

# WAREHOUSE -FOR- SALE/LEASE

# KALMON DOLGIN AFFILIATES INC.

**2566 ATLANTIC AVE.**  
Brooklyn, New York 11207

101 RICHARDSON STREET  
BROOKLYN , NEW YORK 11211  
718.388.7700  
[www.kalmondolgin.com](http://www.kalmondolgin.com)

## BUILDING FEATURES:

Building SF: 10,962  
Office Space: 1,200 sq ft. 2nd fl.  
Dim: 101.19 x 108.92  
Stories: 1  
Drive Ins: 2  
Ceiling Height: 22'  
Year Built: 2008  
Construction: Block & Steel

Taxes: \$14,335  
Zoned: M3-2  
Commercial FAR: 2  
Allowed FAR: 20,900 SF  
Opportunity Zone: Yes  
Outdoor Signs: 3 Generating \$900 p/m

## CONTACT EXCLUSIVE

### BROKER:

**ROBERT KLEIN**

**347-390-1124**

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*IDEALLY SUITED FOR: LIGHT MANUFACTURING,  
WAREHOUSE, INDUSTRIAL USE. SIGNAGE ALSO AVAILABLE!*

