

WAREHOUSE SPACE FOR LEASE

8681 18TH AVENUE

BROOKLYN, NY 11214



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

PROPERTY DETAILS

LOCATION INFO

BTW 86TH ST & BENSON AVE

BUILDING SIZE

4,000 SF

BLOCK & LOT

06369-0013

ZONING

C8-1

BASE RENT

\$10,000/MONTH
MODIFIED GROSS

NEIGHBORHOOD

BATH BEACH

POSSESSION

IMMEDIATE

COMMENTS

- 12 FT. CEILINGS
- STEPS FROM D TRAIN
- READY FOR IMMEDIATE OCCUPANCY

TRANSPORTATION

B1

B8

D

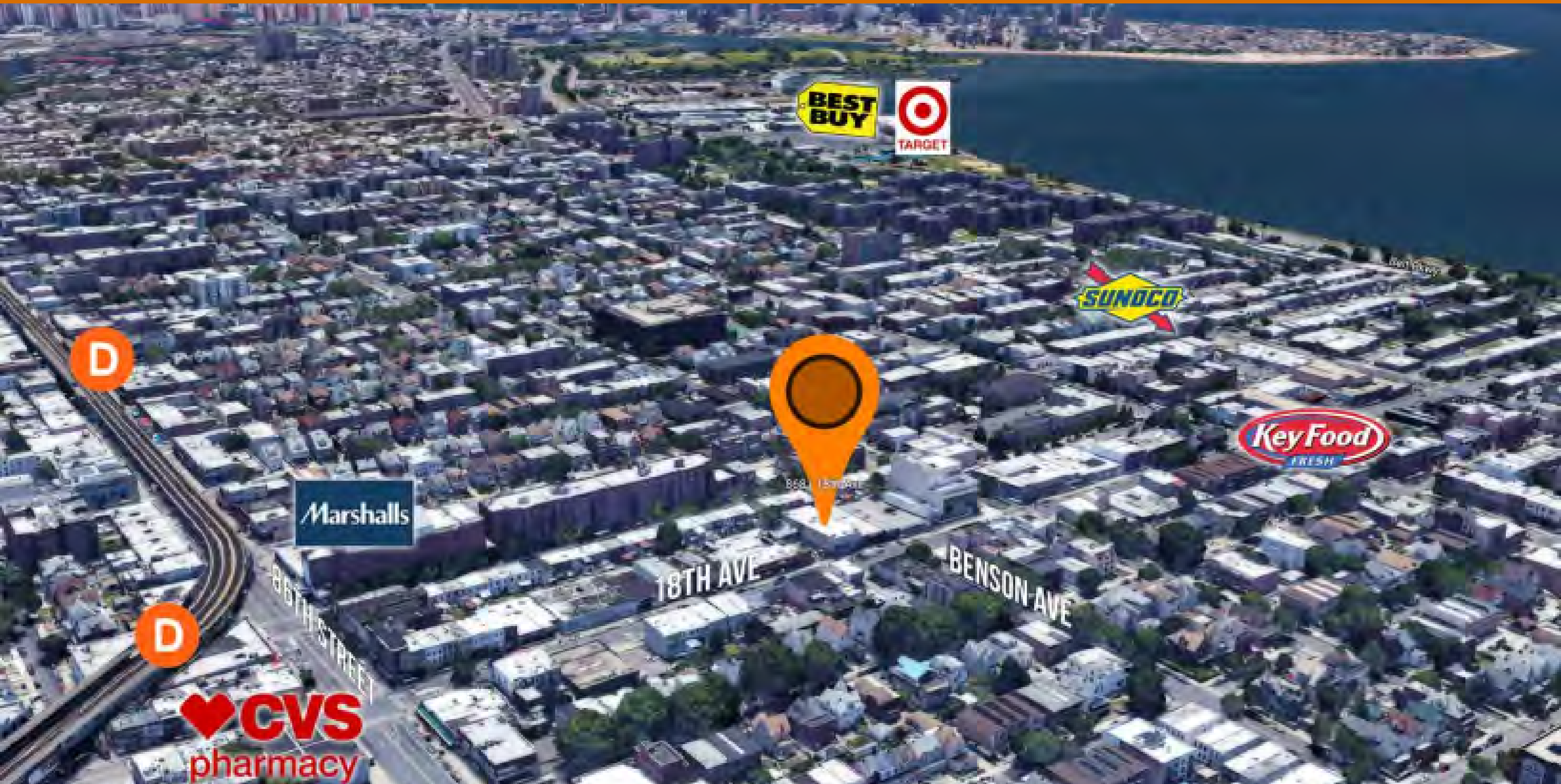
Walk Score
97

Transit Score
78

Bike Score
69

NEIGHBORHOOD TENANTS

- | | |
|-------------|-----------------|
| -KEY FOOD | -MARSHALL'S |
| -CHASE BANK | -NETCOST MARKET |
| -TD BANK | -STARBUCKS |
| -CVS | -MCDONALD'S |



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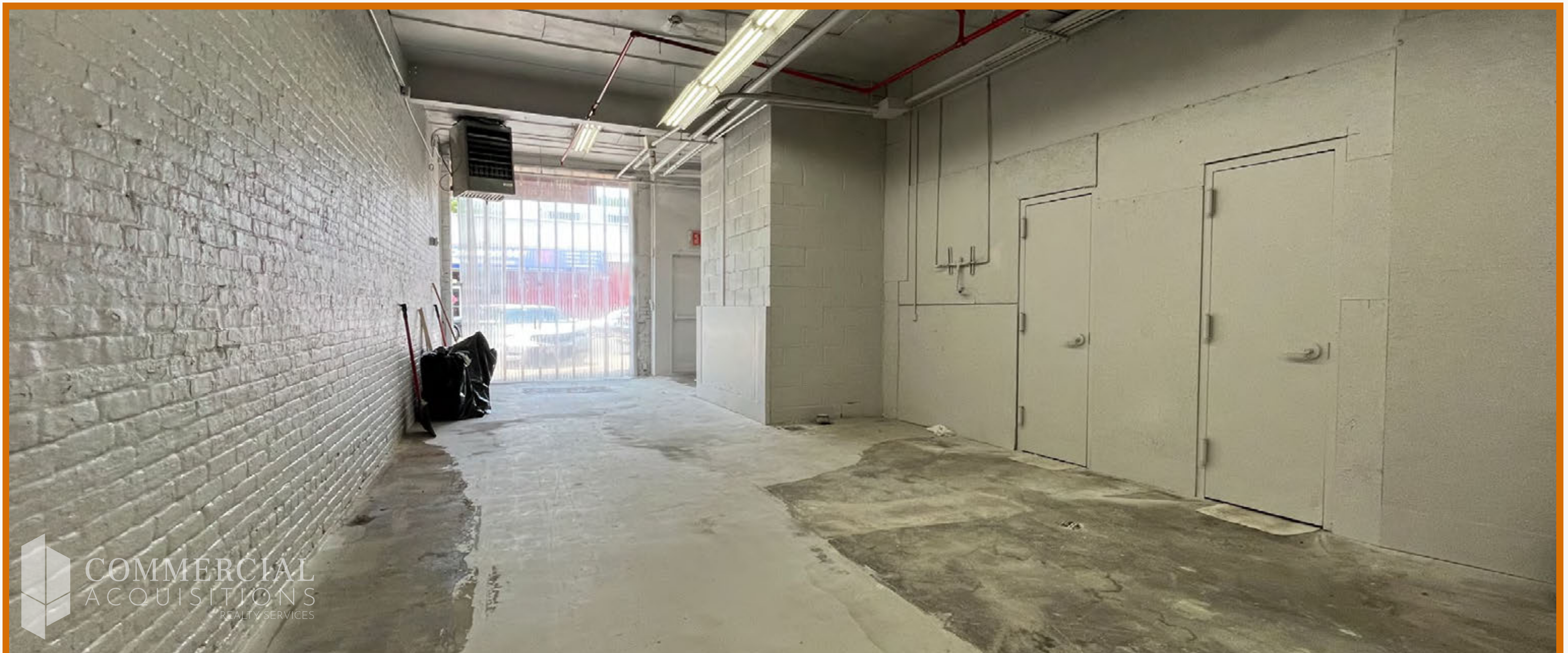


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Certificate of Occupancy

CO Number: 302184543F

Permissible Use and Occupancy

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
CEL		OG		B-2			MECHANICAL RM
001	30	OG		COM		6	RETAIL
001	20	OG		COM		6	FROZEN FOOD LOCKER
002	50	60		COM		6	OFFICES NOTE: THIS SPACE ON THE FIRST FLOOR WAREHOUSE WILL BE USED FOR FROZEN FOOD STORAGE ONLY IN CONJUNCTION WITH THE SUPERMARKET AT 8661 18TH AVENUE
END OF SECTION							

8681 18TH AVENUE



CONTACT EXCLUSIVE BROKER



ARSEN ATBASHYAN

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ARSEN@COMMERCIALACQ.COM

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