



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | INDUSTRIAL SPACE

1,600 SF Warehouse in Flatbush for Lease!

476 E 25th St, Brooklyn, NY 11226

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 1,600 SF

Lease Rate: Upon Request

Lot Size: 2,585 SF

Building Size: 4,875 SF

Zoning: R6

PROPERTY OVERVIEW

1,600 SF Warehouse in Flatbush for Lease!

Highlights:

- Bay Door
- High ceilings
- 7 Parking spots
- Can be combined with 1,600 SF of retail ON FLATBUSH AVE
- Full Building Signage

LOCATION OVERVIEW

Located in Flatbush near the Newkirk Ave, 2 & 5 train station. In close proximity to the B8, B41, B49, B103, and BM2. Nearby national tenants include,

- Chase
- Target
- Dunkin Donuts
- HSBC
- Rite Aid
- Capital One
- Dollar Tree
- & many more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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Additional Photos



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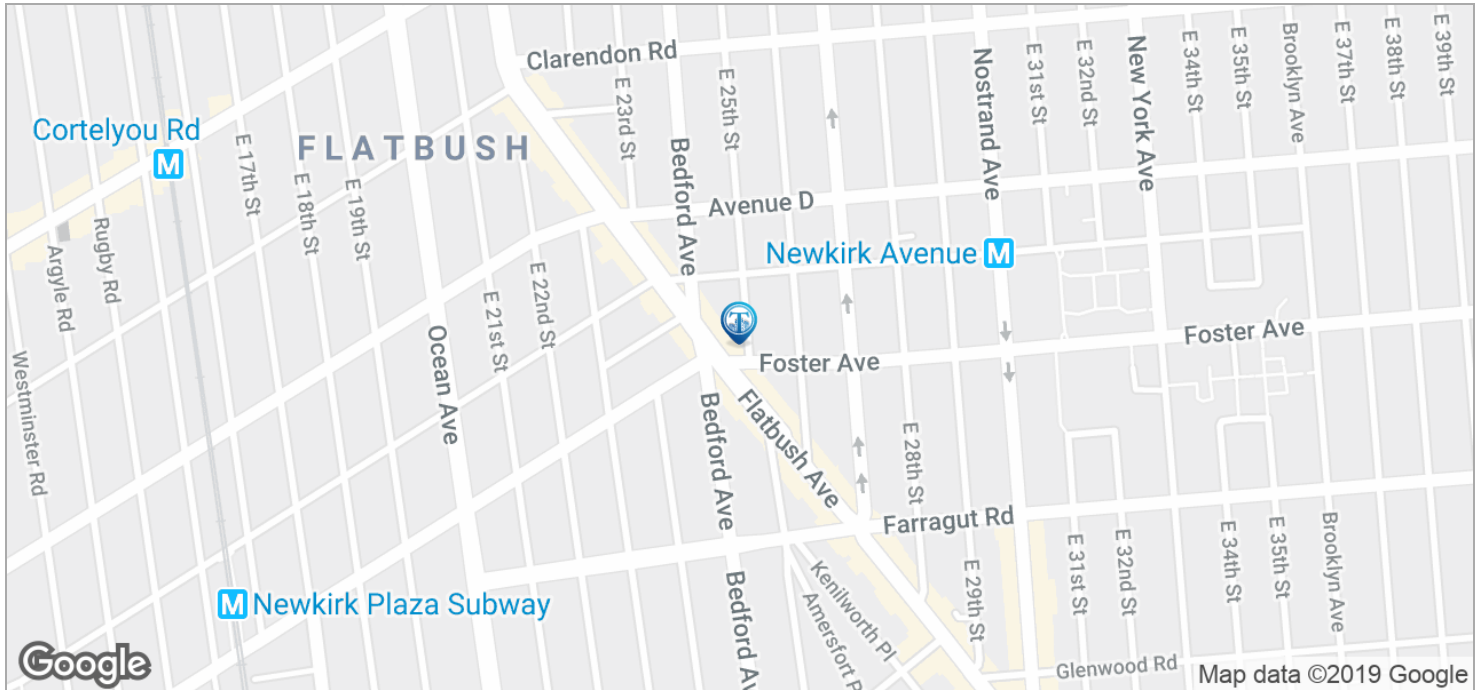
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Location Maps



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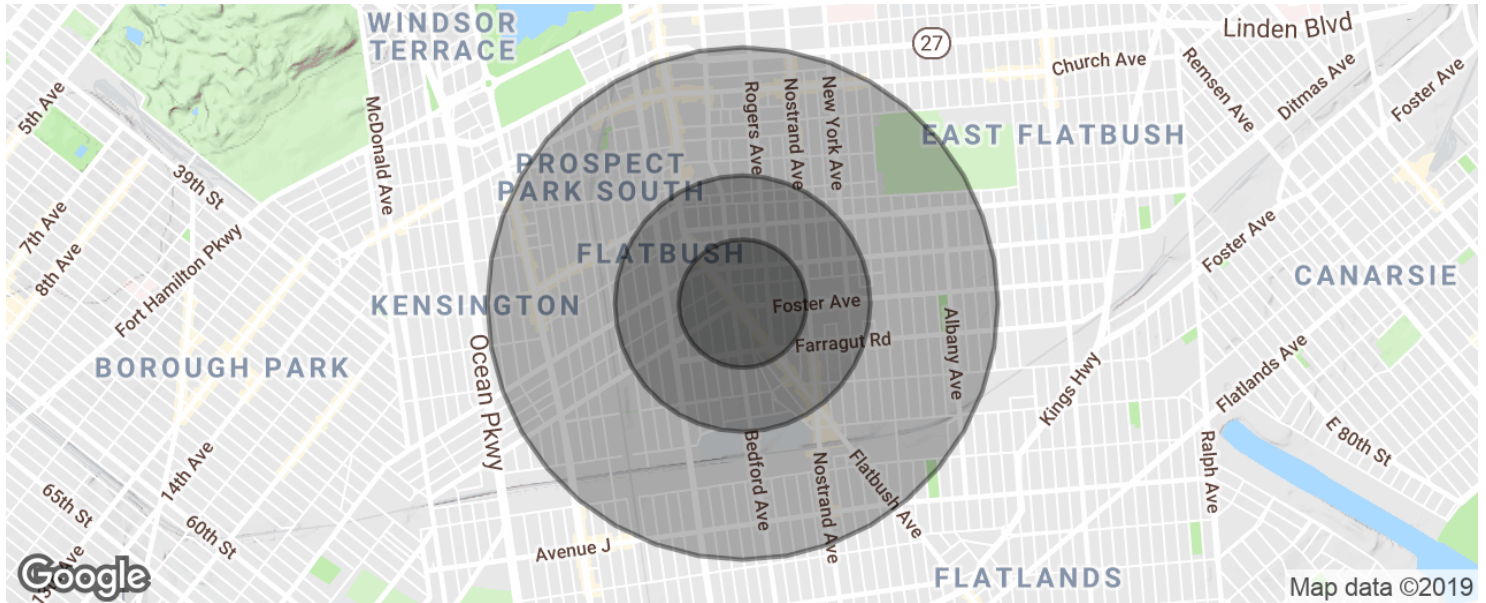
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	13,840	49,393	182,418
Median age	33.4	34.1	34.5
Median age (Male)	32.4	32.3	32.4
Median age (Female)	34.6	35.5	36.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	4,841	17,640	65,418
# of persons per HH	2.9	2.8	2.8
Average HH income	\$50,653	\$52,843	\$56,778
Average house value	\$433,051	\$455,832	\$565,579

* Demographic data derived from 2010 US Census

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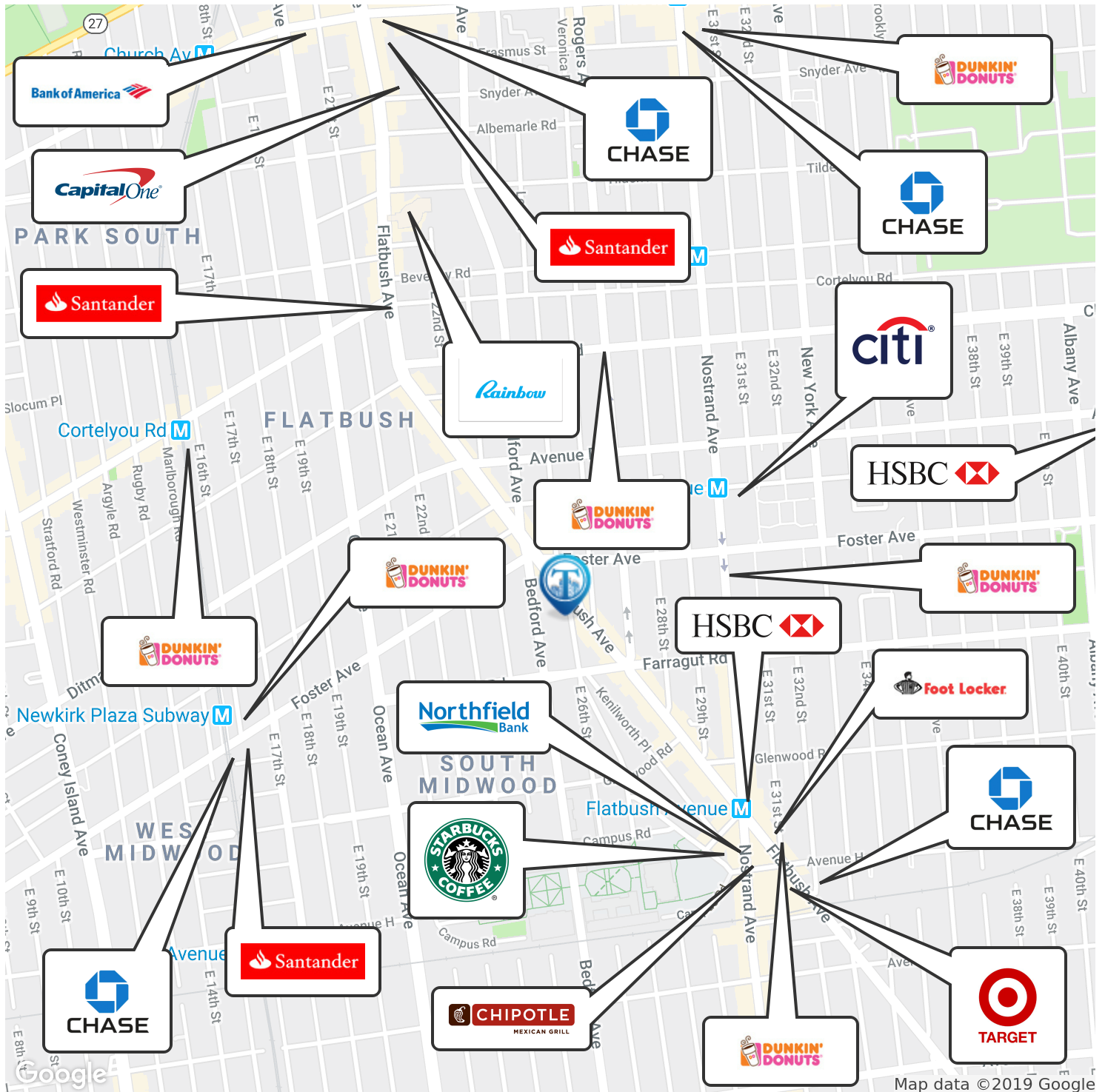
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Retailer Map



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