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**8801 FOSTER AVENUE  
BROOKLYN, NY**

**FOR SALE** | ENTIRE CITY BLOCK  
WAREHOUSE WITH OFFICE IN  
PRIME INDUSTRIAL LOCATION

**GREINER-MALTZ**  
REAL ESTATE



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## DEAL HIGHLIGHTS

- 30,967 SF OF GROUND FLOOR WAREHOUSE SPACE
- 22,813 SF OF BASEMENT SPACE
- 4,283 SF 2ND FLOOR OFFICE
- **58,063 SF TOTAL SPACE FOR SALE**
- 20 MINUTES FROM JFK
- WALKING DISTANCE TO L TRAIN
- NEARBY LINDEN BOULEVARD AND BELT PARKWAY
- **FOUR-STREET FRONTAGE ON ENTIRE CITY BLOCK!**



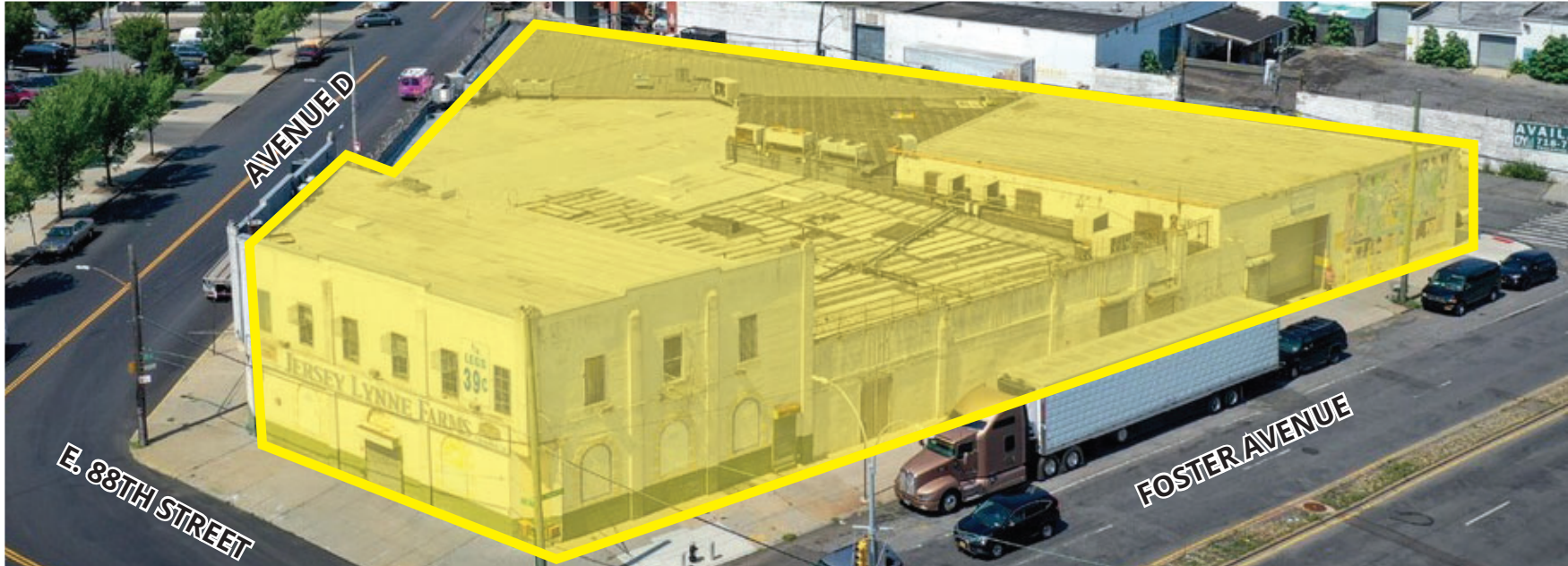
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## EXECUTIVE SUMMARY

**Greiner-Maltz Real Estate** is excited to present 8801 Foster Ave for sale. This subject property, which is situated on an entire city block, consists of approximately 30,967SF of ground floor industrial space and approximately 4,253SF of office space on the second floor. In addition the property features a bonus of approximately 22,813SF of below grade storage space. The subject property has multiple loading entry points throughout the entire property.

8801 Foster Ave is located in one of the hottest industrial pockets in Brooklyn. It is also directly across the street from **Canarsie Plaza** which includes **BJ's, Planet Fitness, Dollar Tree, The Vitamin Shoppe, Pizza Hut, Dunkin Donuts** and more.

Just three blocks away is the **Brooklyn Terminal Market** which has been in operation for close to 80 years. It has vendors selling everything from fresh produce to wines to spices and flowers.

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<b>Block / Lot</b>	7946 / 14
<b>Lot Dimensions</b>	208.05' x 258.31' (Irregular)
<b>Lot Size</b>	30,967 Sq. Ft. (Irregular)
<b>Building Dimensions</b>	246' x 57.5' (Irregular)
<b>Stories</b>	1-2
<b>Units</b>	2
<b>Building Size</b>	58,063 Sq. Ft. (Irregular)
<b>Ground Floor</b>	30,967 Ft. (Irregular)
<b>2nd Fl. Office Space</b>	4,283 Sq. Ft. (Approx.)
<b>Basement</b>	22,813 Sq. Ft. (Irregular)
<b>Ceiling Height:</b>	12'-18' Feet
<b>Zoning</b>	M1-1
<b>FAR</b>	1.00
<b>Buildable Area</b>	30,967 Sq. Ft. (Approx.)
<b>Air Rights</b>	None Sq. Ft. (Approx.)
<b>Tax Class</b>	4
<b>R.E Taxes (21/22)</b>	\$111,067



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## AREA MAP:



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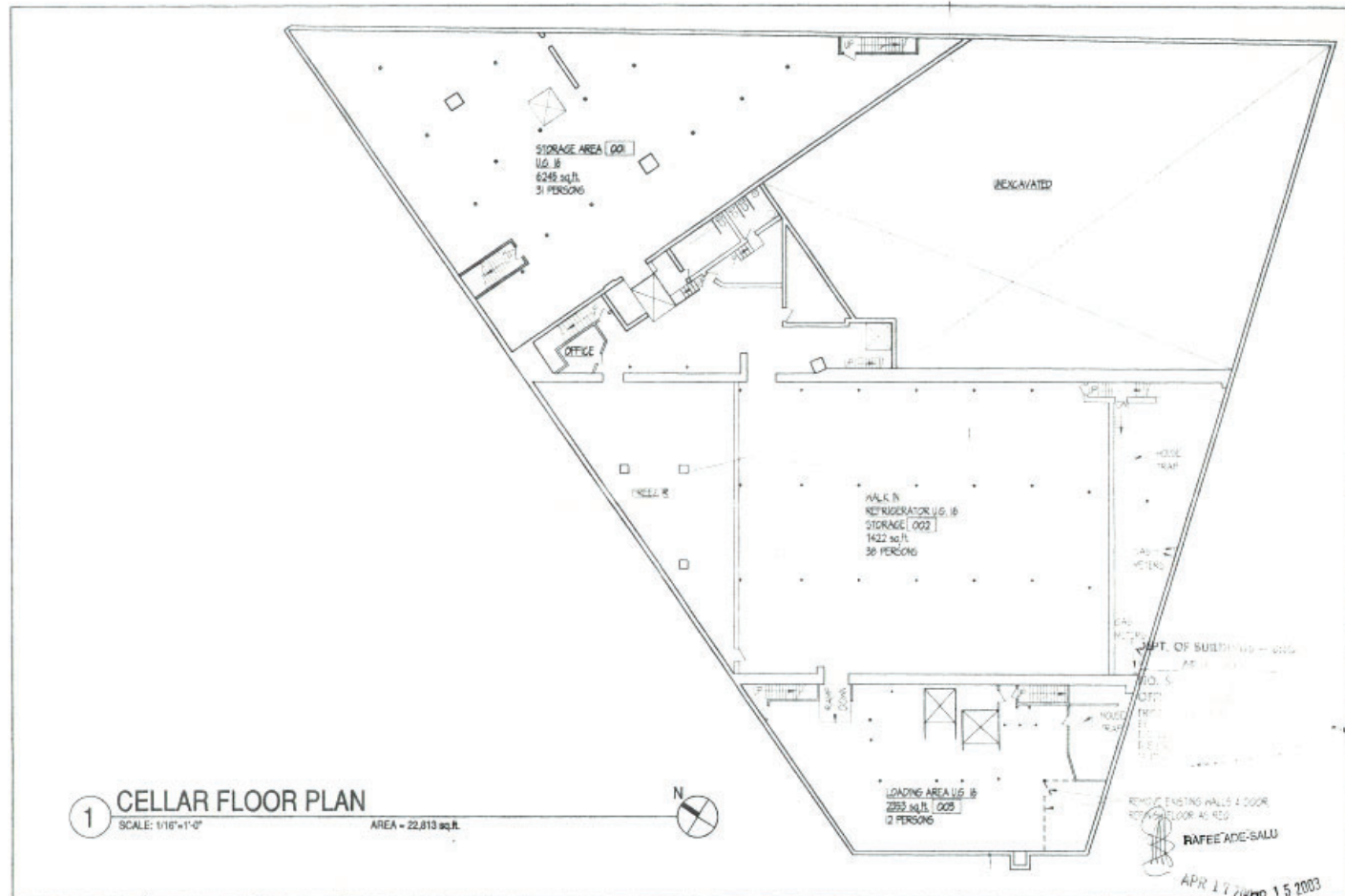
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## PROPERTY SURVEY 1:



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