

# 6,650 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE

35 WEST 9TH STREET, BROOKLYN, NY

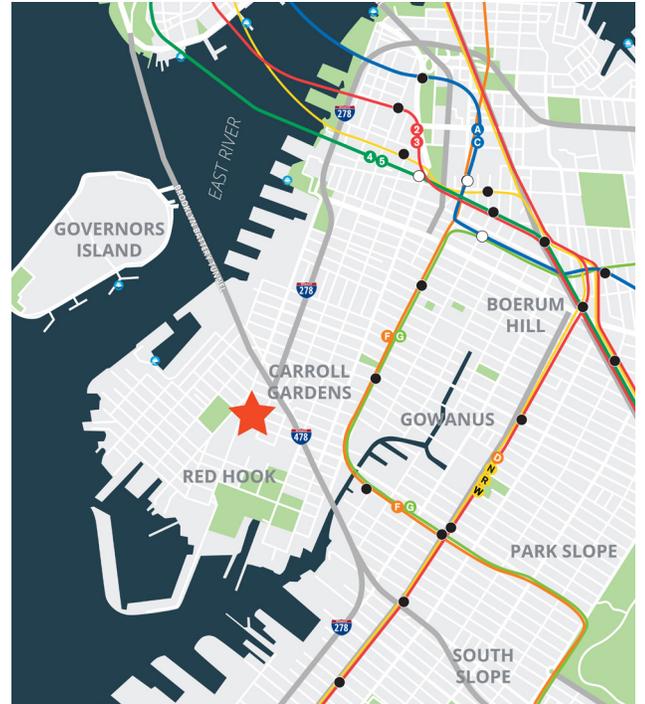


## FEATURES

- BUILDING SIZE: 6,650 SF
  - GROUND FL: 3,650 SF
  - MEZZANINE: 1,500 SF
  - SECOND FL: 1,500 SF
- 20FT CEILING HEIGHT (WAREHOUSE)
- 2 OVERHEAD DOORS
- HEAVY POWER
- GAS HEAT (BLOWER)
- MODERN OFFICES & ROOF DECK
- FULL HVAC

## ACCESS

SHORT WALK TO **F** & **G** TRAINS  
STEPS FROM **B57** **B61** BUSES  
CLOSE PROXIMITY TO GOWANUS EXPY, BQE, BROOKLYN BRIDGE, BATTERY TUNNEL, AND MANHATTAN BRIDGE



## EXCLUSIVE AGENT

**BEN FEIG**

(718) 786-5050 x229

[bfeig@greiner-maltz.com](mailto:bfeig@greiner-maltz.com)

**GREINER-MALTZ**

REAL ESTATE

Creating Opportunities Together

[WWW.GREINER-MALTZ.COM](http://WWW.GREINER-MALTZ.COM)

Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.