

# 460 Troutman St Brooklyn, NY 11237

18,800 Sf Warehouse And Manufacturing Building With 180' Frontage



## FOR SALE OR LEASE

For More Information Please Contact Our Exclusive Sales Agent at 347.390.1140 | [kalmondolgin.com](http://kalmondolgin.com)

**Isaac Deutsch** | 347.390.1140  
[ideutsch@kalmondolgin.com](mailto:ideutsch@kalmondolgin.com)

**Niel Dolgin** | 718.388.2331  
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**Kalmon Dolgin**  
AFFILIATES INC.



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- The Bushwick's Troutman Street area is a vibrant hub of creativity and culture, showcasing diverse art, lively street events, and a strong sense of community among residents.
- The building is fully HVAC-equipped and climate-controlled year-round, ensuring optimal temperature, air quality, and comfort in all seasons.
- The building has minimal columns, making it perfect for various uses, including retail, industrial, and distribution operations.
- Excellent accessibility with nearby L and M subway lines, multiple bus routes, high walkability, and strong bike infrastructure, making it ideal for retail, industrial, and distribution uses.

Please contact our office for more information.

## 18,800

SQARE FEET

M1-1 (Factory - Light Manufacturing)

ZONING

## 187 ft x 99 ft

BUILDING DIMENSIONS

## BUSHWICK

NEIGHBORHOOD

### Property Information

Block / Lot Lot	3190 / 12	Drive-Ins	4
Lot Dimensions	187 ft x 99	Gate Clearance	'19
Lot Sq. Ft.	18,800 ft	Property Tax (Aprox.)	\$70,000
Building Dimensions	187 ft x 99	Tax Class Assessment (22/23)	919,800
Stories	1		
Cielling	19'		
Power	400 Amps		
	3 Phase		

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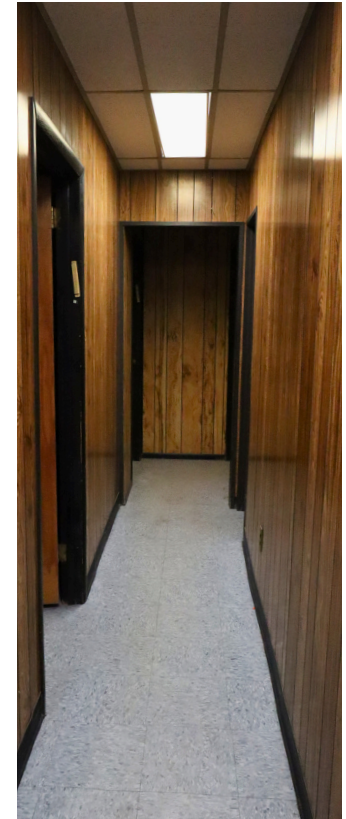
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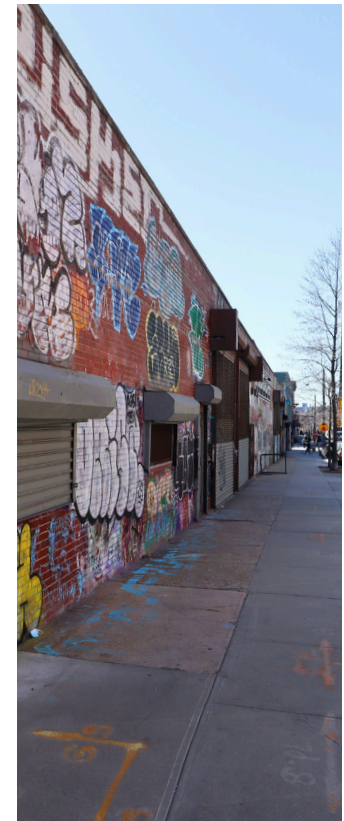
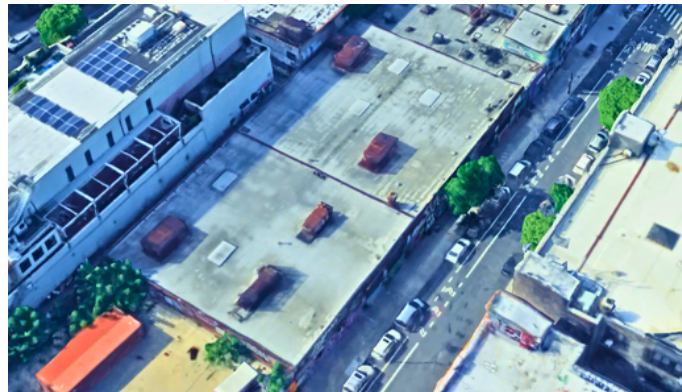
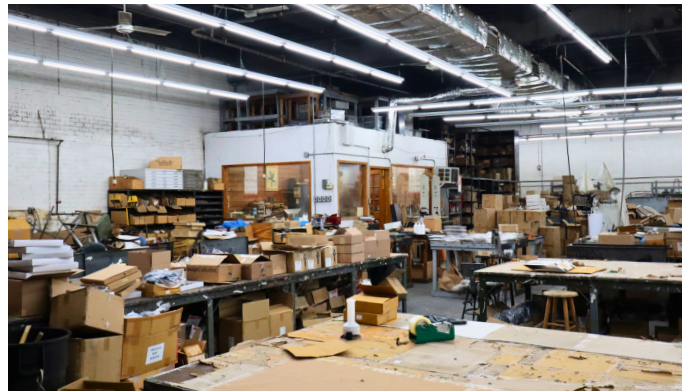


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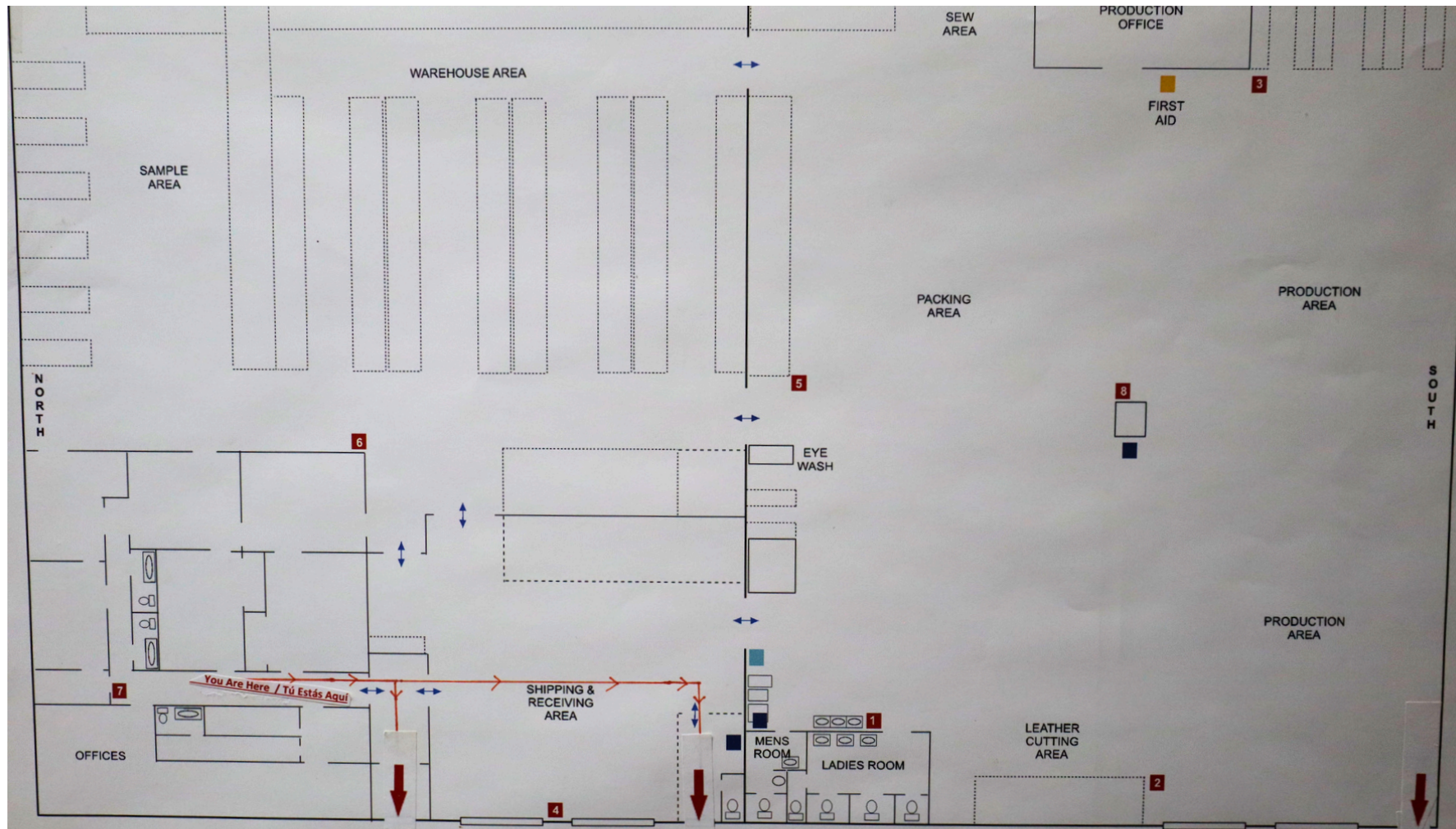


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