

FOR LEASE

74-78 Georgia Avenue
(Aka 77 Alabama Avenue)
East New York, Brooklyn

**6,750 SF
Warehouse
+
7,500 SF Land**



Highlights:

- 4,500 SF Warehouse - GF
- 17' Ceiling Height
- Kitchenette / 3 Restrooms / 1 Shower
- Street to Street Access
- 2,250 SF Offices/Storage - Mezzanine
- One-Overhead Drive-In Gate (14' x 14')
- AC / Gas Heat / Heavy Power
- M3-2 Zoning

Subway:

Steps from the Broadway Junction **A C J L Z** Subway Station
and the East NY "LIRR" Train Station

Asking Price: \$15,000 per Month

Jacques Wadler
Exclusive Agent:
516-650-1123
jwadler@krgnyc.com

Vincent Lopez
Exclusive Agent:
917-523-5772
vlopez@krgnyc.com

74-78 GEORGIA AVENUE EAST NEW YORK, BROOKLYN

KRG



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ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE



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THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

234842

BOROUGH Brooklyn

DATE: NOV 13 1990

ZONING DISTRICT (M3-2)

This certificate supersedes C.O. NO

THIS CERTIFIES that the new—altered—existing—building—premises located at
74 Georgia Avenue

Block 3684 Lot 26

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

FLOOR	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
First	On Ground	10			18	D-2	Manufacturing and Storage
Mezzanine	50	10			6	E	Offices

Form SAC (Rev. 01-10-84 M 20272471)

THE CITY OF NEW YORK

HOUSING AND DEVELOPMENT ADMINISTRATION

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH BROOKLYN

DATE: JAN 10 1978 NO. 216282

This certificate supersedes C.O. No.

ZONING DISTRICT M3-2

THIS CERTIFIES that the new—altered—existing—building—premises located at

74-82 Georgia Avenue

Block 3684 Lot 27, 28, 29
12 & 13

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

FLOOR	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Open Space	ground				18		Junk and Salvage Yard, including Auto Wrecking.
					16		Sales of New and Used Cars.

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