

**FOR
SALE**

**KALMON DOLGIN
AFFILIATES INC.**

101 RICHARDSON STREET
BROOKLYN , NEW YORK 11211
718.388.7700
www.kalmondolgin.com

247 Norman Ave.
Greenpoint
Brooklyn, NY 11222

PROPERTY SPECS:

- +/-24,300 SF Building (3-Story)
- +/- 9,000 SF Ground Floor
- +/- 7,200 SF 2nd Floor Office
- +/- 3,150 SF 3rd Floor (NYC Views)
- +/- 4,950 SF Mezzanine Space
- 12'-23' Clear Ceiling Height

PROPERTY IDEAL USAGE:

- Manufacturing
- Distribution
- Film/Production
- Creative

**NYC'S LEADING
INDUSTRIAL
& COMMERCIAL
BROKERAGE
SINCE 1904**





247 NORMAN AVE. Greenpoint, Brooklyn, NY 11222

-FOR SALE-

PROPERTY DESCRIPTION:

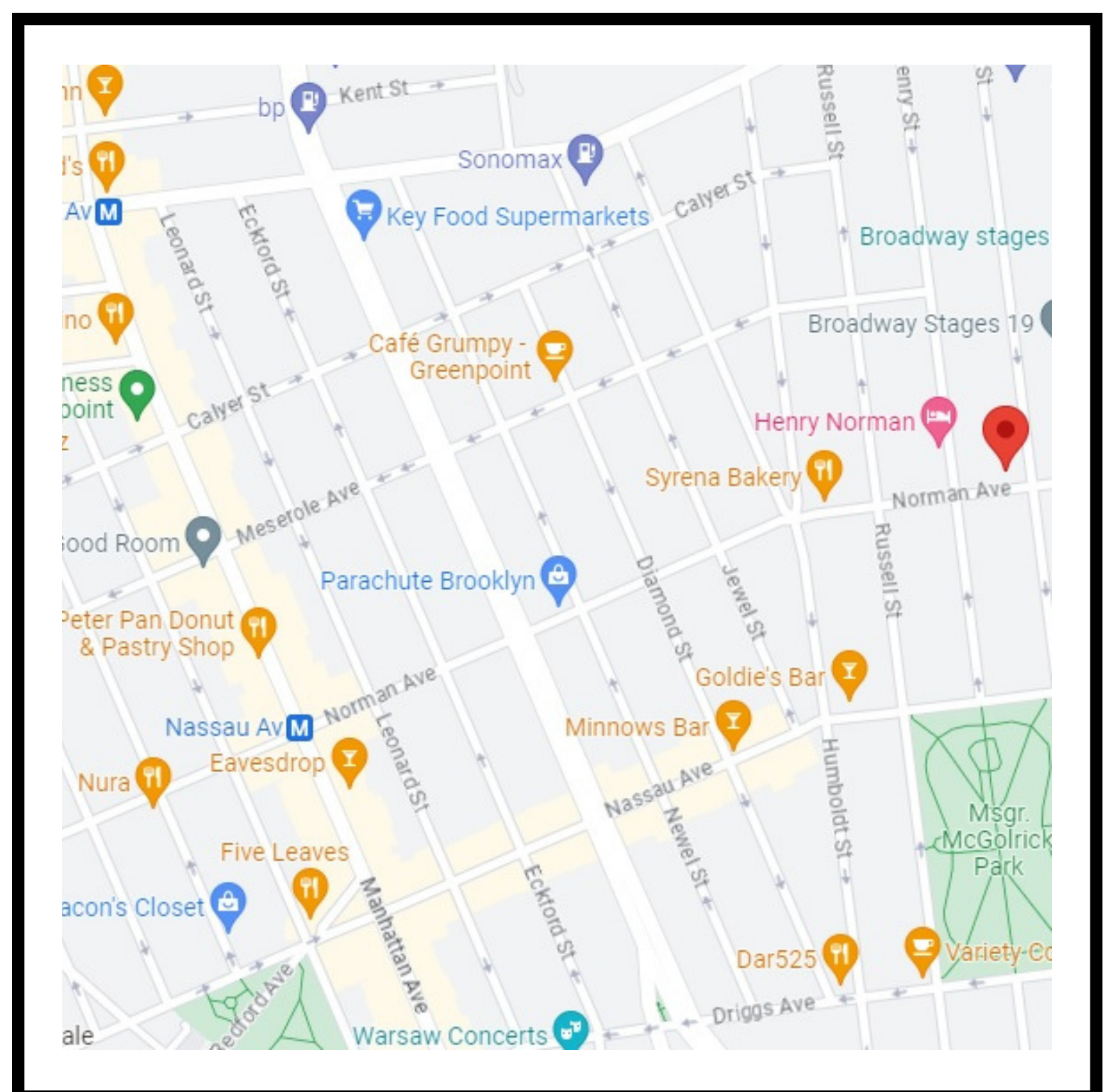
Kalmon Dolgin Affiliates has been retained on an exclusive basis to handle the sale of 247 Norman Avenue, located in the Greenpoint section of Brooklyn, NY. The property consists of a $\pm 23,000$ sf building on a plot of $\pm 9,000$ sf. Loading is serviced through multiple drive-in doors. The site is located within a short distance to both the Long Island Expressway and Brooklyn-Queens Expressway, both major commercial trucking routes, providing direct access to all boroughs of New York City and the surrounding areas.

PROPERTY FEATURES:

- 3 Large Drive-Ins
- Passenger Elevator
- Fireproof/ Sprinklered
- Corner Lot
- 100 x 90 Lot Size
- Property Taxes: ~\$58,287 P/A

LOCATION:

The Nassau Avenue G subway line is 1 mile from the site, and the B24 bus line is in walking distance. The property is suitable for a wide variety of industrial uses. This building is an ideal location making this site desirable to many users looking to establish themselves or relocate within the outer boroughs.



All information furnished regarding property for sale or rental is from sources deemed reliable but no warranty or representation is made as to accuracy thereof and same is submitted subject to error omissions, change of price rental or other conditions, prior sales, lease or withdraw without notice.

247 NORMAN AVE. Greenpoint, Brooklyn, NY 11222

ADDITIONAL
PHOTOS



FOR A TOUR OR ADDITIONAL INFORMATION PLEASE CONTACT:

ROBERT KLEIN

347-390-1124 (office)

732-533-9511 (mobile)

JEFFREY UNGER

347-390-1114 (office)

917-971-0995 (mobile)

TODD LOGAN

347-390-1133 (office)

646-342-4118 (mobile)



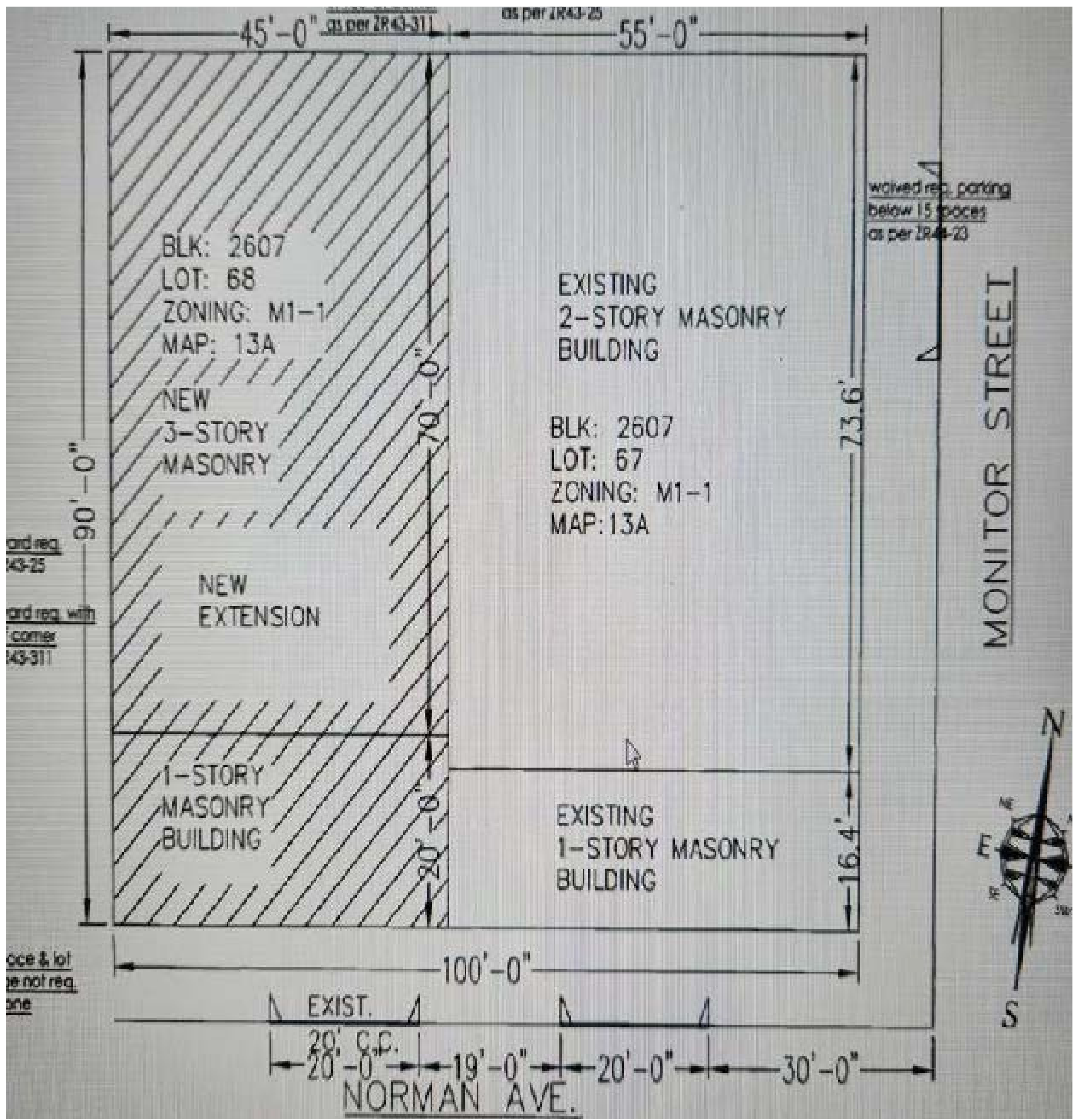
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PLOT MAP



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