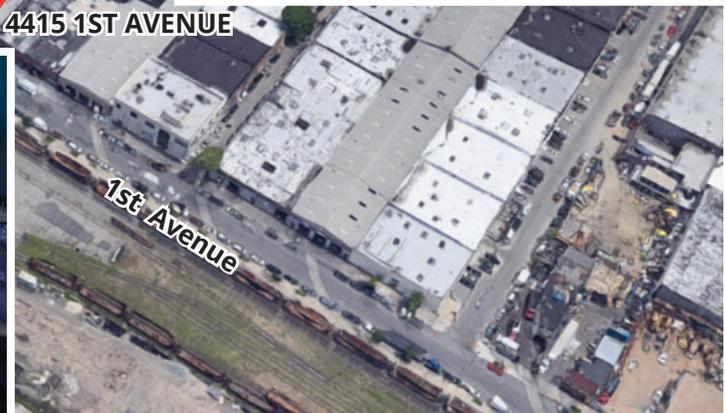


# BUSH TERMINAL WAREHOUSE FOR SALE!

4415 FIRST AVENUE | BROOKLYN, NY 11232



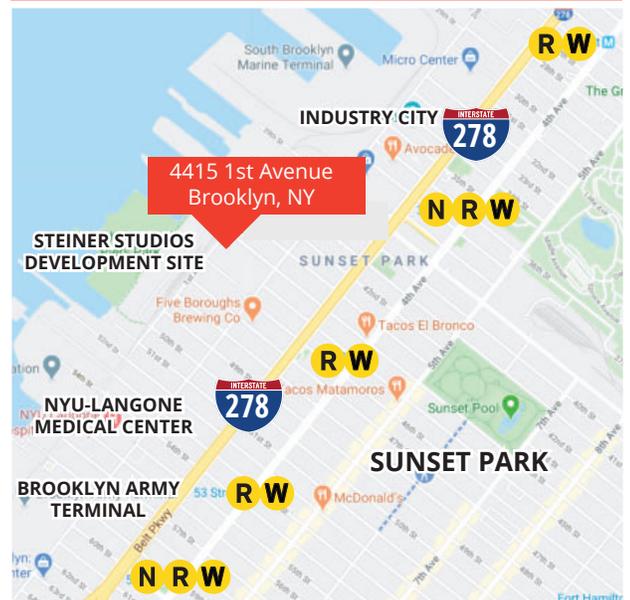
## PROPERTY HIGHLIGHTS:

- APPROX. 9,000 SF AVAILABLE FOR SALE
- NEARBY NYU LANGONE MEDICAL CAMPUS
- NEAR INDUSTRY CITY AND BROOKLYN ARMY TERMINAL!
- **BLOCK/LOT**.....00735-0035
- **LOT SIZE**.....50'x150' FT
- **LOT SF** .....9,000 SF - (7,500 Ground + 1,500 Mezz.)
- **BUILDING SIZE**.....50'x150' FT
- **BUILDING SF** .....7,500 SF
- **STORIES** .....1
- **CEILING HEIGHT**.....30' Foot Ceilings
- **BUILDING CLASS** .....Fireproof Warehouse (E1)
- **YEAR BUILT/ALTERED** ...1925
- **ZONING** .....M3-1
- **FAR AS BUILT** .....1.00
- **MAX FAR** .....2.00 Commercial
- **REAL ESTATE TAXES** .....\$29,000

## ACCESSIBILITY

- WALKING DISTANCE TO **N R W** TRAINS
- JUST OFF OF GOWANUS EXPRESSWAY **INTERSTATE 278**
- NEAR TO NYC WATER TAXI 

## DIRECTLY ACROSS THE STREET FROM STEINER STUDIOS DEVELOPMENT!



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REAL ESTATE

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For More Information Contact Exclusive Agent:

**BEN FEIG**

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