

Rare Opportunity to Acquire an Overbuilt Industrial Building on an Block-Through Lot

1034 & 1042 Atlantic Avenue • Brooklyn, NY

Located on the south block between Classon Avenue and Grand Avenue



1034 Atlantic Avenue is a 12,000± SF lot, which is currently improved with a 4,000± SF one-story warehouse building. This tax lot features one curb-cut and 100 ft. of frontage on Atlantic Avenue.

1042 Atlantic Avenue is a 12,000± SF lot, which is currently improved with an overbuilt 24,000± SF two-story industrial fully sprinkled building with 12 ft. ceilings and direct loading via overhead doors accessible from Atlantic Avenue and Pacific Street. This tax lot is block-through and features 60 ft. of frontage on Atlantic Avenue and 60 ft. of frontage on Pacific Street.

The subject property will be delivered vacant upon closing or a short-term lease could be arranged.

Property Address:	1034 Atlantic Avenue	1042 Atlantic Avenue	Total:
Alternate Addresses:	1034-1040 Atlantic Ave	1035 Pacific Street	
Block, Lot:	1125 / 29	1125 / 33	
Lot Area:	12,000± SF	12,000± SF	24,000± SF
Lot Dimensions:	100' x 120'	60' x 200'	
Gross Building Area:	4,000± SF	24,000± SF	28,000± SF
No. of Stories:	One (1)	Two (2)	
Year Built:	Circa 1930	Circa 1930	
Zoning District:	M1-1	M1-1	
Maximum FAR:	1.0	1.0	
FAR As Built:	0.33	2.0	
Real Estate Taxes :	\$26,651	\$71,092	\$97,743
Offering Price:	Call for Details		

For further information, kindly contact exclusive agent:

DAPHNE ZHOU-CHAN | **President & COO** | 516.326.8200 x129 | daphnec@harvestinternational.net



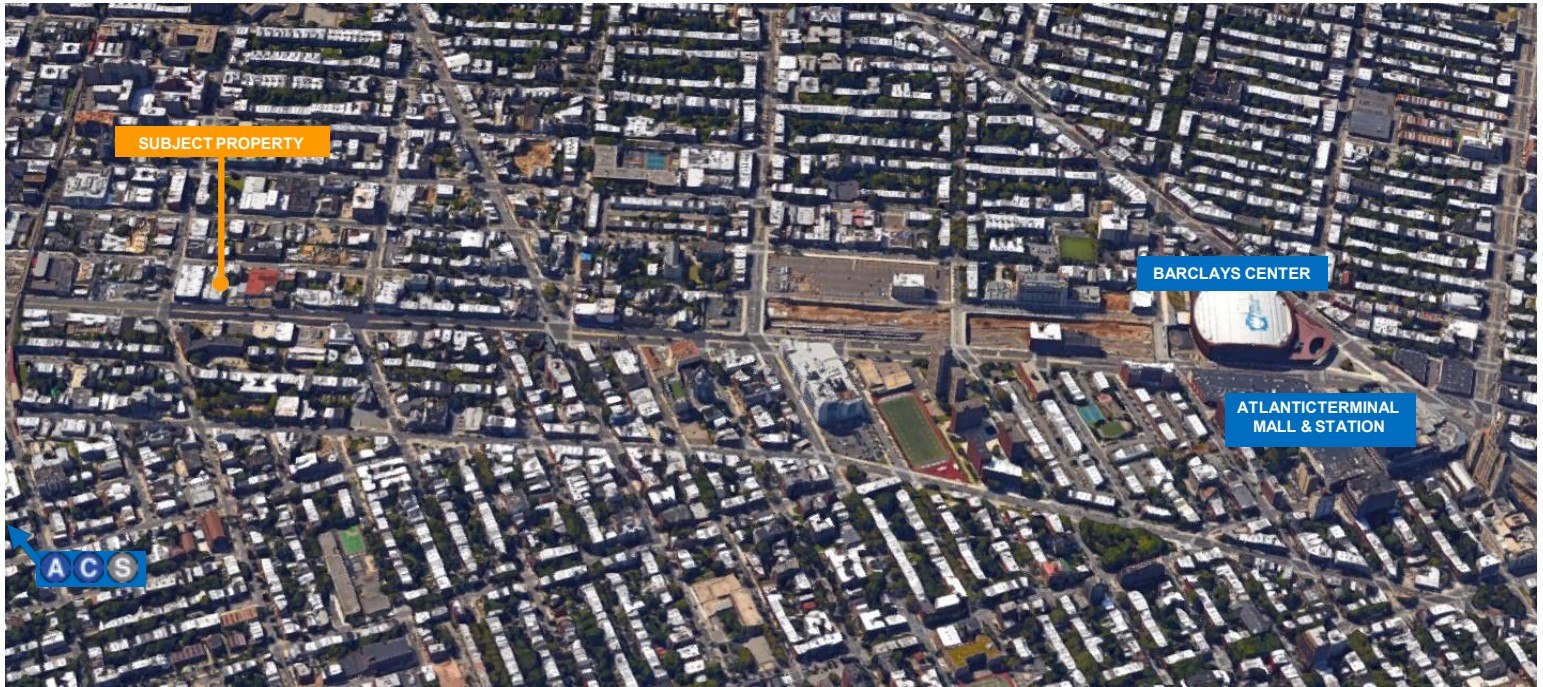
All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

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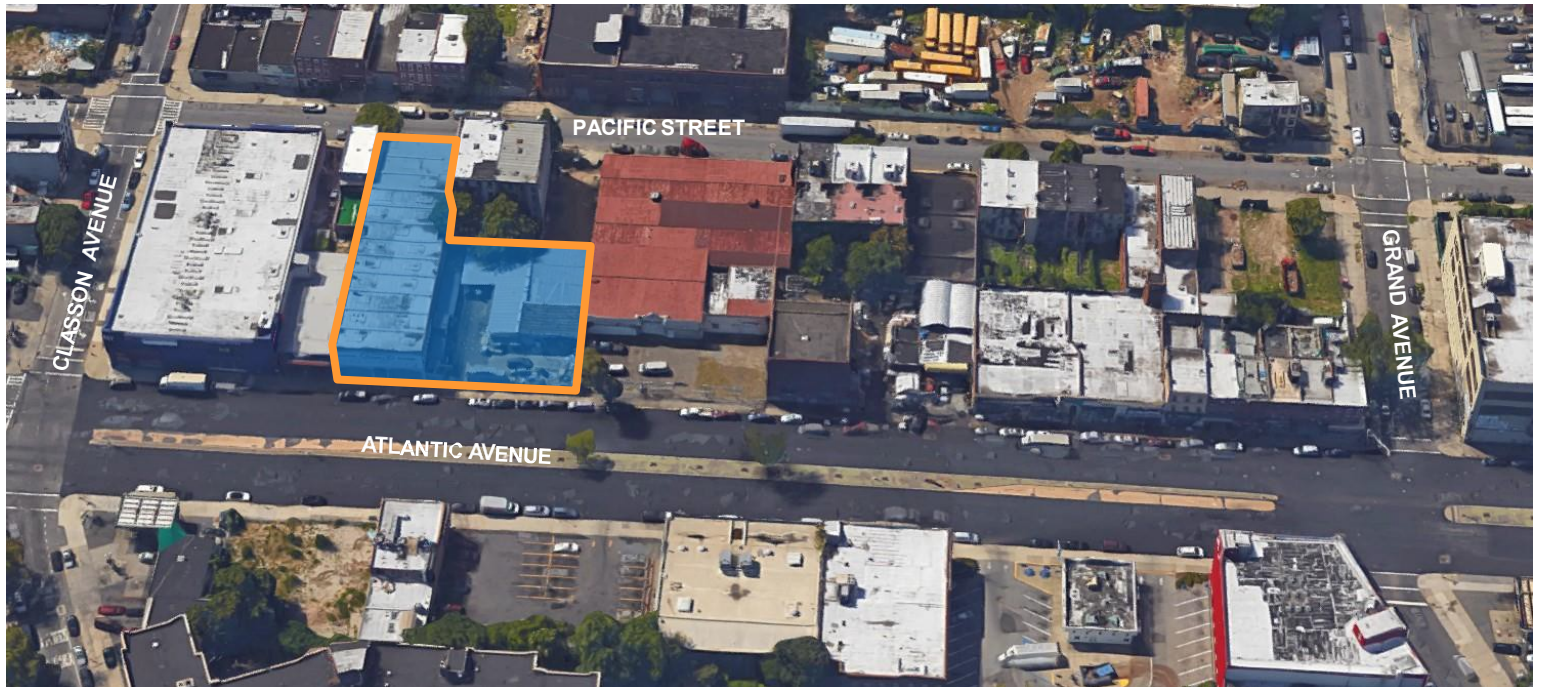
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Location Map



Aerial View



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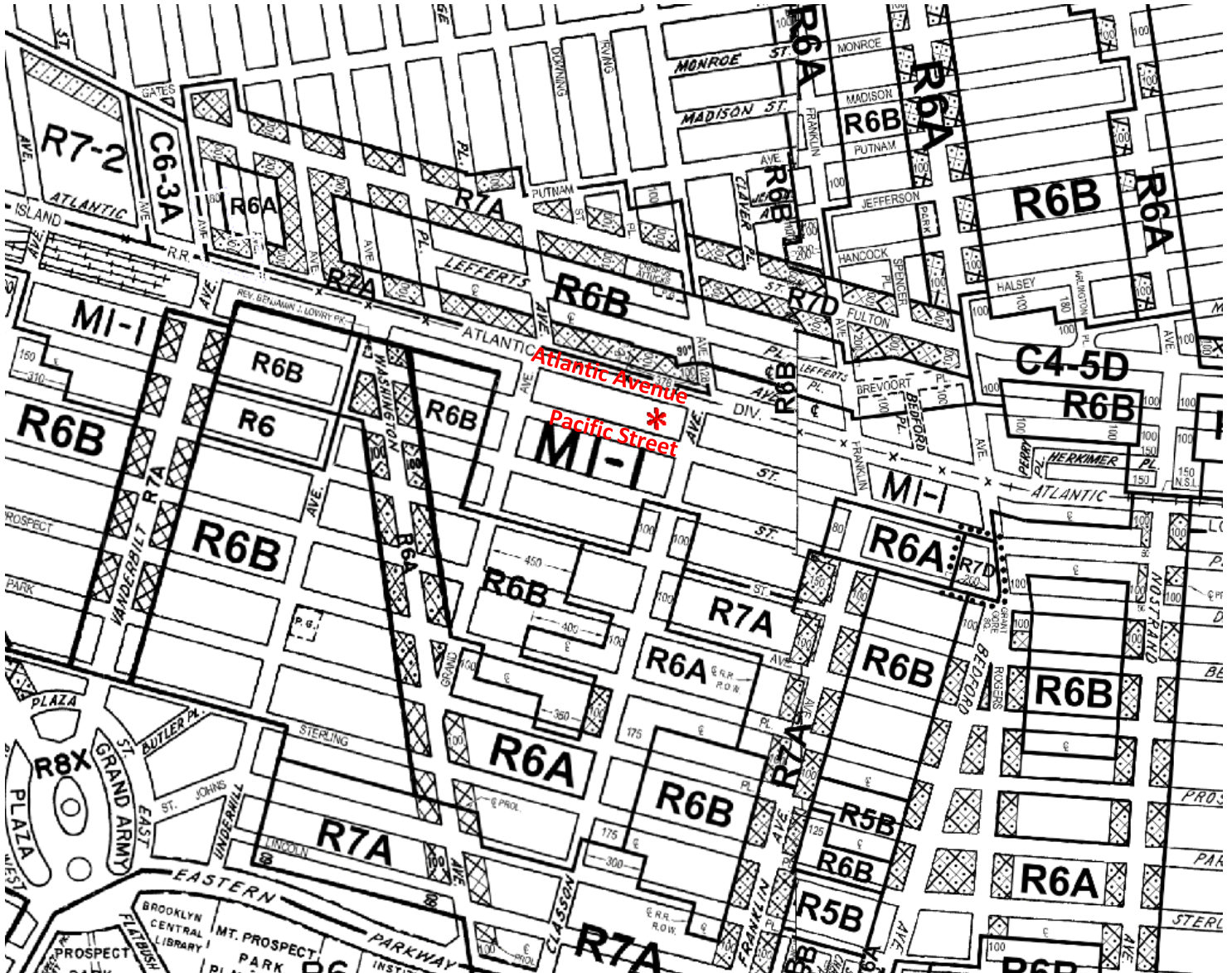
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Zoning Map



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Property TaxMap



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