

# 421 Van Brunt Street

a/k/a 133 Beard Street  
Red Hook

Commercial Space for Lease  
15,500 SF Available



## SUMMARY

This former Ample Hills Creamery headquarter represents a unique opportunity for a tenant with production, administrative, and retail needs. Neighboring tenants include Hometown BBQ, Apotheke, and Widow Jane Distillery, etc.

This 1860s construction boasts 21+ foot clear ceiling with original wood-joists, and several egresses using a second frontage on the rear waterfront pier for easy loading and deliveries.

There is wide, 19'3" column spacing on the single-level space. A mezzanine provides an office space overlooking the production area. The premises has floor drainage, four built bathrooms, existing HVAC, and up to 2,400 amps of electrical service.

## LEASABLE AREA

15,500 SF Ground Floor  
plus mezzanine

## CEILING HEIGHT

21-23 ft

## CROSS STREETS

Beard & Reed Streets

## ZONING

M3

## TRANSPORTATION

 Smith-Ninth Streets

 Red Hook Ferry

## NEIGHBORING TENANTS



APOTHEKE  
FORT  
DEFIANCE



For more information, contact exclusive agents:

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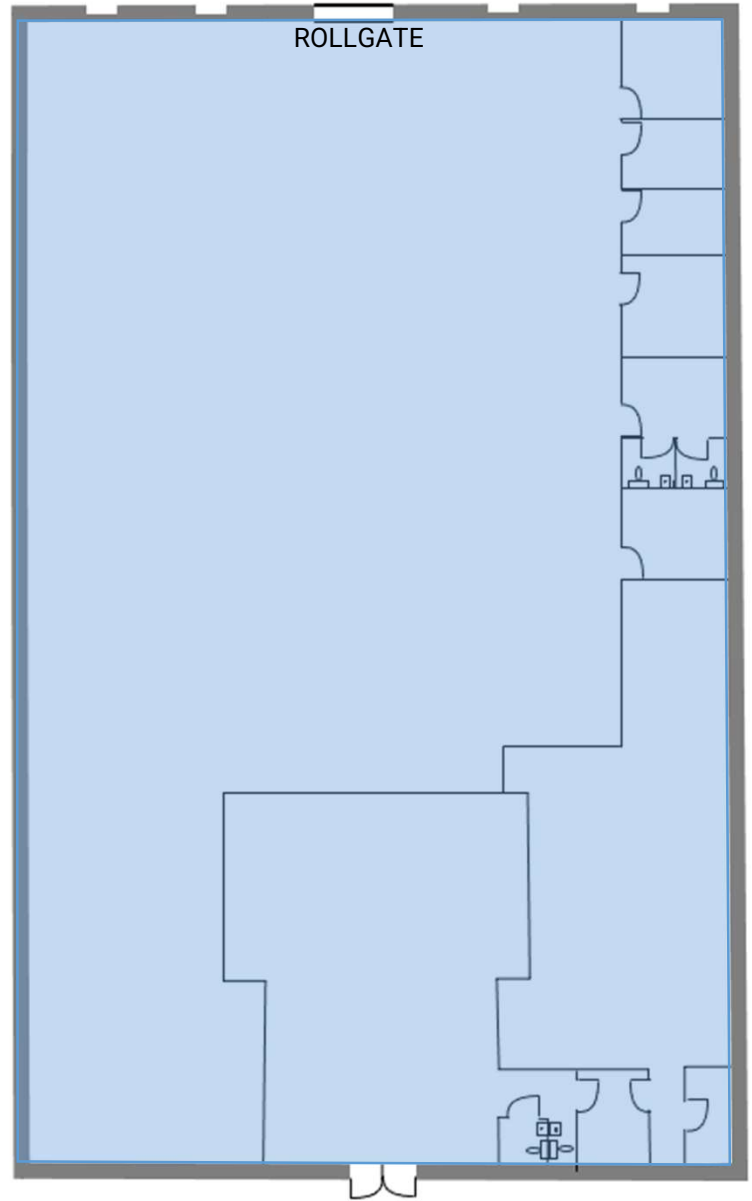
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Rear loading area / Rear Parking



Van Brunt Street

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.

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