



521 Fifth Avenue
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Factory/Warehouse Building for Sale or Lease

(Eligible for NYC FRESH program)

61 Lombardy Street AKA: 530 Morgan Avenue, Greenpoint-Brooklyn

Lot Size:	200' x 100'
Building Size:	20,000 sf (Built 1930)
Building Frontage:	200'
Zoning:	M1-1
Maximum Allowable FAR:	2.4
Current RE Taxes:	\$68,222/ per year
Ceilings:	15' high
Utilities	Electric, Gas, Water & Sewer (Electric: 400 AMPS; Gas line: 2 & 4 inches; Water line: 3 inches; Sewer line: 8 inches; Gas: 50 Million BTU.
Asking Price:	\$9,000,000 (Reduced from \$9.5M)
Asking Rent:	\$24/per sf or \$480,000/per year

Comments:

The subject property is a 20,000 square feet one-story warehouse/factory building located at the northeast corner of Morgan Avenue & Lombardy Street in the Greenpoint neighborhood of Brooklyn. The property is located 1 block south of the Brooklyn/Queens Expressway, convenient for distribution facility.

The subject is located in a specific area of the Greenpoint that is eligible for a **FRESH program** (Food Retail Expansion to Support Health) offered by the city. FRESH provides

numerous financial incentives for food operators in underserved communities (see info attached).

For further information or to schedule an inspection, please contact exclusive broker:

Jeanne Young
917-407-8800



