



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE
RESTAURANT | KITCHEN SPACE FOR LEASE !

58 Dobbin St, Brooklyn, NY 11222

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Available SF: 5,000 - 20,000 SF

Lease Rate: Upon Request

Lot Size: 7,295 SF

Building Size: 20,000 SF

Zoning: M1-1

PROPERTY OVERVIEW

58 Dobbin St is a three-story independent building that has been occupied by the same operator for over two decades. Currently home to a meal distribution center, the building features a full-scale NSDA / FDA approved commissary kitchen complete with loading dock and views of the Bushwick Inlet.

Highlights:

- Full scale kitchen
 - All uses considered
 - 2nd Floor- 14 ft ceilings
 - Temperature controlled walk-in fridges
 - Ventilation
 - 20ft Hoods
 - 5,000 SF Rooftop
 - Dedicated bay and loading dock
- Full List Available upon request

LOCATION OVERVIEW

Located in Greenpoint's beloved neighborhood, a popular film destination for movies and television shows. Two blocks away from the Nassau Avenue G train with a daily ridership of 9,105 people. Greenpoint also houses dozens of local businesses such as Spritzenhaus33, a popular residential bar with 15,000 SF and brand chains such as Brooklyn Bowl, Peter Pan Donut & Pastry Shop, and The William Vale Hotel.

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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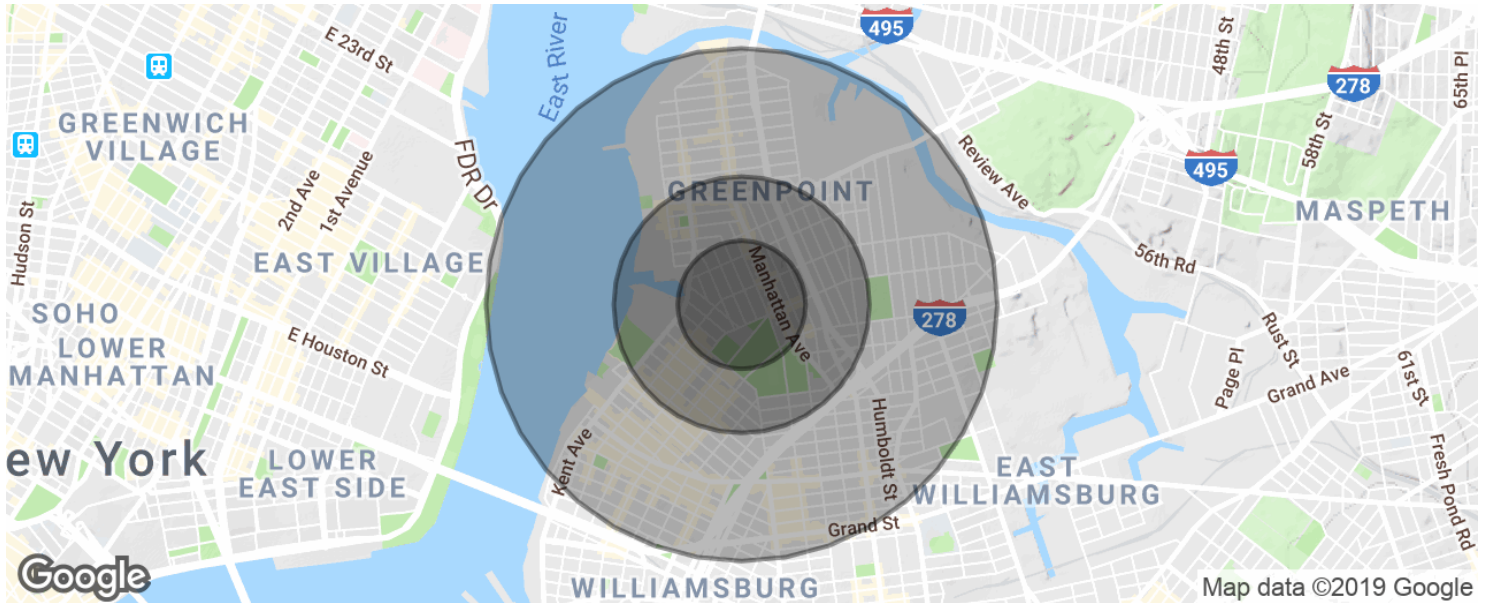
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	4,712	21,371	91,973
Median age	33.9	35.0	34.7
Median age (Male)	33.6	34.9	34.5
Median age (Female)	36.8	36.4	35.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	2,320	10,471	43,014
# of persons per HH	2.0	2.0	2.1
Average HH income	\$79,130	\$77,822	\$76,511
Average house value	\$828,481	\$750,877	\$745,750

* Demographic data derived from 2010 US Census

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Retailer Map



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Available Spaces

LEASE TYPE | Upon Request

TOTAL SPACE | 5,000 - 20,000 SF

LEASE TERM | Negotiable

LEASE RATE | Upon Request



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Basement	Available	5,000 SF	Upon Request	Upon Request	Storage Space
1st Floor	Available	5,000 SF	Upon Request	Upon Request	Full scale kitchen
2nd Floor	Available	5,000 SF	Upon Request	Upon Request	14 ft ceilings + roof top
Rooftop	Available	5,000 SF	Upon Request	Upon Request	-
Entire Building	Available	20,000 SF	Upon Request	Upon Request	-

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