROOKLYN | NEW YORK



50,307 SF GROUND FLOOR WAREHOUSE

8,513 SF PARKING GARAGE

5,008 SF OFFICE SPACE

- 3 loading docks
- 1 drive-in door
- 18' ceiling height
- Owner will permit subdivisions of 12,500 SF - 50,000 SF
- 2 large, enclosed interior loading docks can accommodate tractor trailer loading
- Building to undergo capital improvement plan and will be delivered in white-box condition





HIGHLIGHTS:



Walking distance to Greenpoint Ave Subway Station



2 blocks from Pulaski Bridge



5 minute drive to Queens-Midtown Tunnel and I-495 (LIE)

BUILDING AERIAL VIEW



REGIONAL ACCESS

Key Driving Distances

Pulaski Bridge	0.5 mi
Long Island City	1.0 mi
I-495	1.2 mi
I-278	1.6 mi
Williamsburg Bridge	2.8 mi
Queensboro Bridge	3.0 mi
Downtown Brooklyn	4.6 mi
Downtown Manhattan	5.5 mi
Manhattan Bridge	5.5 mi
LaGuardia Airport	6.8 mi
Robert F Kennedy Bridge	7.2 mi
George Washington Bridge	11.6 mi
John F Kennedy Airport	15.2 mi
Newark Airport / Port Newark	19.0 mi

Public Transportation

B 43 Bus Station	0.2 mi
B32 & B62 Bus Station	0.3 mi
G Train	0.5 mi
7 Train	0.6 mi



1 Mile

Total Population: 61,020
Transportation/Warehouse Workers: 1,010
Total Labor Force: 39,487
Median Household Income: \$128,925
Median Hourly Warehouse Salary: \$20.09



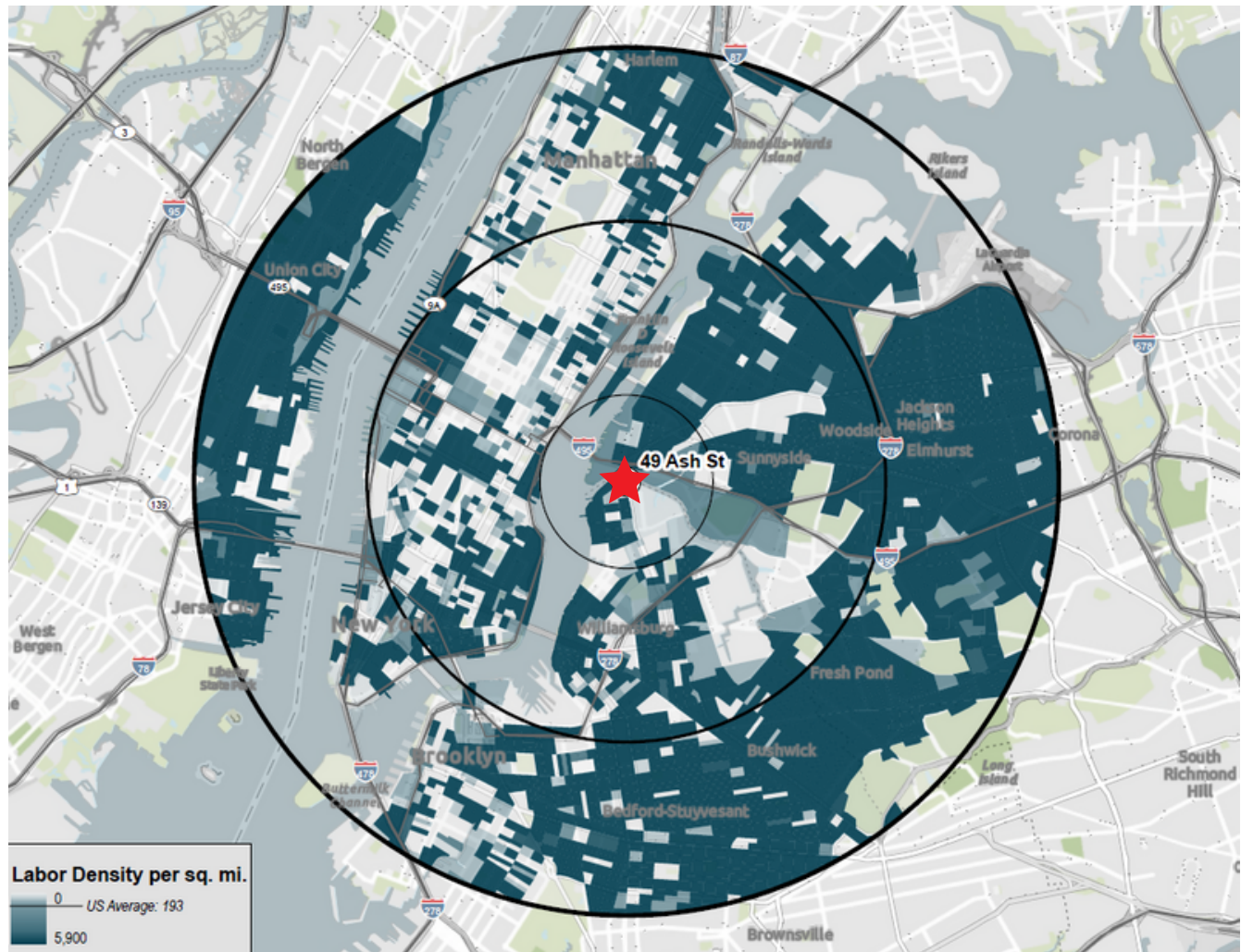
3 Miles

Total Population: 1,373,540
Transportation/Warehouse Workers: 23,825
Total Labor Force: 820,213
Median Household Income: \$98,332
Median Hourly Warehouse Salary: \$22.10



5 Miles

Total Population: 3,342,058
Transportation/Warehouse Workers: 77,678
Total Labor Force: 1,912,898
Median Household Income: \$90,777
Median Hourly Warehouse Salary: \$21.78





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Dan Morici

Vice President

+1 516 361 0456

daniel.morici@jll.com

Jeremy Liebler

Vice President

+1 908 337 7963

jeremy.liebler@jll.com

Adam Citron

Executive Managing Director

+ 1 212 376 1887

adam.citron@jll.com

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