

EAST WILLIAMSBURG, NEW YORK

568

MESEROLE STREET

NEW YORK'S PREMIER STORAGE AND DISTRIBUTION DISTRICT

LEASE OPPORTUNITY

NOMAD GROUP

# Property Description

A brand new 2-story heavy load warehouse with a projected completion date of **Q2 2021**.

The warehouse measures approx. **94,000 SF** each floor roughly **47,000 SF** lot with 28 FT ceiling heights, 5,167 mezz space, 3-elevators, and a 13,000 SF fenced parking area for 50+ cars.

The building features **5-grade level drive** in bays on Meserole Street and **2 (60ft) interior docks** on Gardner. Landlord will build-to-suit.

# BUILDING EXTERIOR



# Space Details

<b>Block / Lot:</b>	<b>2978 / 1</b>
<b>Total Building:</b>	94,000 SF
<b>Floors:</b>	2-stories (47,000 floors) plus Mezz.
<b>Total Land:</b>	13,000 SF / 50 car parking area
<b>Plot Size:</b>	60,000 SF (200' x 300')
<b>Office Space:</b>	Build-to-Suit
<b>Ceiling Height:</b>	28' Ground / 18' 2nd floor
<b>Zoning</b>	M3-1 / North Brooklyn IBZ
<b>Drive-in Doors:</b>	5 Grade Level (Meserole St.)
<b>Loading Docks:</b>	2 (60') Interior Docks (Gardner Ave)
<b>Heat:</b>	Gas
<b>Power:</b>	3,000 AMPS
<b>Frontage:</b>	300' Meserole Street / 200' Gardner Ave
<b>Columns:</b>	Minimal Column Bays
<b>Floor Load:</b>	Heavy Floor Loads
<b>Taxes:</b>	ICAP Tax Abatement

NEW YORK'S PREMIER

# STORAGE AND DISTRIBUTION

DISTRICT



CEILING HEIGHT:  
~ 28'

INTERIOR LOADING  
(7) DOCKS



# FLOOR PLANS AND PARKING

## 1ST FLOOR



**Warehouse**  
40,166 SF



**Ceiling Height**  
29' 7 inches



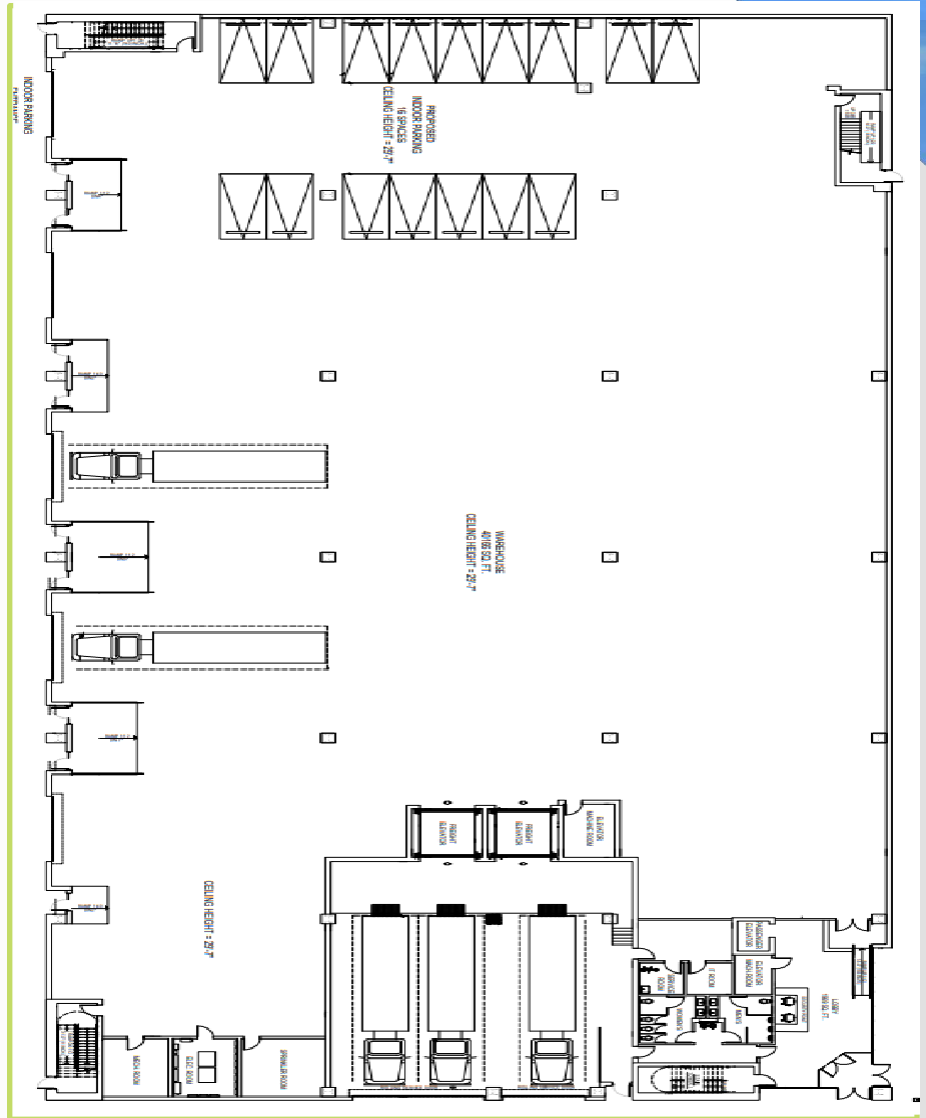
**Mezzanine**  
5,167 SF



**Elevators**  
2 freight  
1 passenger



**Loading**  
(5) Grade Docks  
(2) 60' Docks



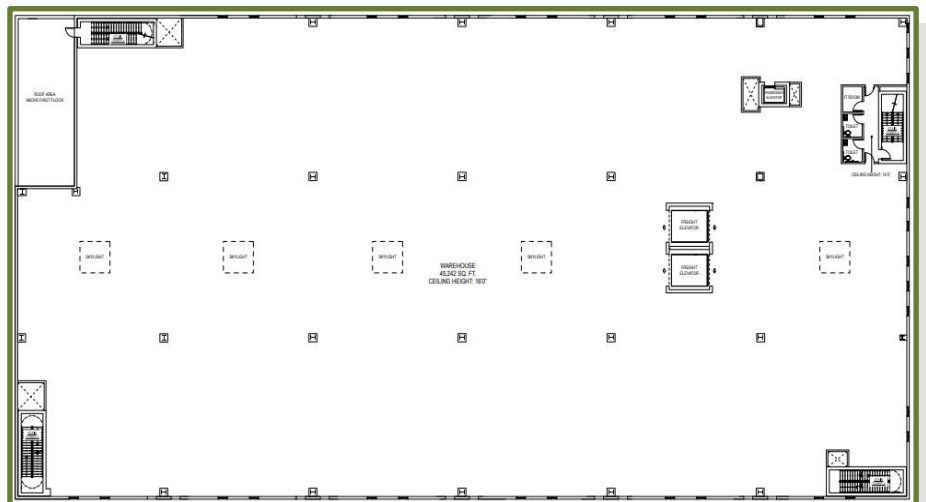
## 2ND FLOOR



**Storage/Other**  
45,242 SF



**Ceiling Height**  
16.0 FT



# TRANSPORTATION

## MAP



EAST WILLIAMSBURG, NEW YORK

# 568

## MESEROLE STREET

NEW YORK'S PREMIER STORAGE AND DISTRIBUTION DISTRICT

LEASE OPPORTUNITY



**Matthew DeRose**

Managing Director

+1 646 688 3158

[matthew@nomadgroup.io](mailto:matthew@nomadgroup.io)

**William Janetschek**

Managing Director

+1 646 688 3541

[william@nomadgroup.io](mailto:william@nomadgroup.io)

**Dalton Schroeder**

Senior Associate

+1 646 688 3637

[dalton@nomadgroup.io](mailto:dalton@nomadgroup.io)

NOMAD GROUP