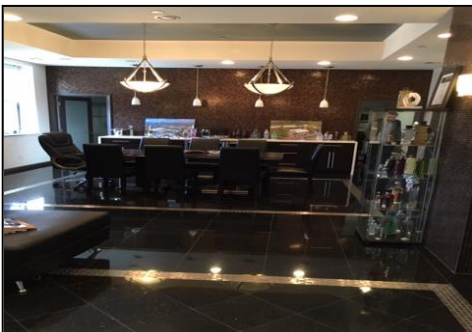


FOR SALE

127 12th St. Brooklyn NY 11215

- 40,000 sq.ft. industrial building in prime South Gowanus within the South Brooklyn Industrial Business Zone
- Four loading docks
- High ceilings
- Freight Elevator
- Benefits from a 25 year ICIP exemption and is in year 10
- Opportunity Zone
- Sprinkler system
- M2-1 zone
- 2,100 sq.ft parking and storage
- Executive office



Located near the future Two Trees project at the Lowes, Pathmark sites. Walking distance to the D,M,N,R,F and G subway lines. Also near 3rd Ave, BQE, Brooklyn Battery Tunnel.

Asking Sale Price: \$17,950,000

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