



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | INDUSTRIAL / OFFICE SPACE

6,342 SF | 271 Monitor St | Industrial/Office Space w/ Parking for Lease

271 Monitor St, Brooklyn, NY 11222

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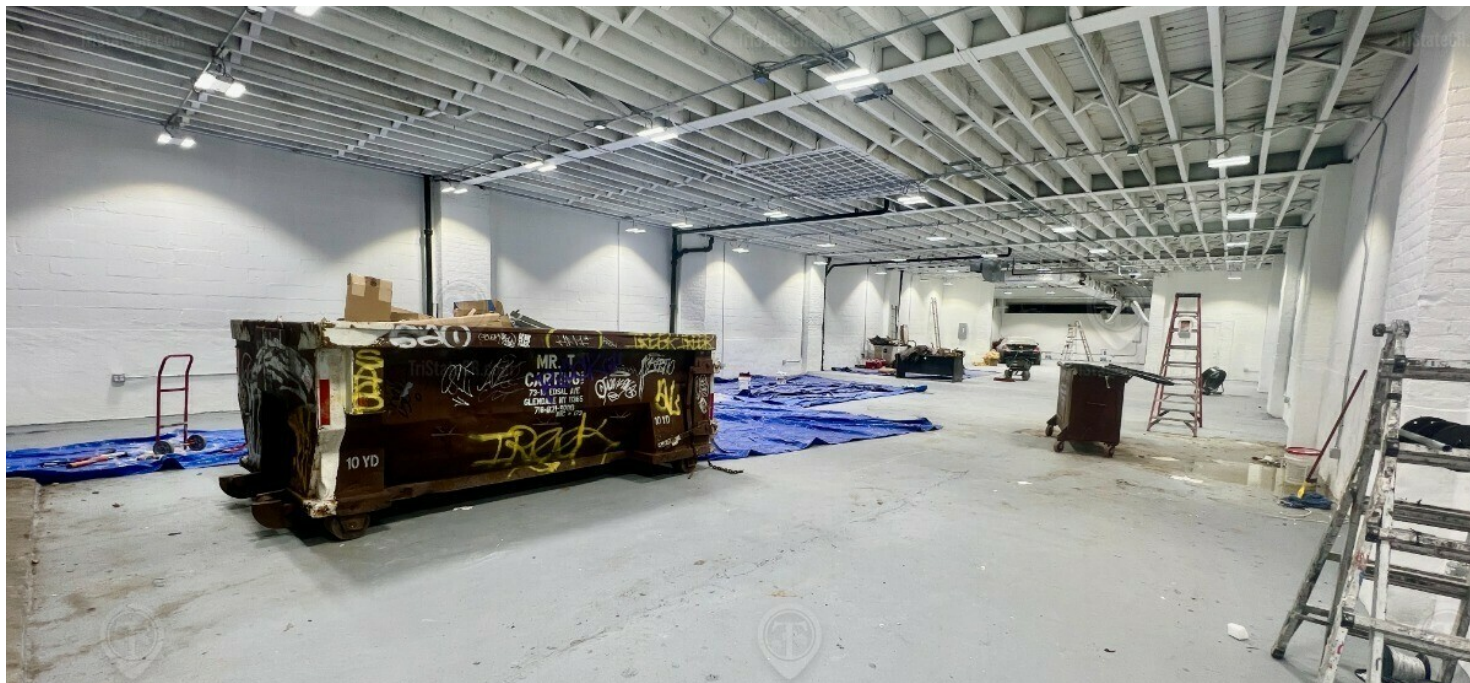
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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	6,342 SF
Building Size:	7,626 SF
Lot Size:	8,250 SF
Number of Units:	1
Zoning:	M1-1

### PROPERTY OVERVIEW

Single story structure  
13' ceilings  
Parking pad in front  
HVAC in place  
3 finished offices and a kitchenette in addition to large column free warehouse space.  
Space will be delivered as a clean white box  
250,000 BTU's for gas  
600 AMPS for power

### LOCATION OVERVIEW

Located in the heart of the industrial district of the Greenpoint neighborhood of Brooklyn between Norman Ave & Greenpoint Ave near the Nassau Ave subway station with easy access to and from major highways.

Nearest Transit: G train at Nassau Ave and the B48 & B24 bus lines.

Nearby tenants include Key Food Supermarket, Walgreens, Chai Urgent Care, Taco Bell, Cafe Grumpy, Goldie's, Nonna's Pizzeria, Minnows, McDonald's, The Palace, and more!

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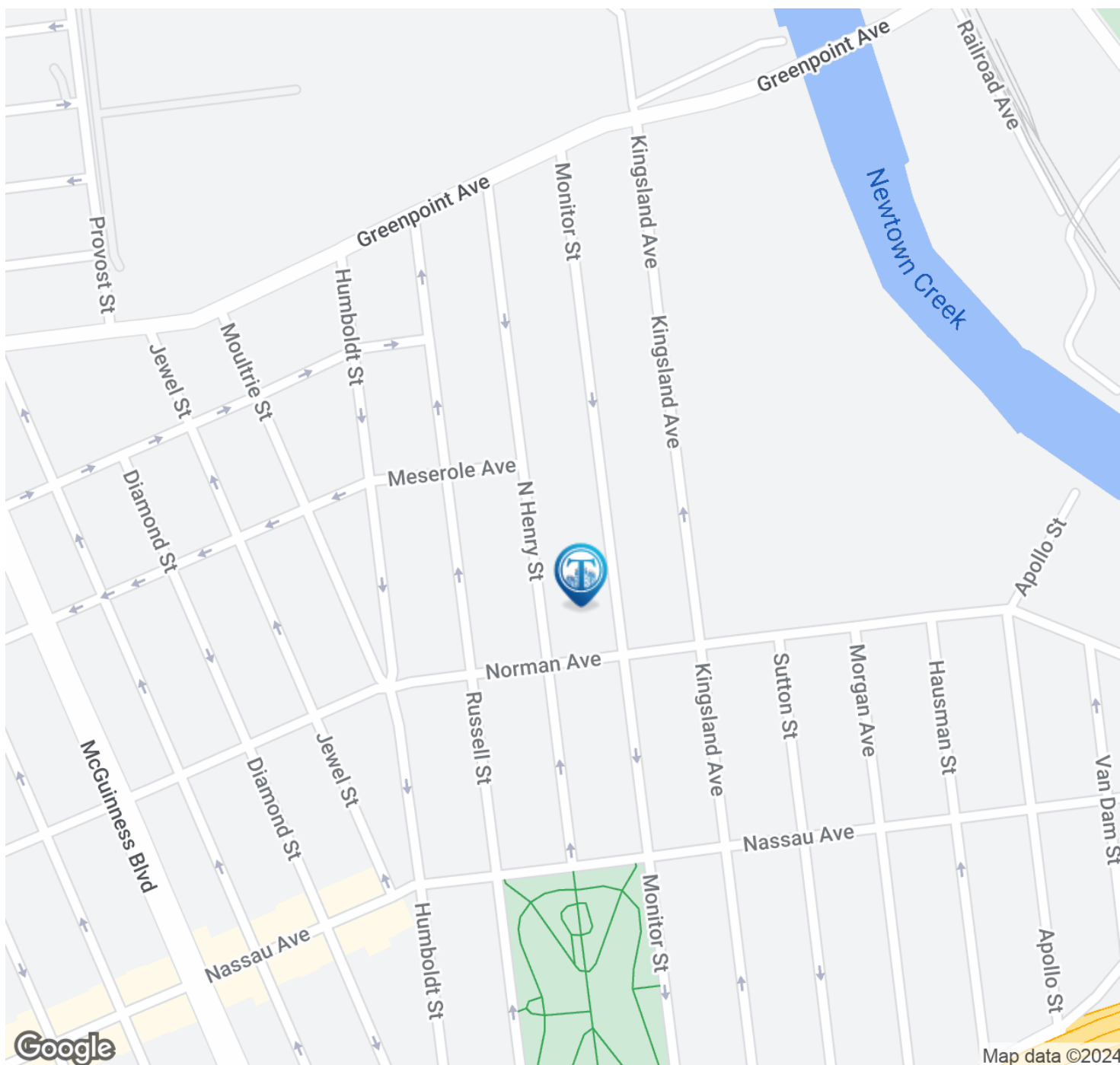
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## Location Map



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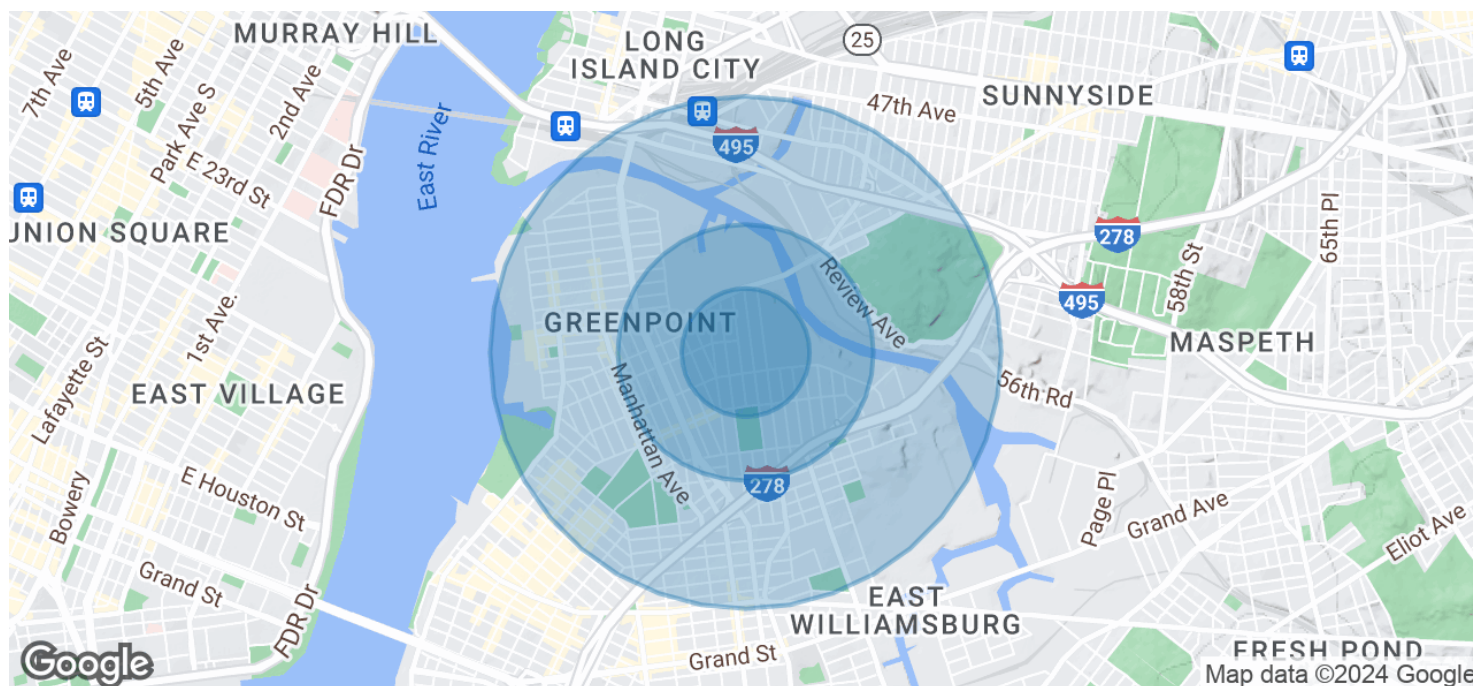
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,428	15,991	55,544
Average Age	36.8	35.2	34.6
Average Age (Male)	38.6	36.6	35.1
Average Age (Female)	35.3	34.9	34.3

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,846	8,380	29,009
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$109,020	\$110,422	\$122,074
Average House Value	\$819,274	\$894,201	\$962,817

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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