

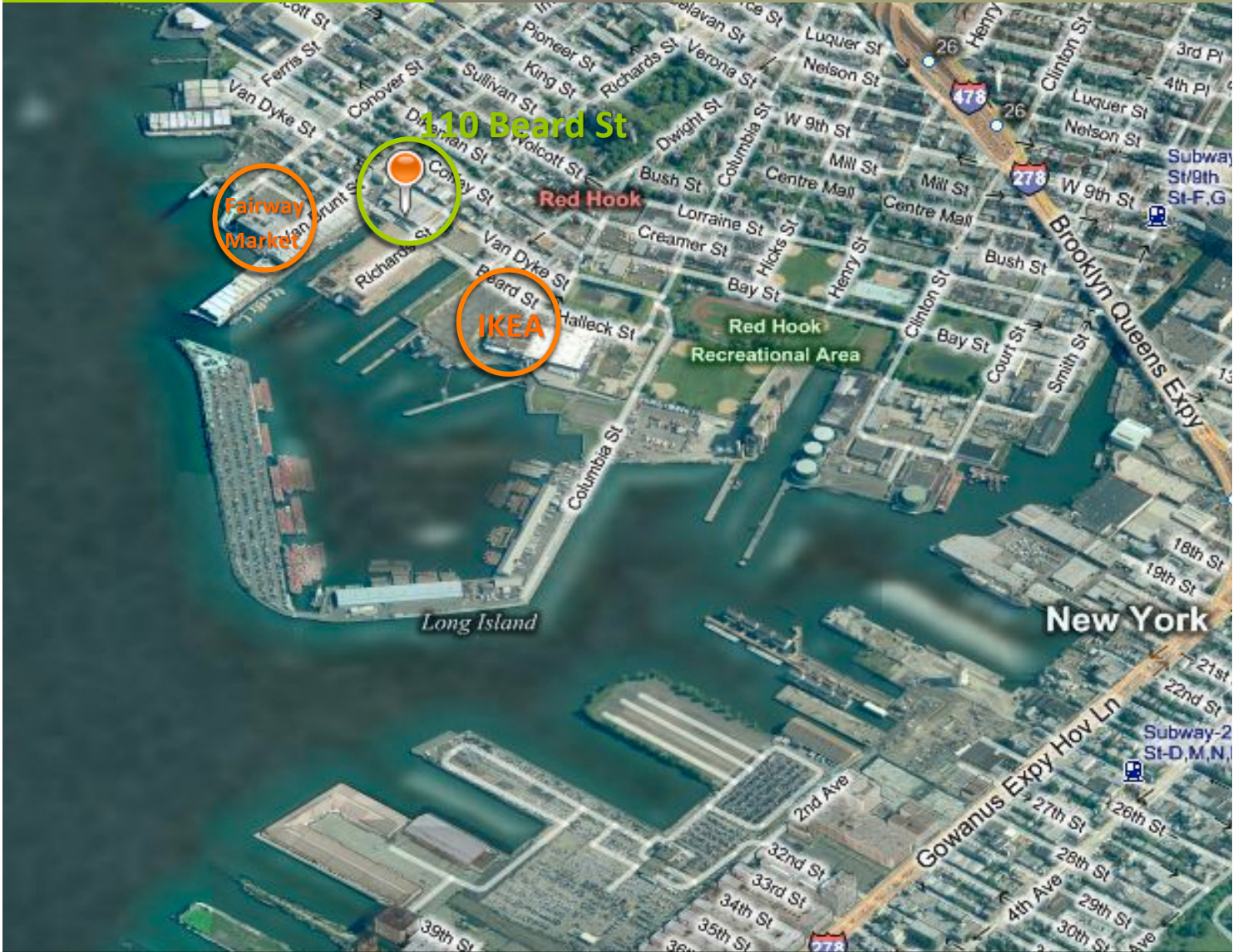
BEARD STREET COMPLEX

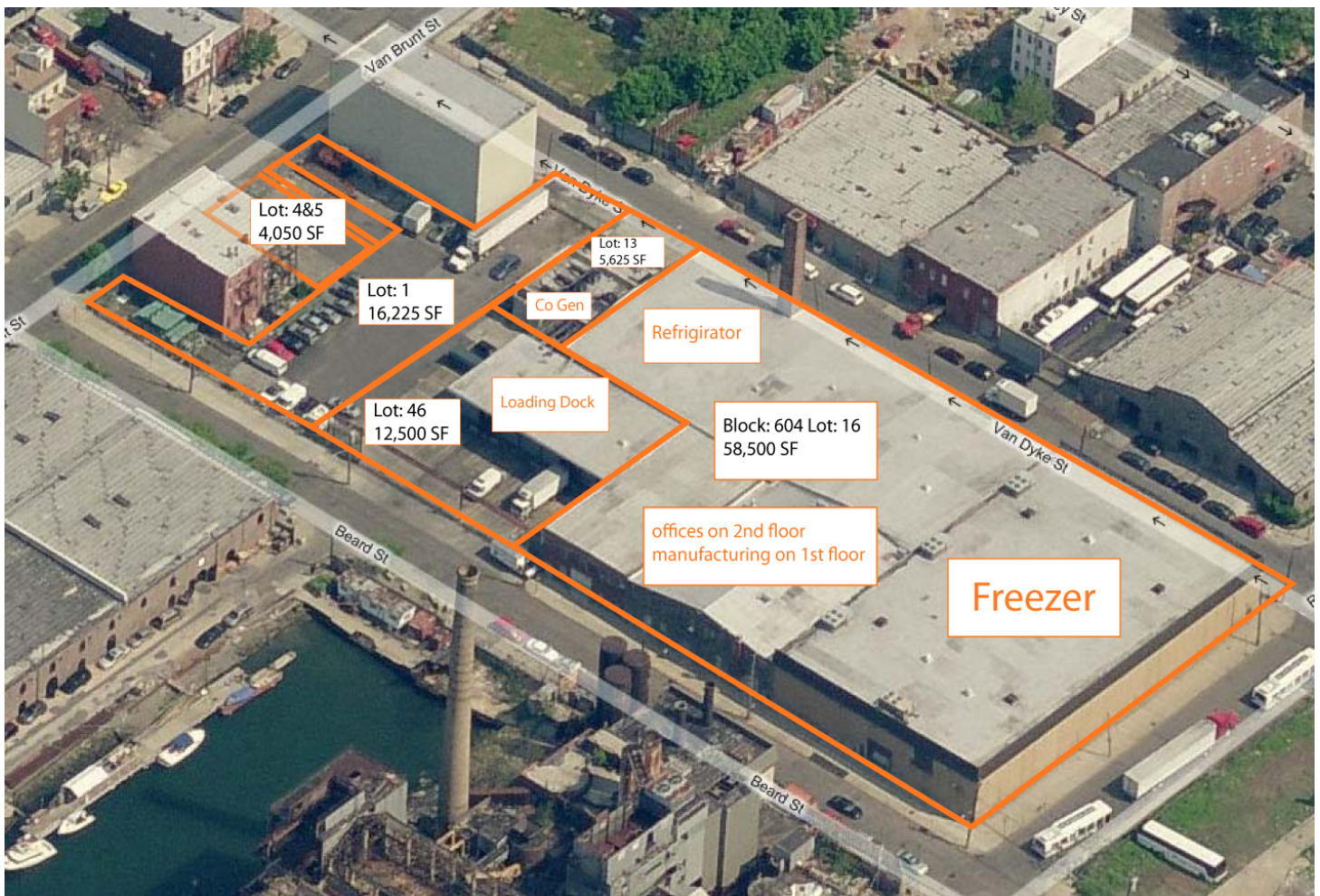
SALE: \$13,000,000

110 BEARD STREET

BROOKLYN, NY 11231

MOSHE SCHLUSSEL
O (646) 395 7025
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- **Freezer: 20,000 SF Fully up and running**
- **Capable to hold temperature 10 below zero**
- **4-Tier racking system with capacity over 2,000 pallets**
- **Refrigerator: 20,000 SF with a 3-tier racking system with capacity over 1,800 pallets**
- **Co-gen power plant with two natural gas generators and one diesel back-up generator**
- **4,000 SF Dry storage with pallet racking system**
- **Over 5,000 SF manufacturing space, power and drainage ready**
- **5,000 Sq. Ft. offices**
- **10 Loading docks**
- **20,000 SF parking**

BEARD STREET CENTER
 Turn Key Operations

The property is generating above \$750,000 annual income from freezer with a potential to generate over \$1.5 million a year

*All square footage information is approximate estimates and needs to be independently verified



- 1) Refrigerator building
- 2) Freezer building
- 3) Dry Storage
- 4) Loading Dock
- 5) Office space
- 6) Manufacturing space
- 7) Parking lot
- 8) Power plant



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110 Beard Street, Brooklyn 11231
 Industrial & Manufacturing Complex
 Block # 604 Lot #'s 16, 46, 13, 1, 4, & 5
 Total 98,000 SF (approx.)
 Building area 68,000 SF (approx.)
 Parking and loading 30,000 SF (approx.)
 Number of buildings: 6
 Built: early 1900's
 Primary zoning: M1-2
 Floor Area Ratio: 2

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Alternate address: 236 RICHARDS STREET

Industrial / Manufacturing

Block: 604 Lot: 16

Property Characteristics:

- Lot Area: 58,500 sq ft (330' x 200')
- # of Buildings: 1 Year built: 1900 (Year built is an estimate)
- # of floors: 2 Building Area: 88,000 sq ft
- Primary zoning: M1-2 Commercial Overlay: None
- Floor Area Ratio: 1.5 Max. FAR: 2

70 BEARD STREET, Brooklyn 11231

Industrial / Manufacturing

Block: 604 Lot: 46

Property Characteristics:

- Lot Area: 12,500 sq ft (125' x 100')
- # of Buildings: 1 Year built: 1931 (Year built is an estimate)
- # of floors: 1 Building Area: 4,700 sq ft
- Primary zoning: M1-2 Commercial Overlay: None
- Floor Area Ratio: 0.38 Max. FAR: 2

115 VAN DYKE STREET, Brooklyn 11231

Block: 604 Lot: 13

Property Characteristics:

- Lot Area: 5,625 sq ft (56.25' x 100')
- # of Buildings: 1 Year built: 2000
- # of floors: 1 Building Area: 2,480 sq ft
- Total Units: 1 Residential Units: 0
- Primary zoning: M1-2 Commercial Overlay: None
- Floor Area Ratio: 0.44 Max. FAR: 2

419 VAN BRUNT STREET, Brooklyn 11231

Block: 604 Lot: 1

Property Characteristics:

- Lot Area: 16,225 sq ft (25' x 200')
- # of Buildings: 0 Year built: 0
- # of floors: 0 Building Area: 0 sq ft
- Total Units: 0 Residential Units: 0
- Primary zoning: M1-2 Commercial Overlay: None
- Floor Area Ratio: 0 Max. FAR: 2

Vacant Land

Block: 604 Lot: 4

Property Characteristics:

- Lot Area: 2,250 sq ft (25' x 90')
- # of Buildings: 0 Year built: 0
- # of floors: 0 Building Area: 0 sq ft
- Total Units: 0 Residential Units: 0
- Primary zoning: M1-2 Commercial Overlay: None
- Floor Area Ratio: 0 Max. FAR: 2

Vacant Land

Block: 604 Lot: 5

Property Characteristics:

- Lot Area: 1,800 sq ft (20' x 90')
- # of Buildings: 0 Year built: 0
- # of floors: 0 Building Area: 0 sq ft
- Total Units: 0 Residential Units: 0
- Primary zoning: M1-2 Commercial Overlay: None
- Floor Area Ratio: 0 Max. FAR: 2