



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Broom Clean Big Open Box Warehouse With High Ceilings For Lease

5,000 - 12,500 SF

101 49th Street • Brooklyn • NY

For Pricing **Call: 718-437-6100**

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Location Overview

Located in the Sunset Park neighborhood of Brooklyn, this industrial warehouse sits between 1st Ave & 2nd Ave, near the 45th St subway station. It offers easy access for 53-foot trailers, making it perfect for commercial operations.

Nearest Transit: N & R trains at 45th St and the B11, B37, & X37 bus lines.

Nearby tenants include Costco Wholesale, Sweatbox, Bravo Supermarkets, Crossfit Sunset Park, Dunkin', Pollo Campero, Popeyes Louisiana Kitchen, Taco Bell, Chase Bank, McDonald's, Burger King, Rite Aid, Five Below, Citi, Foot Locker, Western Union, AT&T Store, T-Mobile, SNIPES, Walgreens, CTown Supermarkets, Planet Fitness, Twist, Bubbles & Suds Laundromat, Sunset Bagels, and more!

Main Highlights

- ▶ 20 foot ceilings
- ▶ Big open box warehouse
- ▶ High ceilings
- ▶ Delivered broom clean



30,000 SF

Total Building Size



39,000 SF

Lot Size



M3-1

Zoning

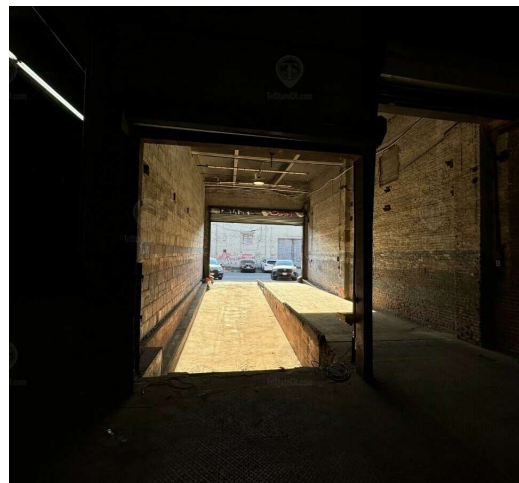
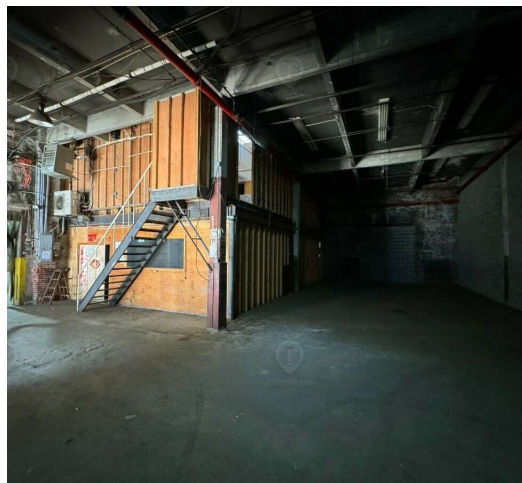
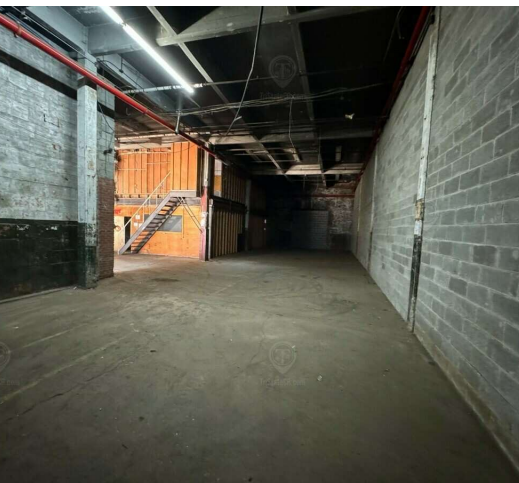
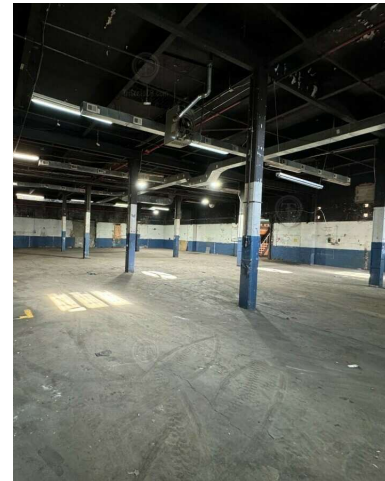
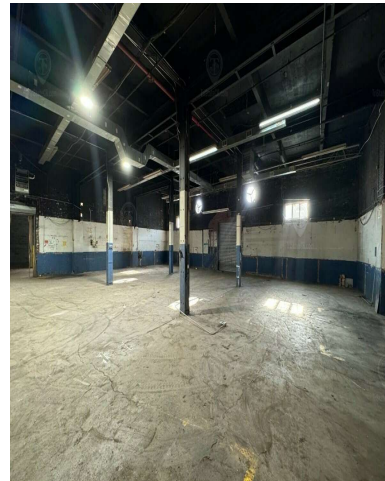
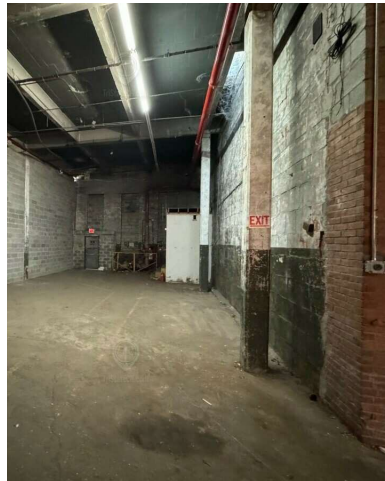
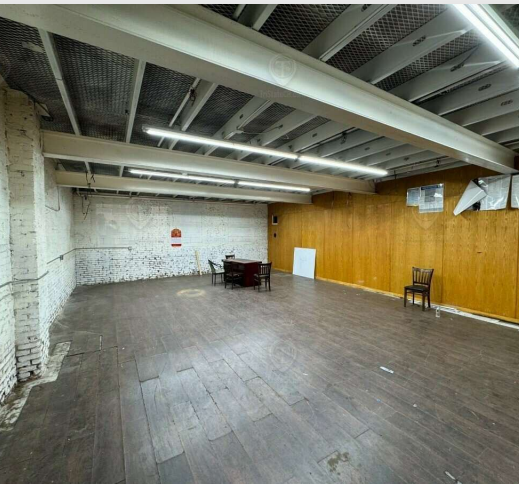
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Map data
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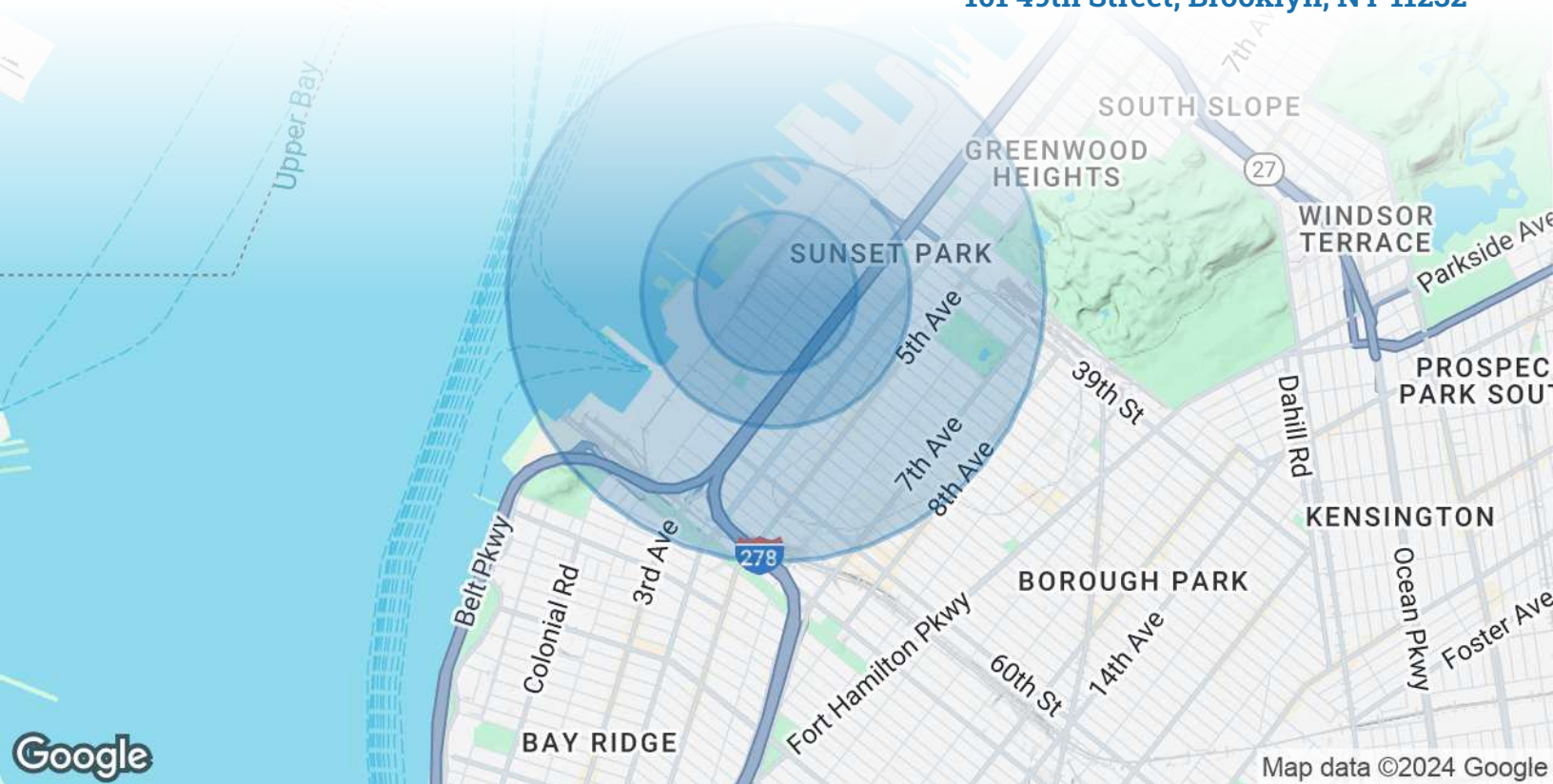
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Area Demographics

101 49th Street, Brooklyn, NY 11232



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,542	11,836	89,068
Average Age	37	38	37
Average Age (Male)	37	37	37
Average Age (Female)	37	39	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	448	3,804	26,056
# of Persons per HH	3.4	3.1	3.4
Average HH Income	\$90,180	\$94,799	\$89,393
Average House Value	\$1,066,933	\$1,133,904	\$1,097,108



89,068

People within 1 Mile



\$89,393

Avg Household Income

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