



9 53RD STREET BROOKLYN, NY 11232

**NEW
EXCLUSIVE
FOR SUBLEASE**

~ 6,700 SF 1-Story Building



PROPERTY INFORMATION

LOCATION	On 53rd Street
BLOCK / LOT	803 / 67
BUILDING SIZE	6,667
LOT SIZE	0.15 AC
ZONING	M3-1

REDUCED PRICE ► \$26 PSF

Lowest Price in Sunset Park!

(SUBLEASE UNTIL JUNE 30, 2033)

HIGHLIGHTS

- 16' CEILINGS
- 13' WIDE OVERHEAD DOOR
- HEAVY ELECTRIC POWER
- GAS RADIANT HEAT
- COLUMNS (18' TO 20' APART)
- PARKING SPOT
- 1 BATHROOM
- SMALL OFFICE
- NO FLOOR DRAINS
- SPRINKLERED

For complete offering information or inspection, please contact exclusive broker:

LEON LIPO

LLIPO@CTNYC.COM

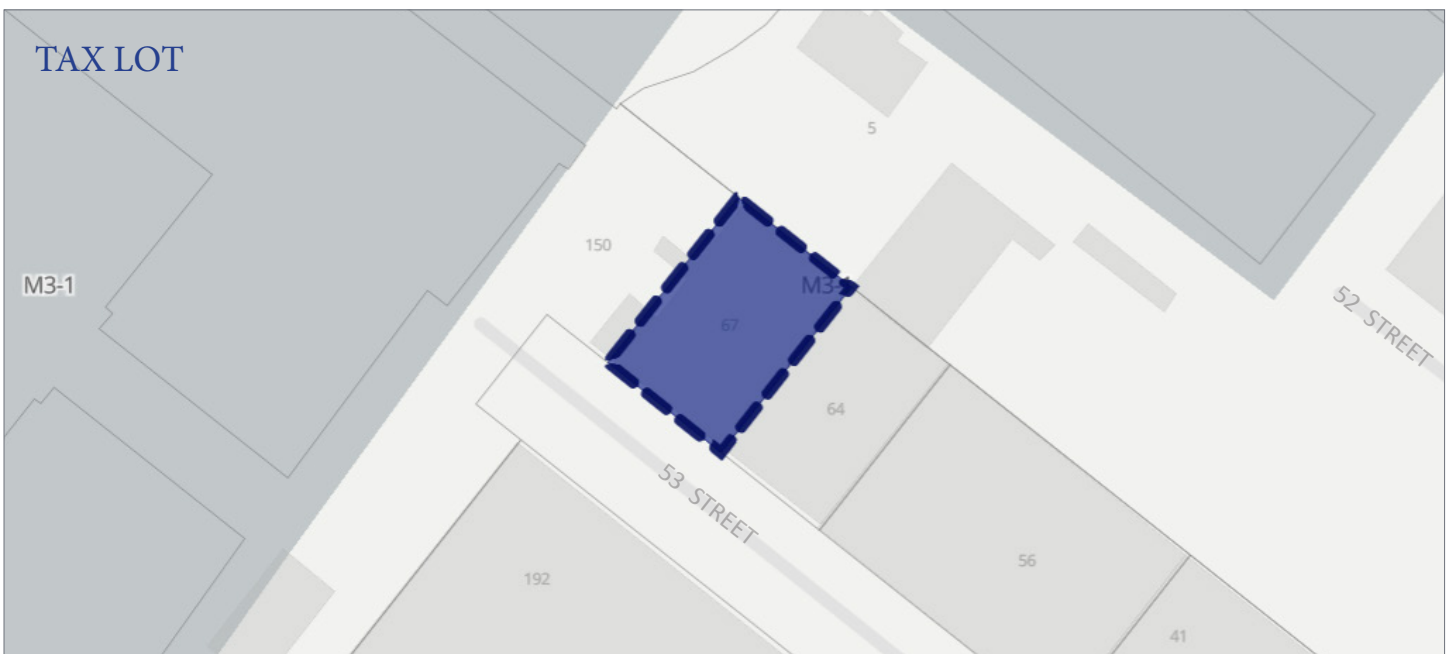
646-942-4172



9 53RD STREET BROOKLYN, NY 11232

**NEW
EXCLUSIVE
FOR SUBLEASE**

~ 6,700 SF 1-Story Building



97-77 QUEENS BLVD SUITE 1120, REGO PARK, NY 11374 • 718-937-8100 • WWW.CTNYC.COM

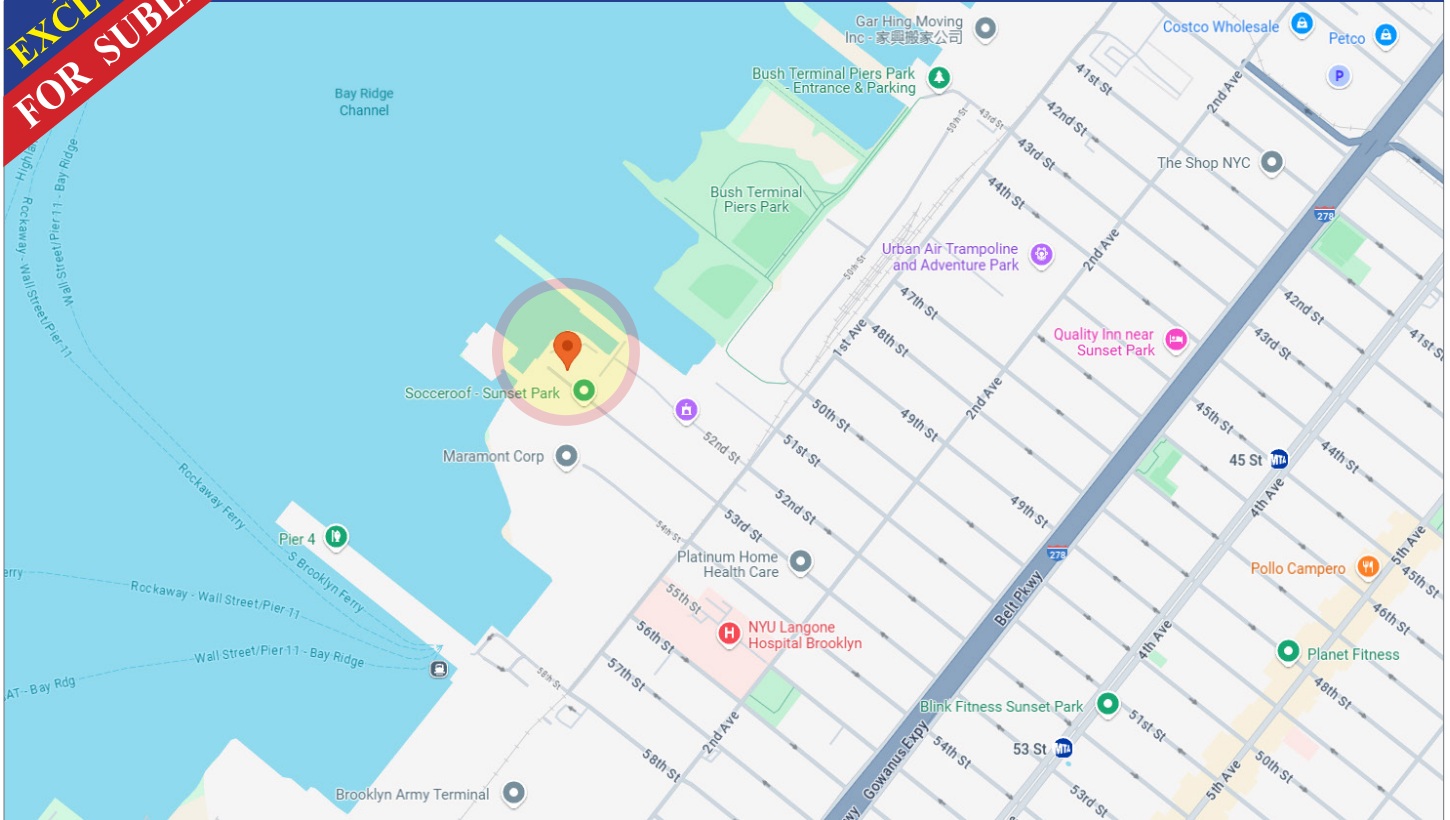
All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior to sale, rent, and withdrawal without notice.



9 53RD STREET BROOKLYN, NY 11232

**NEW
EXCLUSIVE
FOR SUBLEASE**

~ 6,700 SF 1-Story Building



TRANSPORTATION

TRANSIT/SUBWAY

53 Street		12 min walk	1.0 mi
59 Street (N,R Line)		18 min walk	1.4 mi
45 Street		20 min walk	1.0 mi
Bay Ridge Avenue		3 min drive	1.4 mi
36 Street (D,M,N,R Line)		4 min drive	1.4 mi

COMMUTER RAIL

Atlantic Terminal		12 min drive	4.3 mi
Clifton		13 min drive	7.2 mi
Stapleton		16 min drive	7.9 mi
Tompkinsville		18 min drive	8.5 mi
St George		20 min drive	9.1 mi

97-77 QUEENS BLVD SUITE 1120, REGO PARK, NY 11374 • 718-937-8100 • WWW.CTNYC.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior to sale, rent, and withdrawal without notice.