



# Up To 120,000 sf Brooklyn IOS Site For Lease

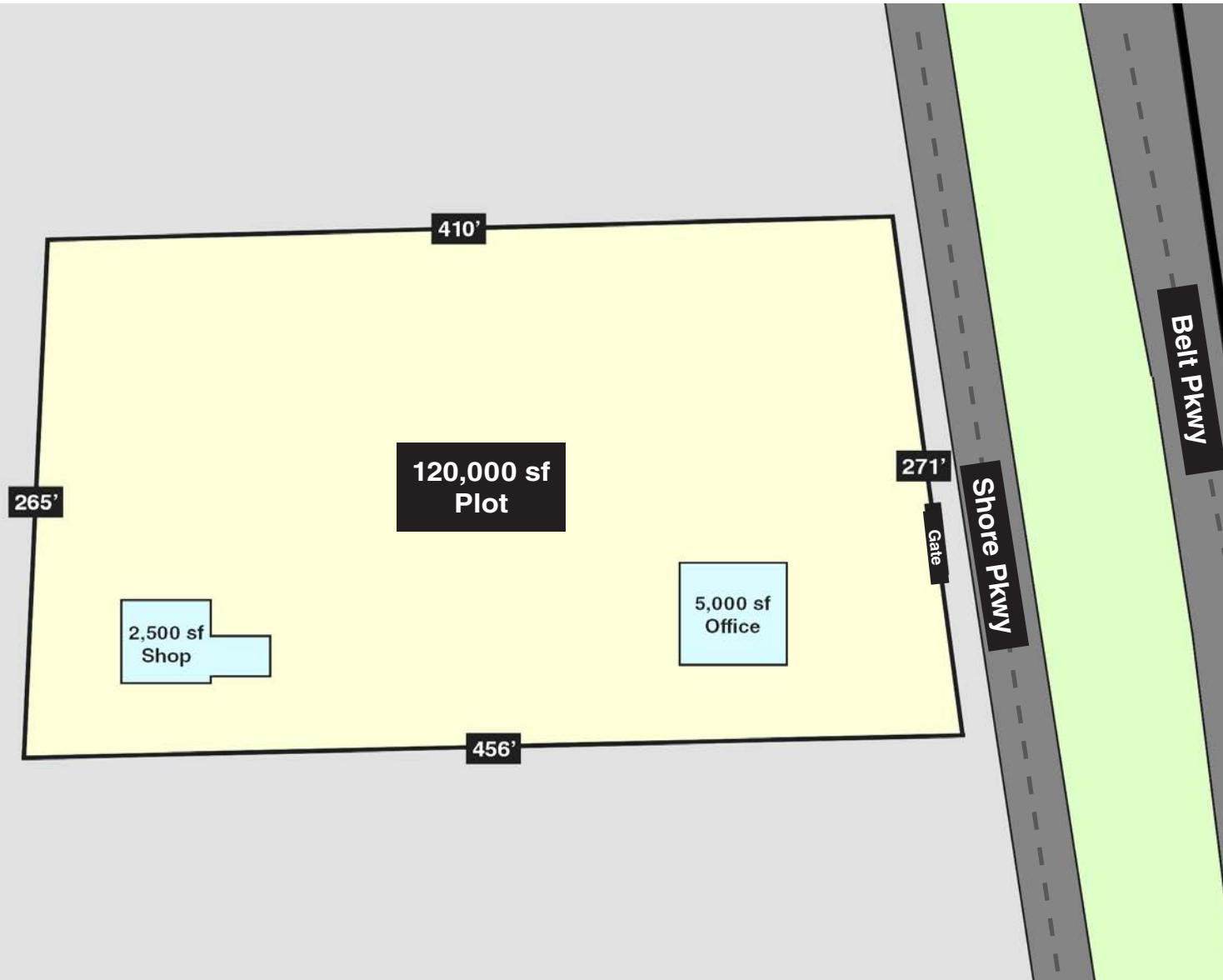
1776 Shore Parkway, Gravesend, Brooklyn



# Property Information

## 120,000 sf Brooklyn IOS Site For Lease

1776 Shore Parkway, Gravesend, Brooklyn



### 120,000 sf Industrial Outdoor Storage + Office & Shop | Zoned M3-1

1776 Shore Parkway offers a rare, large-scale industrial outdoor storage (IOS) opportunity on Brooklyn's industrial waterfront. The site includes approximately 120,000 square feet of industrial land, a 5,000 square foot freestanding office building, and a 2,500 square foot freestanding shop space; ideal for light repairs, maintenance, or equipment storage. Zoned M3-1, the property supports a broad range of heavy industrial, transportation, and outdoor-intensive uses, including 24/7 operations and large-scale storage. **All divisions will be considered.**

#### Ideal Industrial Uses Include:

- Secure outdoor storage for any type of fleet vehicle, truck, trailer or bus operation
- Construction equipment: storage, rental, maintenance and staging/showroom
- Storage of materials and aggregate
- Waste transfer, recycling and marine industrial support
- Utility, infrastructure telecom and energy sector service

#### Long-Term Ground Lease & Development Potential:

- Up to 987,054 sf buildable
- Ownership is open to a long-term ground lease, providing flexibility for qualified tenants or developers
- As-of-right development opportunity for logistics, last-mile distribution, vertical warehousing, large-scale manufacturing, cold storage, energy and IOS
- Potential for development of big-box retail, multi-level commercial, and life sciences/medical with appropriate ULURP, variance, special permit or zoning change
- "City of Yes"; broader and modernized permitted uses, easier vertical development and streamlined approvals

For More Information or To Schedule  
A Tour, Contact Exclusive Agents:

**Michael Makris**  
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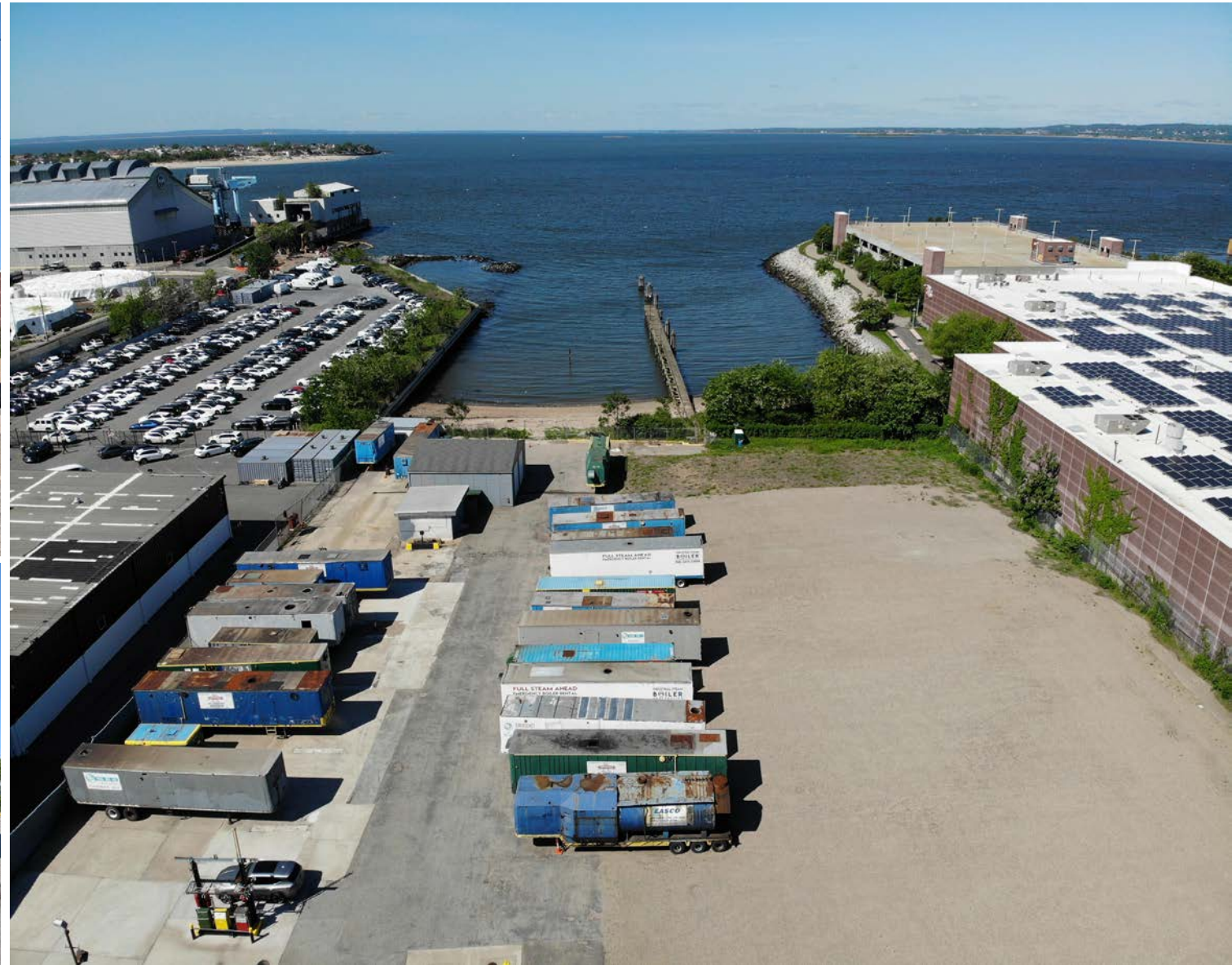
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# Property Images

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# Location & Development

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## Travel Distances

Long Island City	18.5 Miles
Midtown NYC	17.8 Miles
Downtown NYC	12.9 Miles
Maspeth	21.0 Miles
JFK Airport	14.7 Miles
LGA Airport	20.3 Miles



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