

**KALMON DOLGIN
AFFILIATES INC.**

101 RICHARDSON
STREET BROOKLYN,
NEW YORK 11211

FOR SALE



354-82 MESEROLE ST.

BROOKLYN NY 11237

**63,000 SQ. FT INDUSTRIAL BUILDING
65,000 SQ. FT. SITE**

ONE STORY CORNER PROPERTY

MULTIPLE TB LOADING DOCKS / 4 DRIVE-INS

14' - 18' CEILINGS



354-82 MESEROLE ST.

BROOKLYN NY 11237



FOR SALE



EXCLUSIVE BROKER:

NEIL DOLGIN

D: 718-388-2331

neil@kalmondolgin.com



Kalmon Dolgin
AFFILIATES INC.

101 Richardson Street Brooklyn, NY 11211
718.388.7700
kalmondolgin.com

SITE INFORMATION

- 1 Story Industrial building
- Multiple Units with Separate Utilities
- M1-1 Industrial Zoning
- Year built: 1925
- Legal Identification: Block 3056 Lot 140
- Opportunity Zone
- Adjacent to Netflix Studios
- Subway Location

354-82 MESEROLE ST

BROOKLYN NY 11237



FOR SALE



ABOUT THE NEIGHBORHOOD

East Williamsburg is located in the northwestern portion of Brooklyn and lies between Williamsburg, Greenpoint, and Bushwick. The building's area has seen an increase in recent years of industrial buildings being converted to commercial and office loft/flex use, which is bringing new businesses into the area, including technology and media companies and artistic/creative businesses. Further, the building is located in a designated Opportunity Zone, which is likely to increase sales activity and development in the area in coming years.

Williamsburg was incorporated as a village in 1827 after the land was purchased and developed by Richard M. Woodhull earlier in the 19th century. East Williamsburg has traditionally been a manufacturing area and there are a significant number of industrial properties in the area. In recent years, the area has also seen a tremendous increase in demand for residential housing.

NEIL DOLGIN | Kalmon Dolgin Affiliates, Inc.
D: 718-388-2331 | neil@kalmondolgin.com