



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**110 BEARD STREET**

**BROOKLYN, NY 11231**

# Industrial Building

49,529 Sq. Ft. Building  
1-Story 22' - 24' Ceiling Height  
Plus 20,546 Sq. Ft. Parking/  
Truck Court

TYPE

**Warehouse / Parking**



SQUARE FT.

**49,529** RSF



ZONING

**M1-2**



CLEAR HEIGHT

**22' - 24'**



PARCEL ID

**604**  
BLOCK



LOADING CAPACITY

**7** Exterior Loading Docks **1** Drive-in Ramp



LOT

**16**  
LOT



ELECTRIC POWER

**1,600** AMPS\*  
SUBJECT TO LOCAL UTILITY

PRICE

**Upon Request**

718-784-8282 / PINNACLERENY.COM

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

# Property Overview

The 110 Beard Street offers a unique opportunity to lease a 49,529 square feet 1-story warehouse & logistics building with 20,546 square feet of off-street parking and loading areas.

7 off-street loading dock positions, a drive-in ramp and 24 foot ceiling height checks all of the boxes in this highly sought after Red Hook location just minutes from the Brooklyn Queens Expressway (278) and adjacent to Amazon's 270 Richardson Street fulfillment center.

## Features

- 49,529 Sq. Ft. Building
- 1-Story 22' - 24' Ceiling Height
- Multiple Loading Docks
- 17x25 Column Span
- One Section Column Free
- 120/208 Volt, 3 Phase 1,600 AMP Service Feeding (2) 800 AMP Main Panels

## Parking

- 20,546 Sq. Ft. Fenced Parking Area
  - 24 Vans
  - 17 Cars
  - 1 Handicapped

## Loading Docks

- 7 Long Exterior Loading Docks
- 1 Drive-In Ramp



- 3 Short Exterior Docks

## Improvements

- New Rooftop Units Feeding All Areas of the Warehouse, New Electric Service, New Sprinkler Service.
- Existing Metal Panel, Brick Facade, And Metal Canopy To Be Re-Painted
- Dock Leveler And Dock Bumper To Be Replaced

## Delivery Date

- 1/Q/25



110 BEARD STREET

BROOKLYN, NY 11201

## TRANSPORTATION



SMITH/9TH STREET



BROOKLYN QUEENS EXPY  
HUGH L. CAREY TUNNEL  
GOWANUS EXPY



B61: BEARD ST/  
VAN BRUNT ST



IKEA EXPRESS SHUTTLE



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

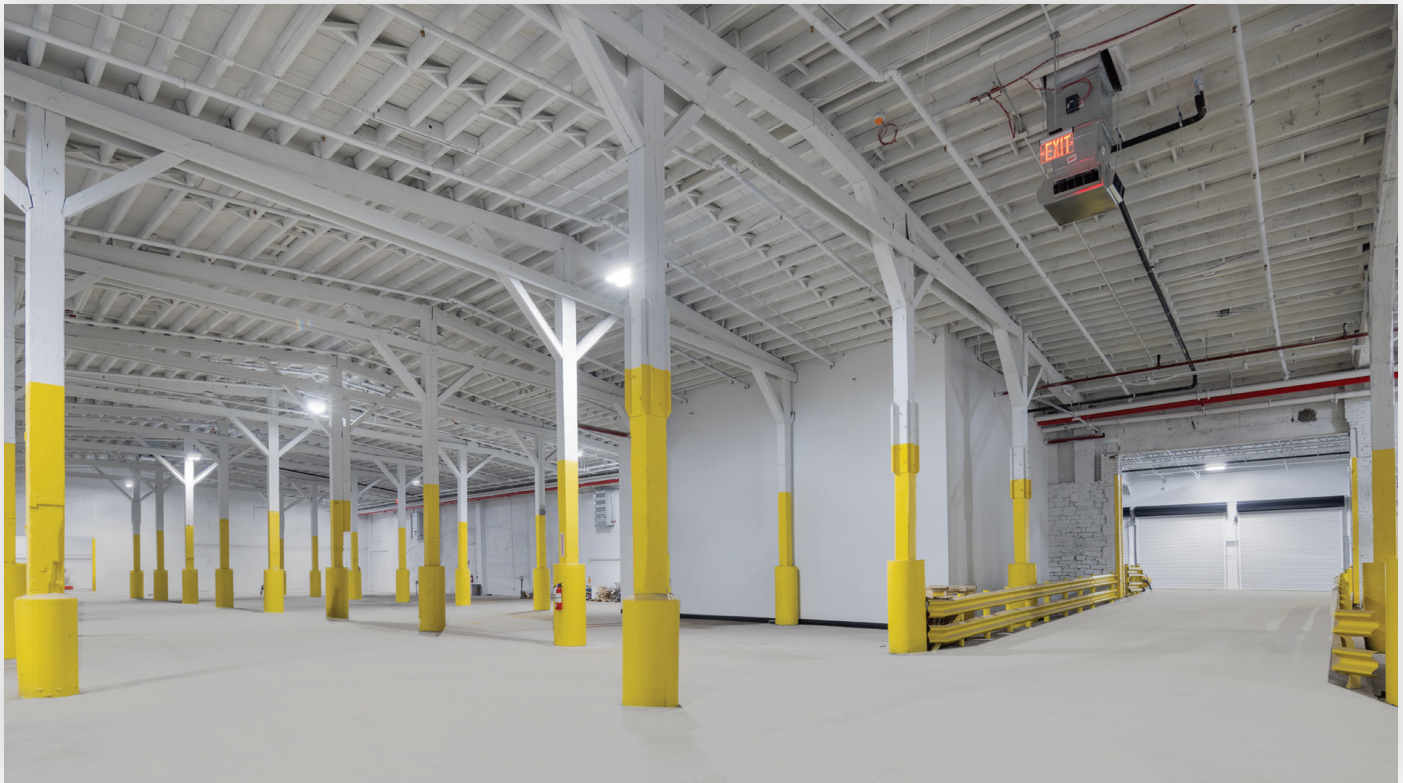
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PICTURES



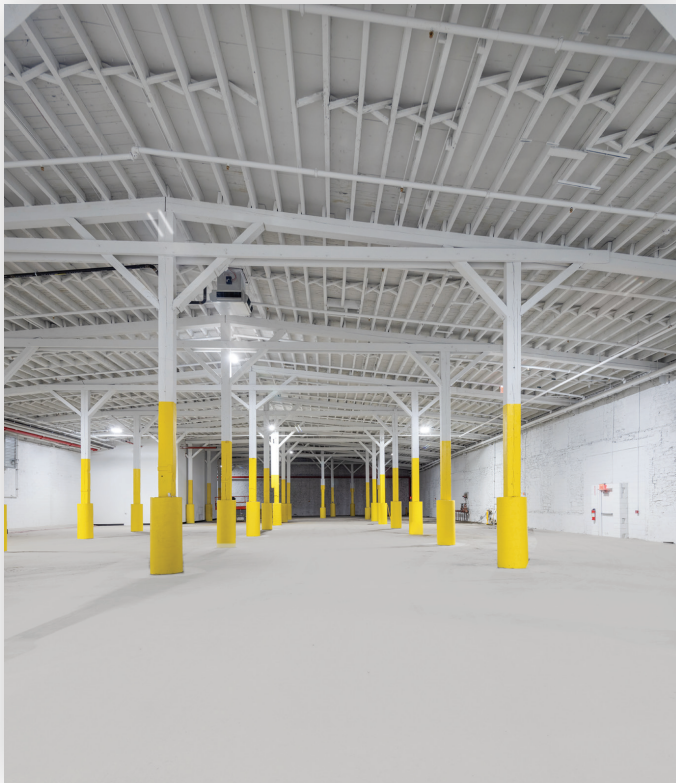
COLUMN FREE SECTION



PICTURES



STAGING AREA



9 EXTERIOR LOADING DOCKS



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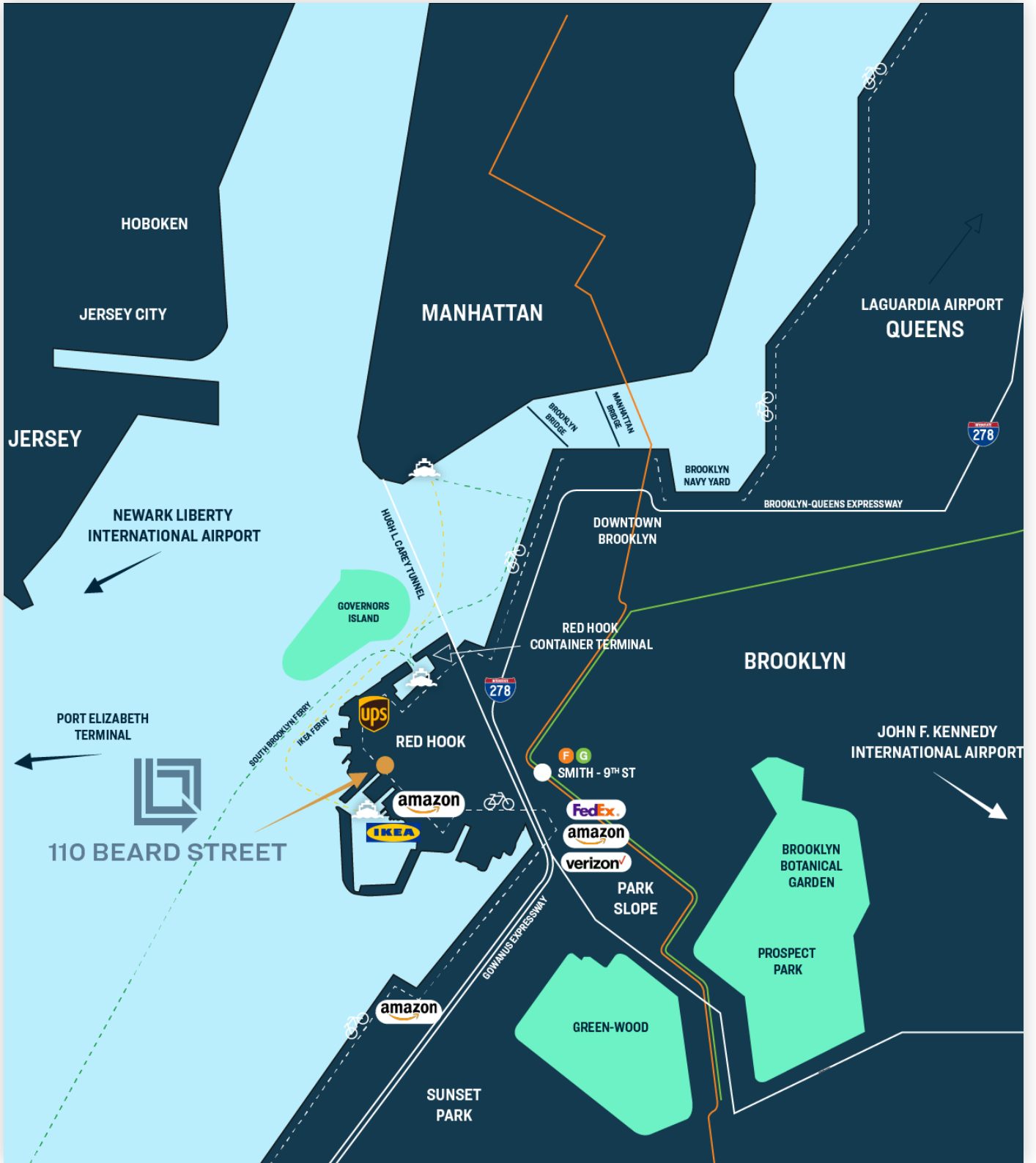
AERIAL VIEW



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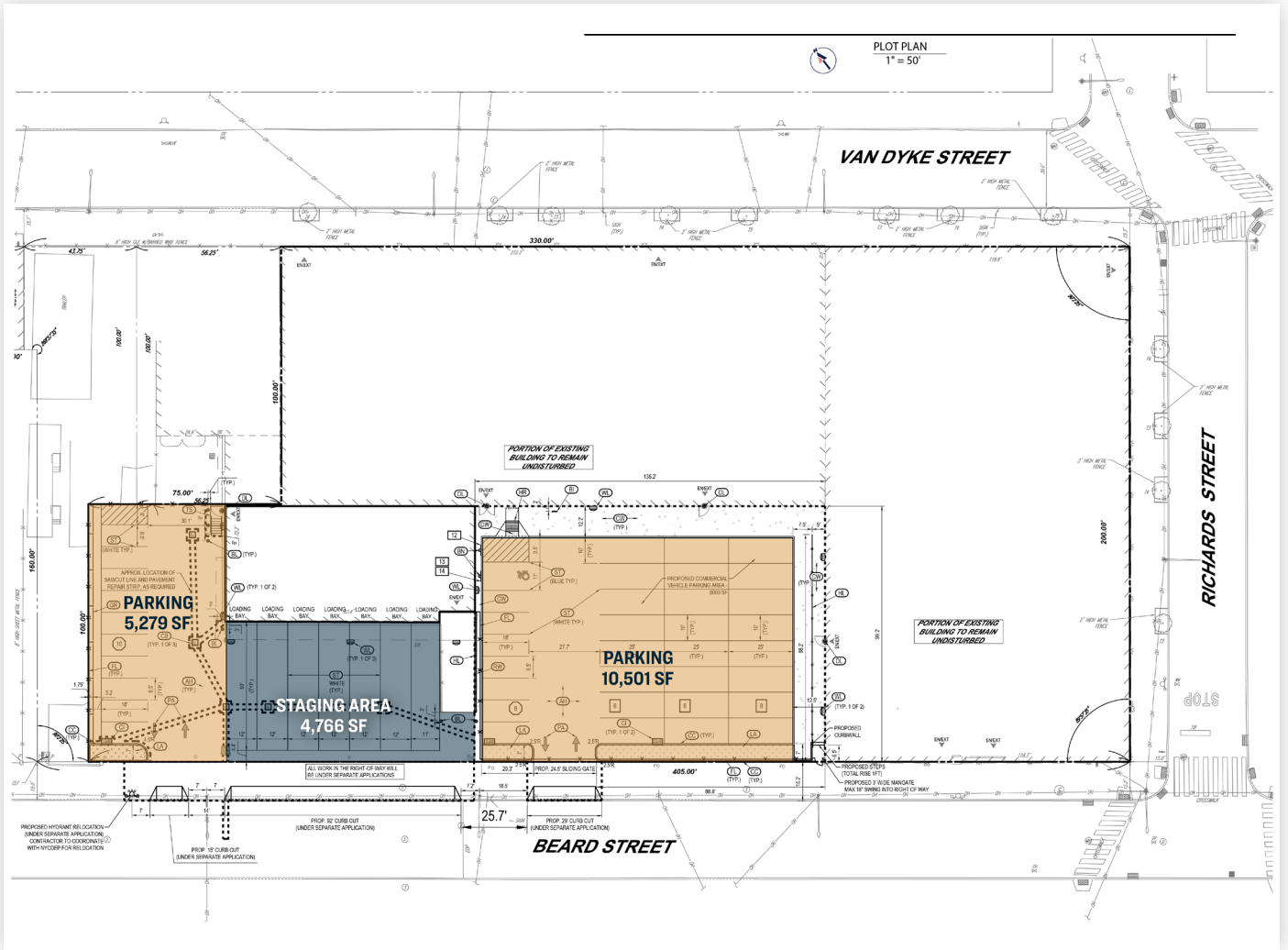
RED HOOK & SURROUNDING AREA



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# PAVEMENT AREAS



**PINNACLE  
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OF NEW YORK, LLC



**LBA**Logistics

34-07 Steinway Street, Suite 202  
Long Island City, NY 11101  
718-784-8282

[pinnaclereny.com](http://pinnaclereny.com)

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