

264 Butler Street

Gowanus

For Short Term Lease
5,800 SF



SUMMARY

Perfect for storage or as a warehouse, this former Wafels & Dinges facility sits on a prime Gowanus block with M1-4 zoning. The space has two 200 BTU gas heating units, floor drainage, and electric gate, as well as a private bathroom.

It is surrounded by some of Brooklyn's most exciting neighborhood attractions, including Royal Palms Shuffleboard Club, Dinosaur BBQ and The Cliffs, and is only a short walk from Barclays Center and the Union Street subway.

Short-term lease opportunity is available for immediate occupancy.

LEASABLE AREA

5,800 SF Ground Level

CEILING HEIGHT

13-14 Feet (approx.)

CROSS STREETS

3rd Ave & Nevins St

PRICING & TERMS

Upon Request

AVAILABILITY

Immediate

TRANSPORTATION



NEIGHBORING TENANTS



THE CLIFFS



THREES BREWING



For more information, contact exclusive agents:

Peter Schubert
Managing Director
pschubert@terraccrg.com

Darlene Lee
Associate
dlee@terraccrg.com

(718) 768-7788
terraccrg.com

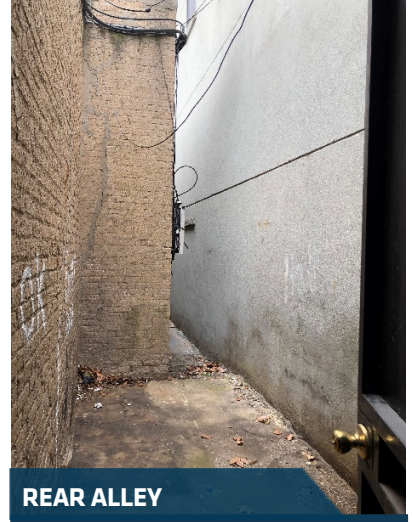
264 Butler Street

Gowanus

For Short Term Lease
5,800 SF



INTERIOR VIEW TO REAR



REAR ALLEY



RESTROOM



INTERIOR VIEW TO GATE

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.



For more information, contact exclusive agents:

Peter Schubert
Managing Director
pschubert@terraccrg.com

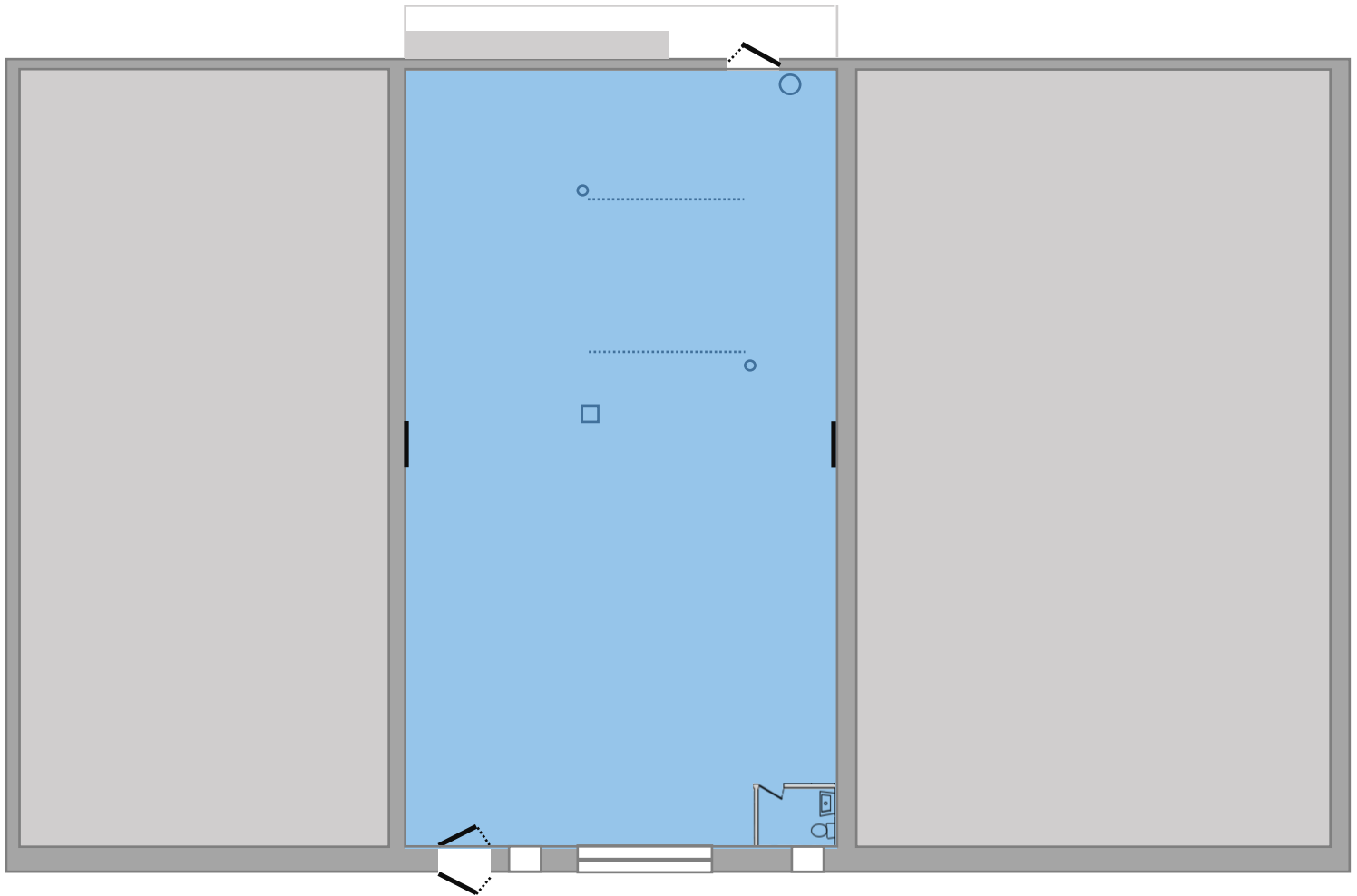
Darlene Lee
Associate
dlee@terraccrg.com

(718) 768-7788
terraccrg.com

264 Butler Street

Gowanus

For Short Term Lease
5,800 SF



Butler St

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.



For more information, contact exclusive agents:

Peter Schubert
Managing Director
pschubert@terraccrg.com

Darlene Lee
Associate
dlee@terraccrg.com

(718) 768-7788
terraccrg.com