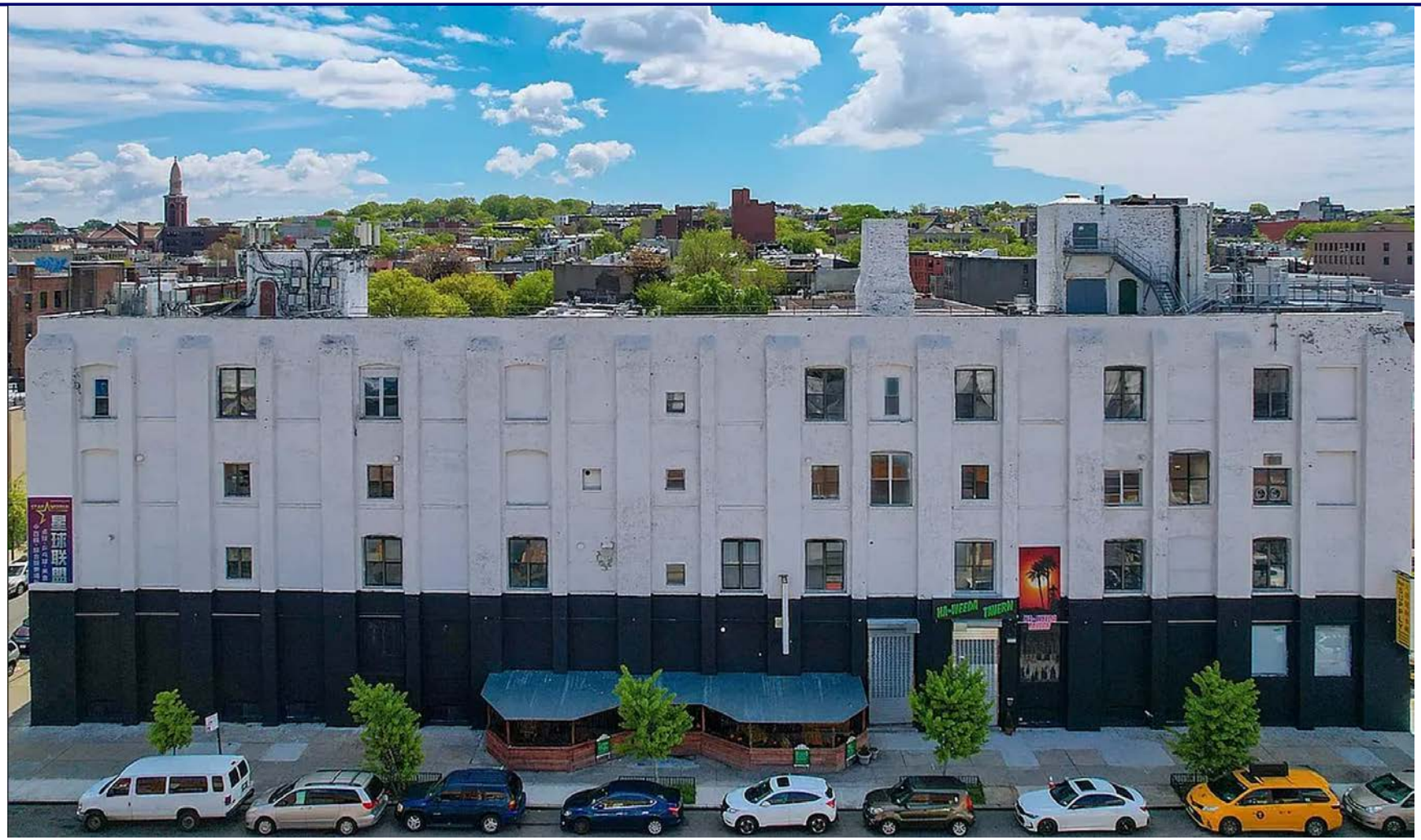
HARVEST INTERNATIONAL
Commercial Real Estate Services Since 1992
Global Vision Local Expertise

Industrial Building FOR SALE in Sunset Park Brooklyn

Four (4) Stories and Basement Plus On-Site Parking

201 46th St, Brooklyn, NY 11220



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PROPERTY INFORMATION

Property Address:	201 46th St, Brooklyn, NY 11220
Block, Lot:	00745 / 0001
Zoning:	M1-2D
Property Class	Miscellaneous Warehouse (E9)
Lot Dimensions:	Approx. 200 ft x 130 ft
Building Dimensions:	Approx. 198 ft x 65 ft
Building Size	Approx. 65,000 sf
Floor Size:	Approx. 13,000 sf per floor
Stories:	4 stories + basement
Year Built & Year Last Altered:	1900 & 1981
No. Dock-High Doors/Loading	3
No. Grade-Level Doors	5
Occupancy:	98% Leased
Current Income:	Approx. $ 1,449,561 per year
Expense:	Approx. $ 355,183 per year
NOI:	Approx. $1,094,378 per year
Sale Price:	Upon Request

HIGHTLIGHT:

- **Free-Standing Industrial Asset:** Spanning approximately 65,000 SF, this multi-story industrial-warehouse sits on a 26,000 SF lot with dual street frontage between 45th and 46th Streets.
- **Flexible Zoning with Air Right:** M1-2D is ideal for a variety of uses including warehouse, distribution, showroom, creative office, loft and community facility. FAR for Commercial is 2, FAR for Community Facility is 4.8 which can be expanded to appox.124,800 buildable square feet
- **Strong Tenant Mix & Cash Flow:** 98% leased to multiple stable tenants under diverse commercial uses. Current configuration supports a hybrid of office, warehouse, showroom and arts/nonprofit spaces , generating consistent rental income.
- **Strategic Location & Access:** Positioned near Industry City, the Brooklyn Army Terminal, and key arteries like the Gowanus Expressway, this property offers exceptional transportation connectivity (R Train, B37, ferry, and highway access) and direct access to Manhattan-bound traffic.
- **Parking & Loading Infrastructure:** On-site parking, loading docks, and freight elevator support high operational efficiency for logistics, storage, and showroom use.
- **Proximity to Creative and Industrial Revitalization:** Located just steps from Industry City, one of NYC's premier destinations for creative industry, media, food, and light manufacturing. The surrounding neighborhood continues to benefit from investment, rezoning momentum, and growing cultural vibrancy.

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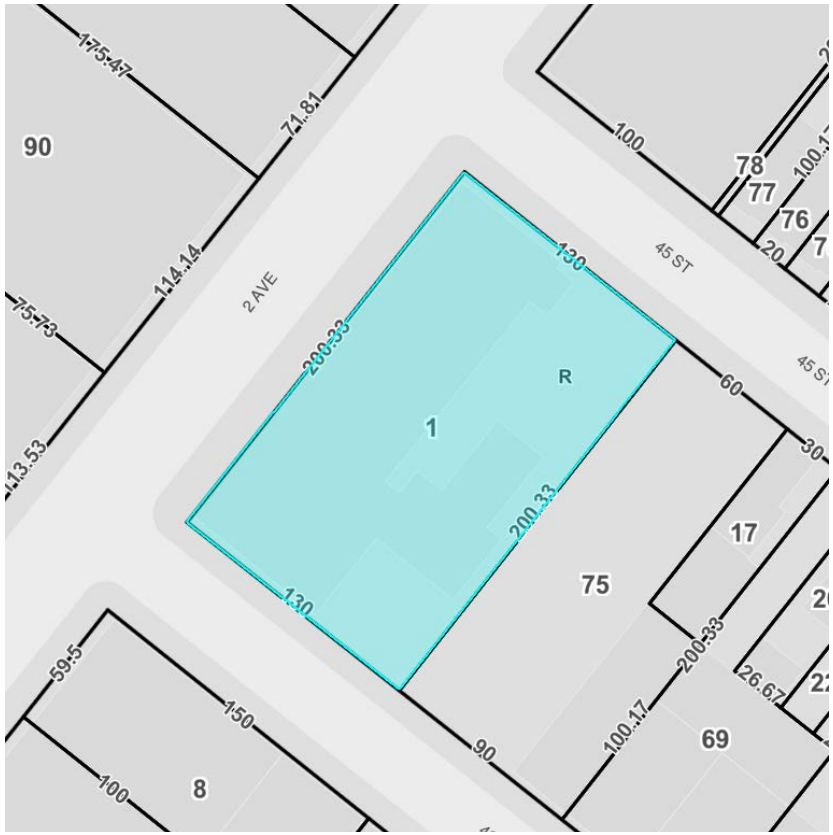
TAX MAP



DEMOGRAPHIC:

Demographic by Zip Code (Reference from United State Zip Code.Org)	
Total Population	105,797
Median Age	35
Median Household Income	$64,201
Family Households	33,274

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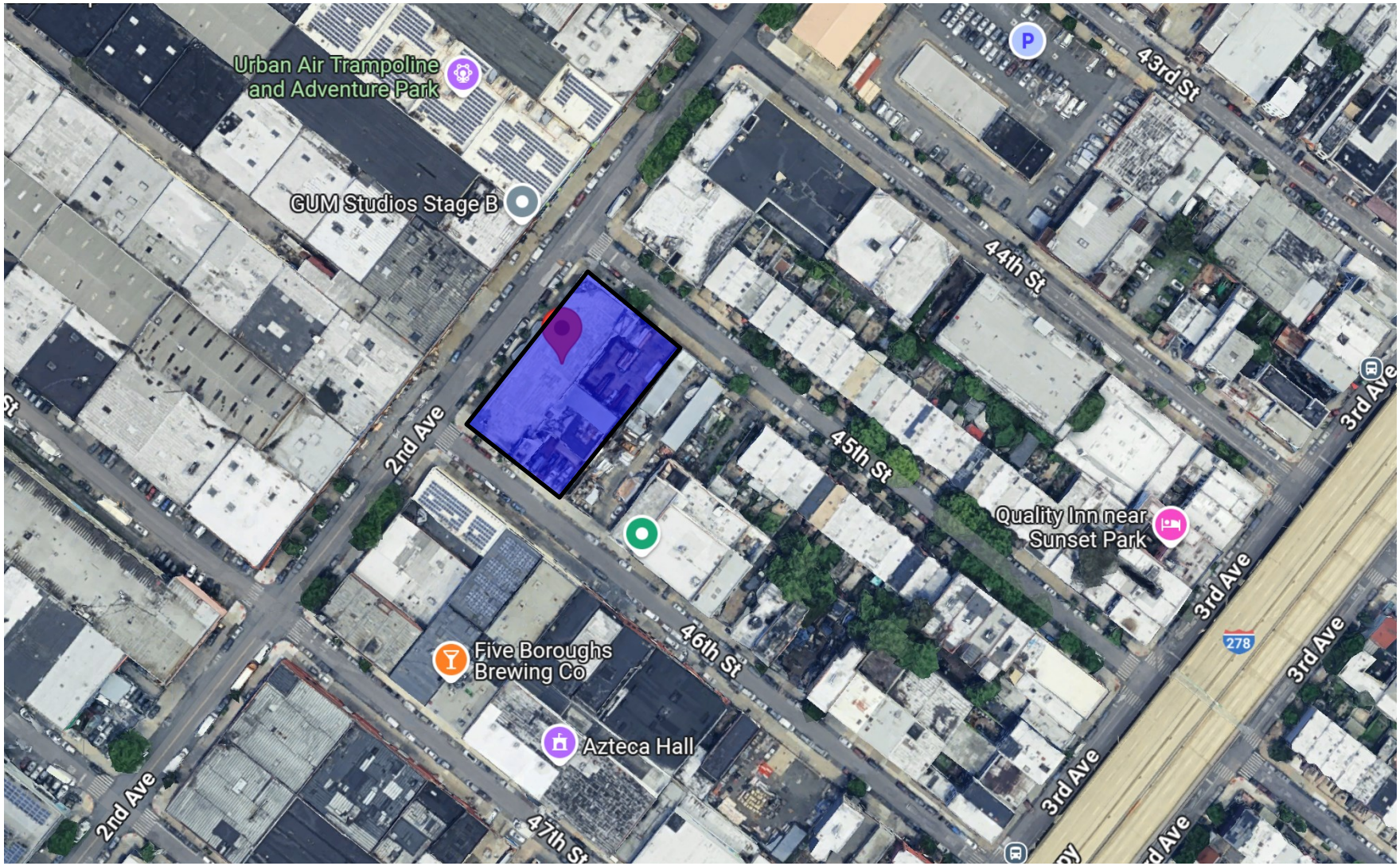
AERIAL PLAN



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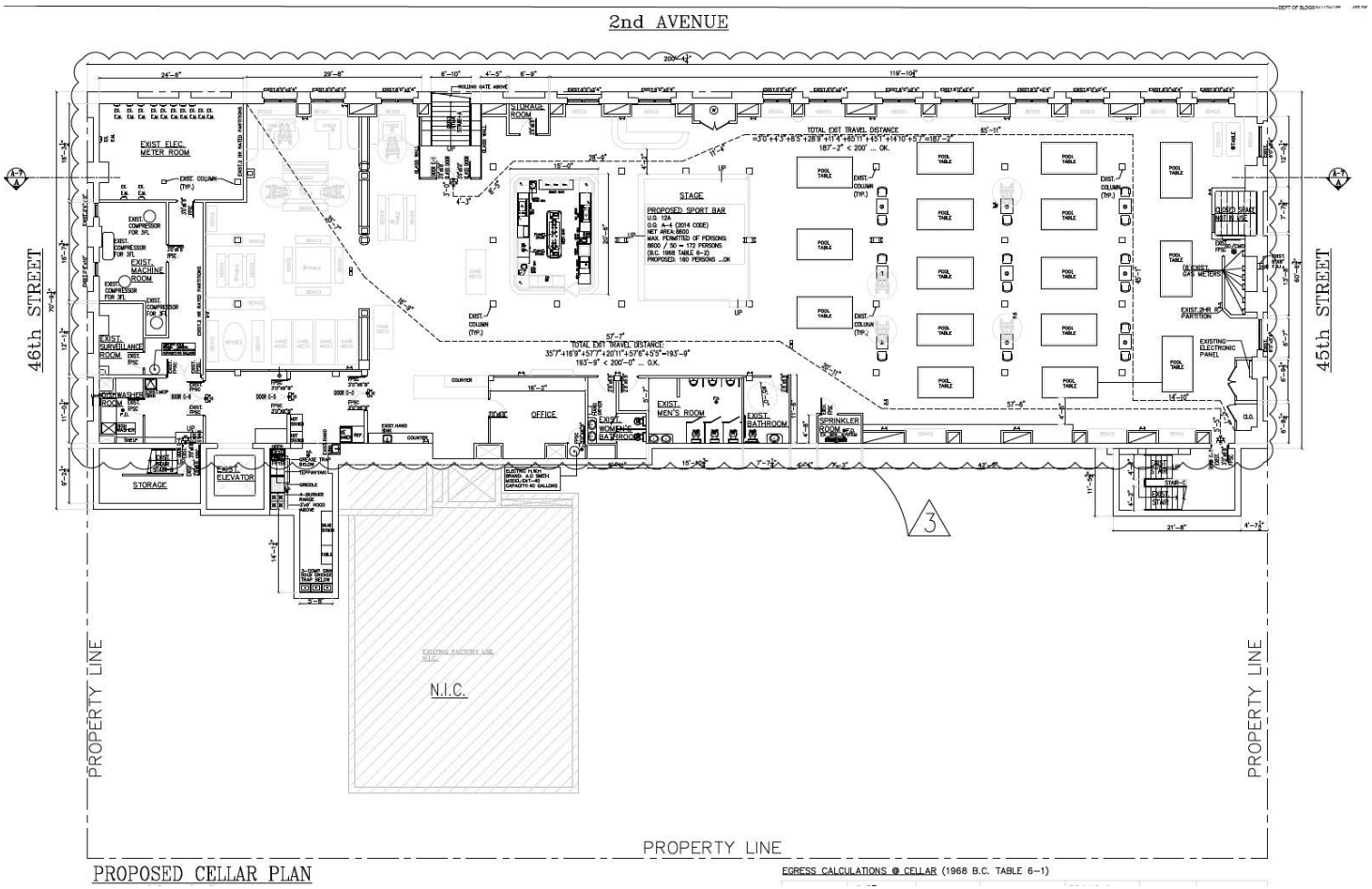
FLOOR PLAN - BASEMENT



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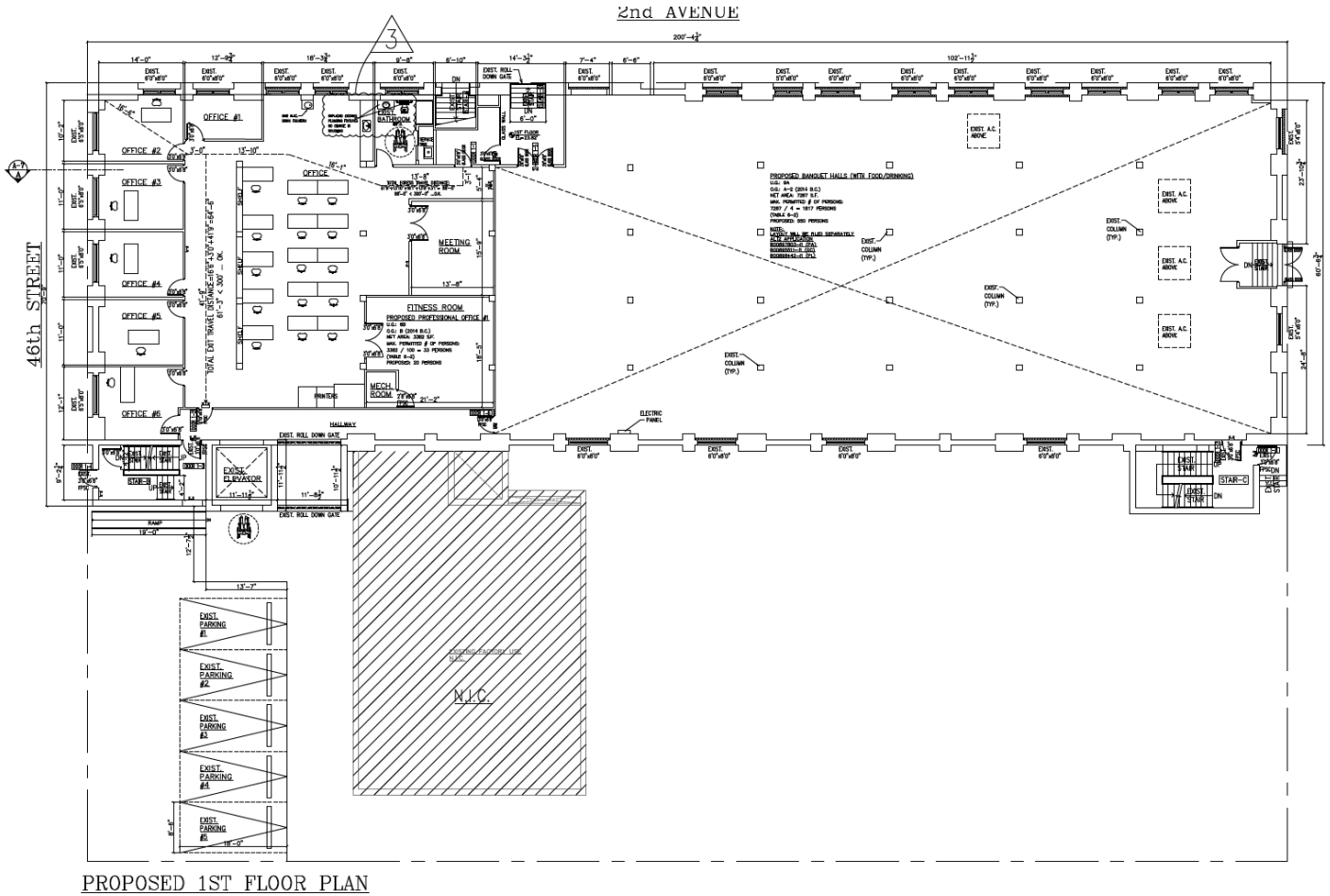
FLOOR PLAN - 1ST FLOOR



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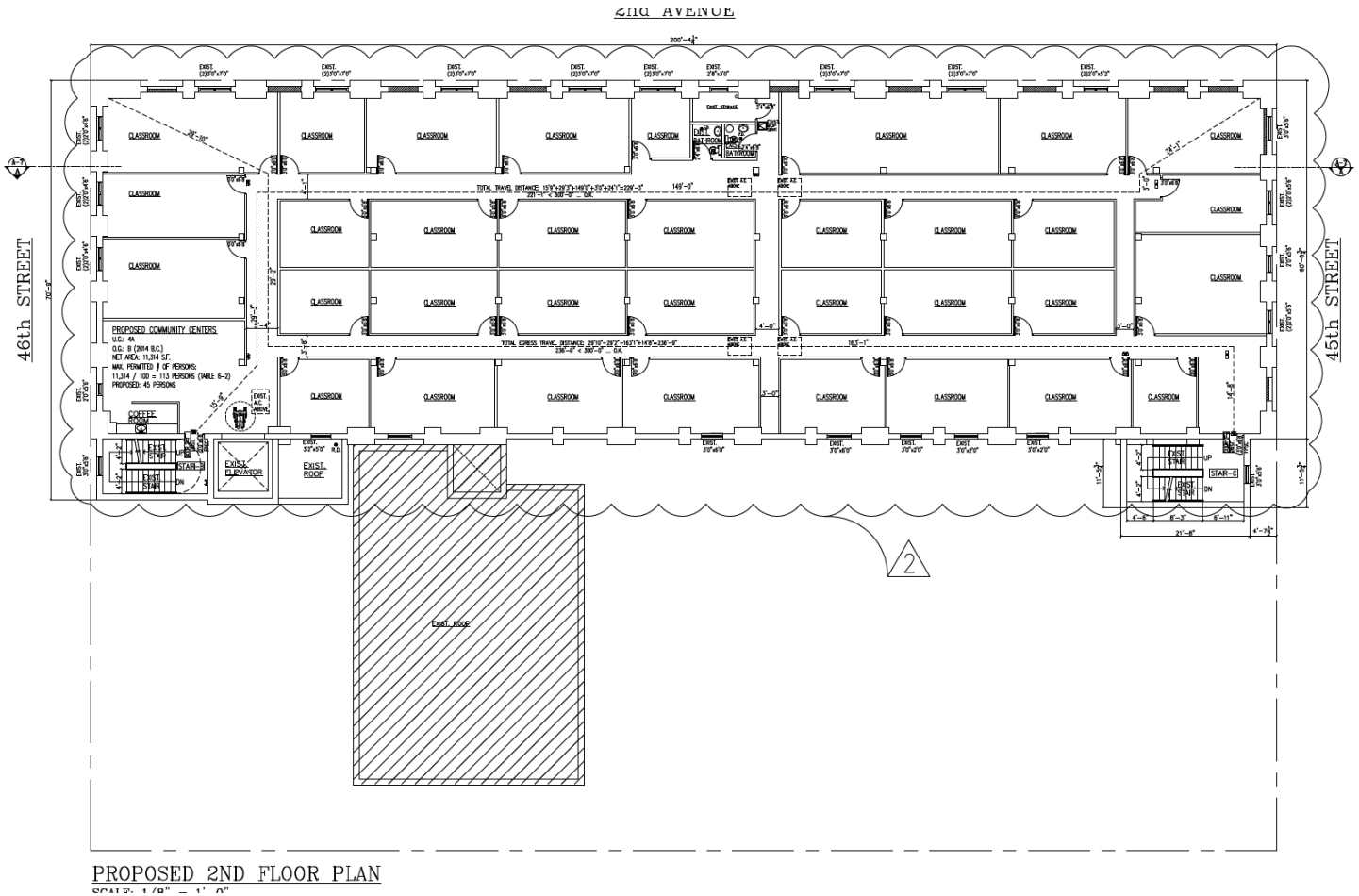
FLOOR PLAN - 2ND FLOOR



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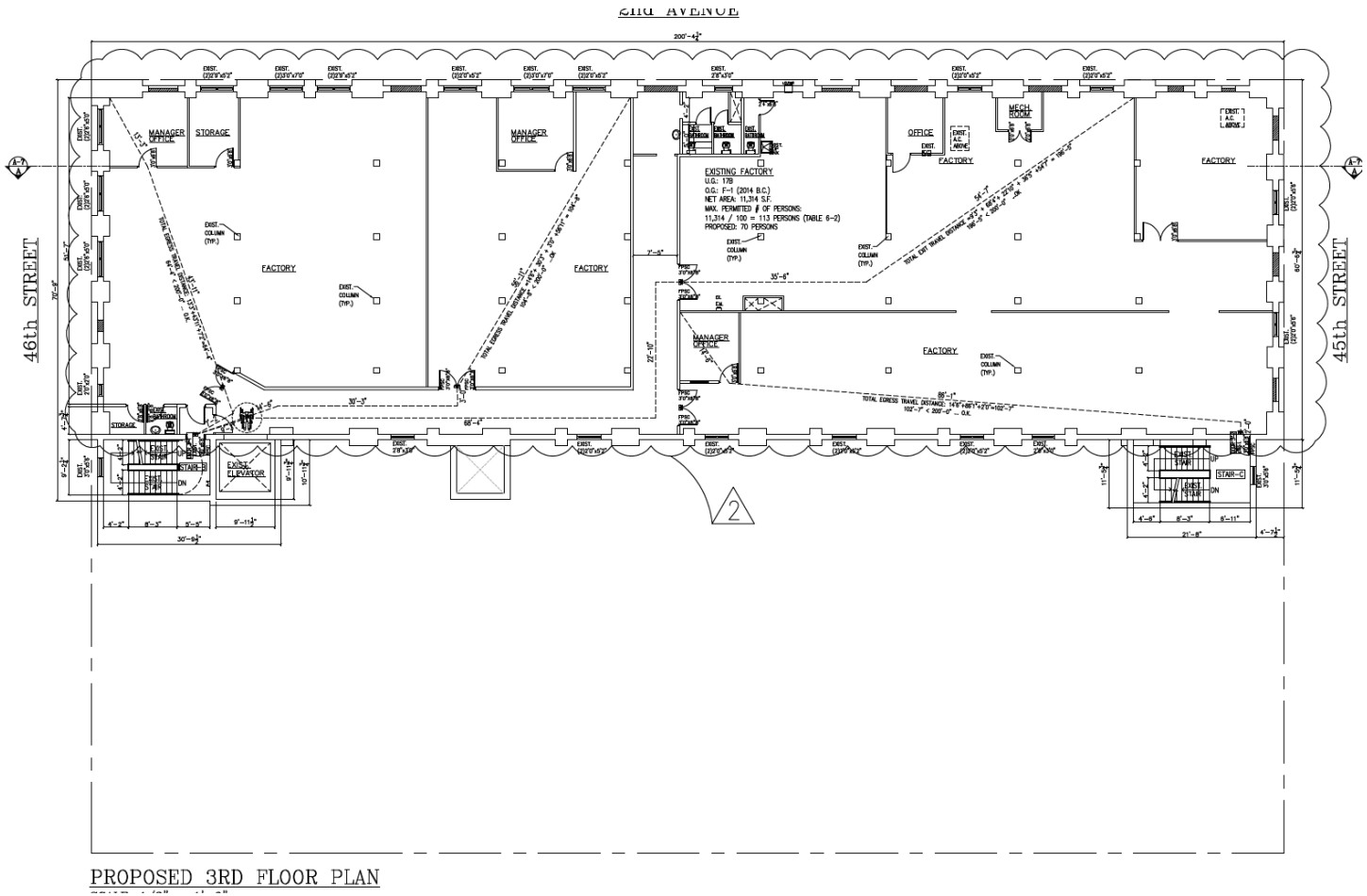
FLOOR PLAN - 3RD FLOOR



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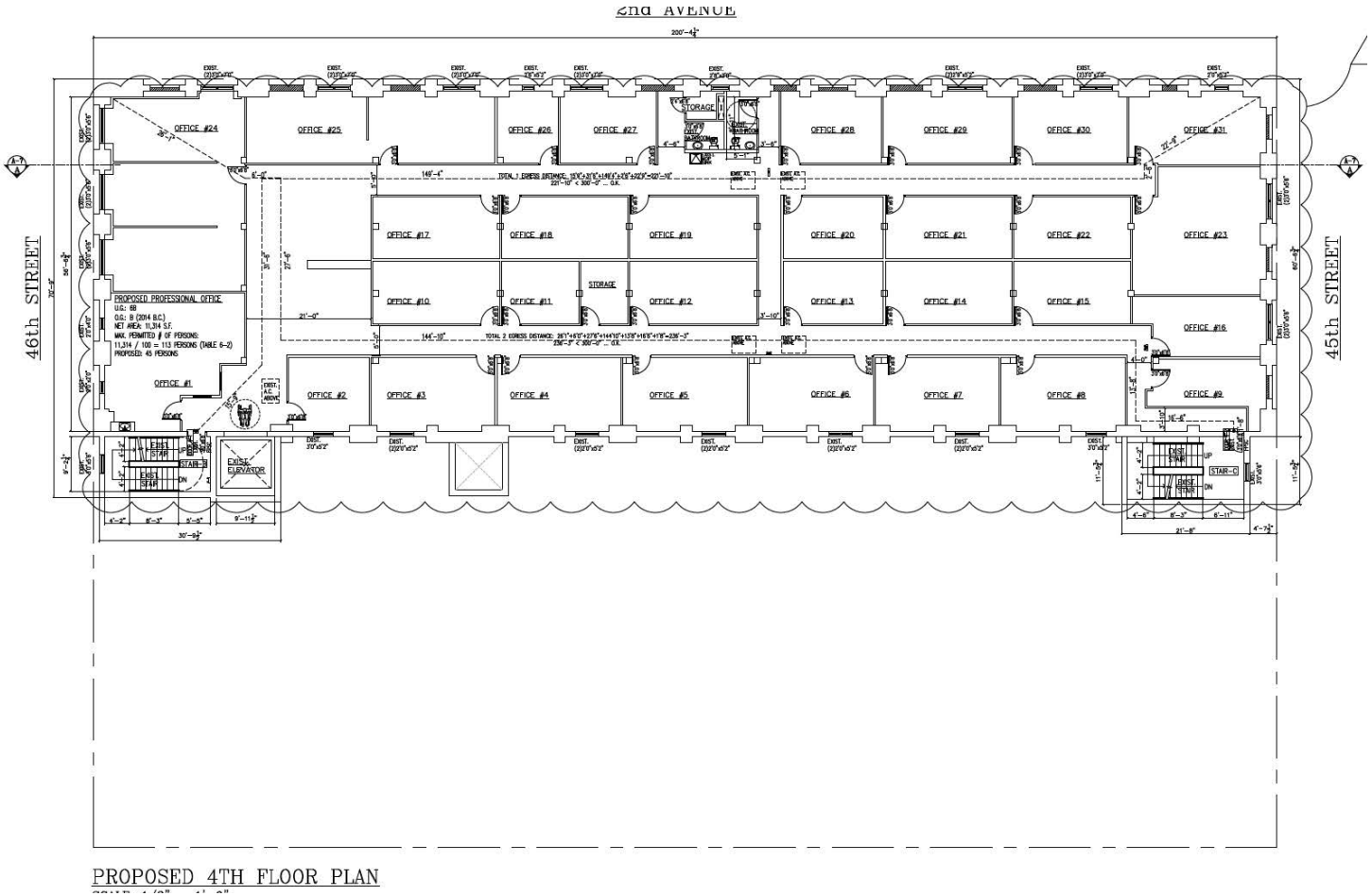
FLOOR PLAN - 4TH FLOOR



PROPOSED 4TH FLOOR PLAN

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EXTERIOR PHOTOS

46TH ST & 2ND AVE CORNER

45TH ST & 2ND AVE CORNER

AERIAL VIEW

REAR FAÇADE AND BACKYARD

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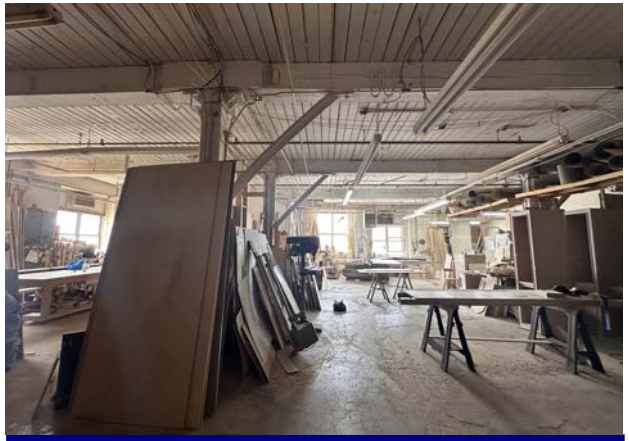
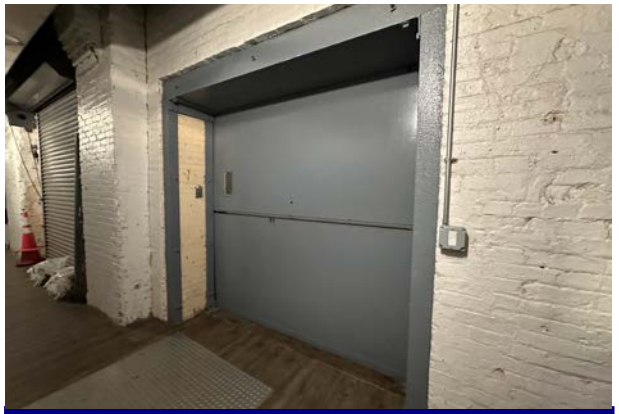
INTERIOR PHOTOS

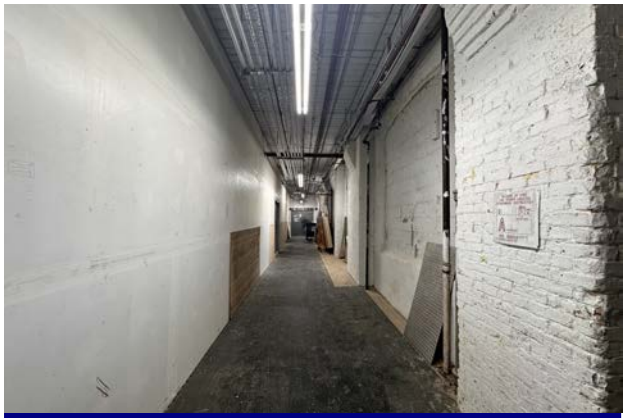


WORKSHOP

OFFICE



ELEVATOR



CORRIDOR

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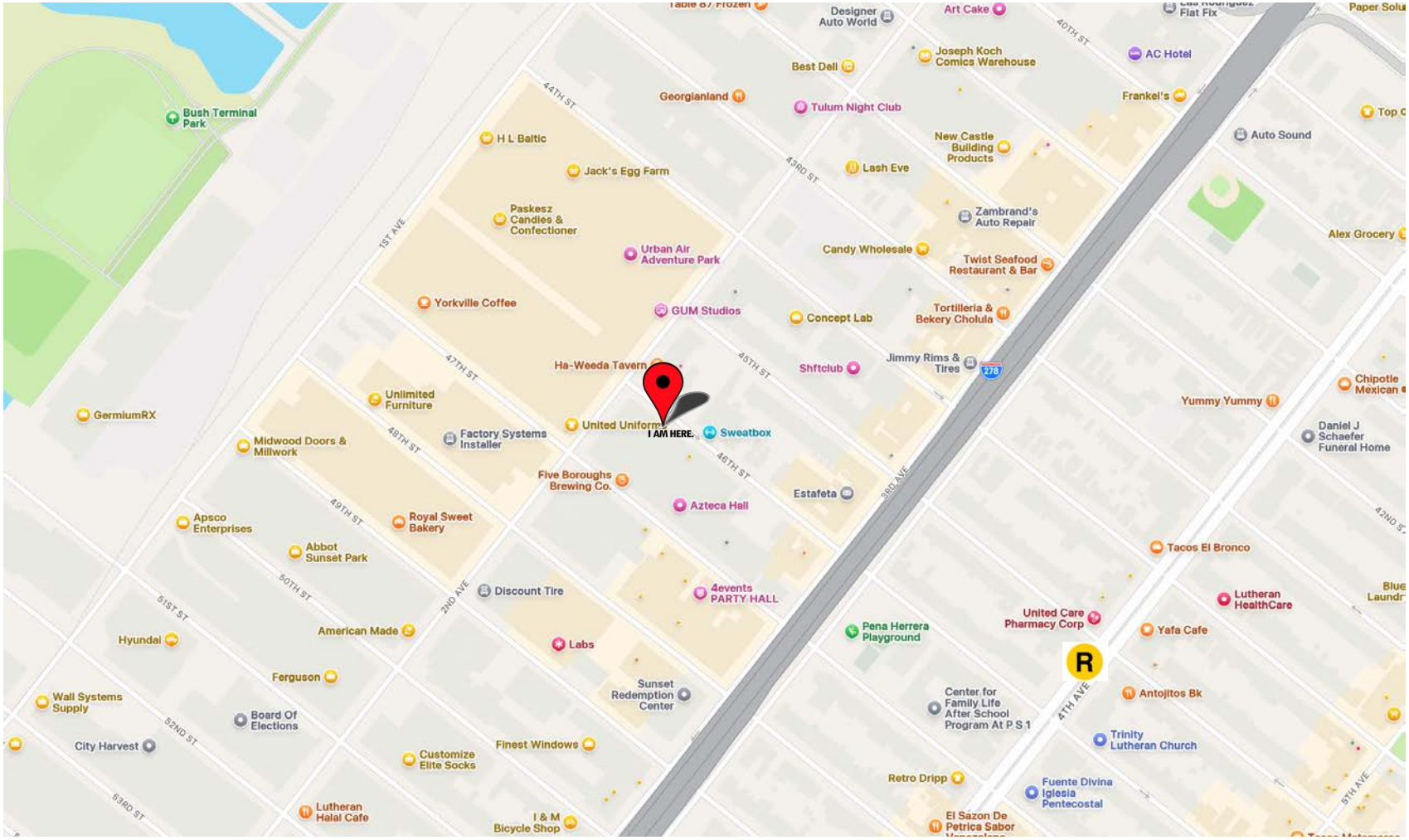
MAP OF TRANSPORTATION AND NEARBY MAJOR RETAILERS AND FACILITIES



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