



236 39TH STREET BROOKLYN, NY 11232



15,000 SQFT PREMIER INDUSTRIAL WAREHOUSE OPPORTUNITY PRIME SUNSET PARK LOCATION

PROPERTY OVERVIEW

Positioned in the heart of Brooklyn's thriving Sunset Park industrial corridor, 236 39th Street presents a rare opportunity to lease a high-functioning warehouse asset with exceptional physical characteristics and unmatched accessibility.

Total Building Size	15,000 SqFt
Ground Floor	12,000 SqFt
Mezzanine	3,000 SqFt
Ceiling Height	30' Clear
Loading	3 Drive-In Doors
Street Access	120' Street frontage on wide street, ideal for maneuverability
Exposure	Direct visibility to the Brooklyn-Queens Expressway (I-278)

PROPERTY FEATURES

Drive Ins	3
Ceilings	30'
Block & Lot	707-17
Zoning	M1-2
Taxes	\$89,685

ASKING PRICE: UPON REQUEST

Listed subject to errors, omissions, change of price or other conditions, prior sale, rent and withdrawal without notice.
Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

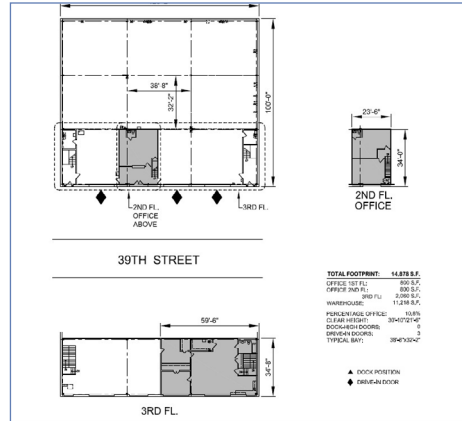


UNMATCHED FUNCTIONALITY

This property is purpose-built for **efficient industrial operations**:



Three oversized overhead doors allow for seamless loading and distribution



Flexible layout supports warehousing, manufacturing, and distribution uses



Mezzanine provides additional office, storage, or operational space

CLEAR CEILING HEIGHT

In Sunset Park—and Brooklyn as a whole—30-foot clear ceiling heights are exceptionally rare. This property's **vertical clearance allows for**:



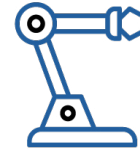
High-density racking and vertical storage



Increased cubic capacity without expanding footprint



Modern logistics and e-commerce functionality



Accommodation for specialized industrial equipment

This feature alone positions the asset as a **best-in-class industrial facility within the submarket**.

PRIME EXPOSURE & ACCESSIBILITY



The **property offers direct visibility and immediate access to the Brooklyn-Queens Expressway (I-278)**, one of New York City's most critical transportation corridors.

- Connects Brooklyn, Queens, Staten Island, and the Bronx
- Provides efficient routes into Manhattan and major regional highways
- Ideal for last-mile distribution and regional logistics

This level of exposure also **offers significant branding and signage opportunities**.

SUNSET PARK INDUSTRIAL MARKET

Located in **Sunset Park**, one of New York City's most established and evolving industrial hubs:



Home to **major industrial campuses** such as Industry City and the Brooklyn Army Terminal

Over **14,000 employees** in manufacturing and industrial sectors

A **diverse ecosystem** of logistics, food production, garment manufacturing, and creative industries

Close **proximity to ports, rail, and ferry systems**

Ongoing **public and private investment** positioning the area as a modern industrial district

The **neighborhood's waterfront** and **infrastructure** have **supported industrial use** for **over a century** and continue to **evolve into a hub** for next-generation manufacturing and distribution.

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