

## EXCLUSIVE OFFERING MEMORANDUM

# 199 Starr St

BROOKLYN, NY 11237

# \$ 10,000,000



## INVESTMENT HIGHLIGHTS

### NEIGHBORHOOD

Bushwick

### TYPE

Warehouse

### EXISTING SQFT

21,000

### Building Dimensions


100 ft x 200 ft

### COMMERCIAL UNITS

2

# Leonard

 [www.leonardre.com](http://www.leonardre.com)

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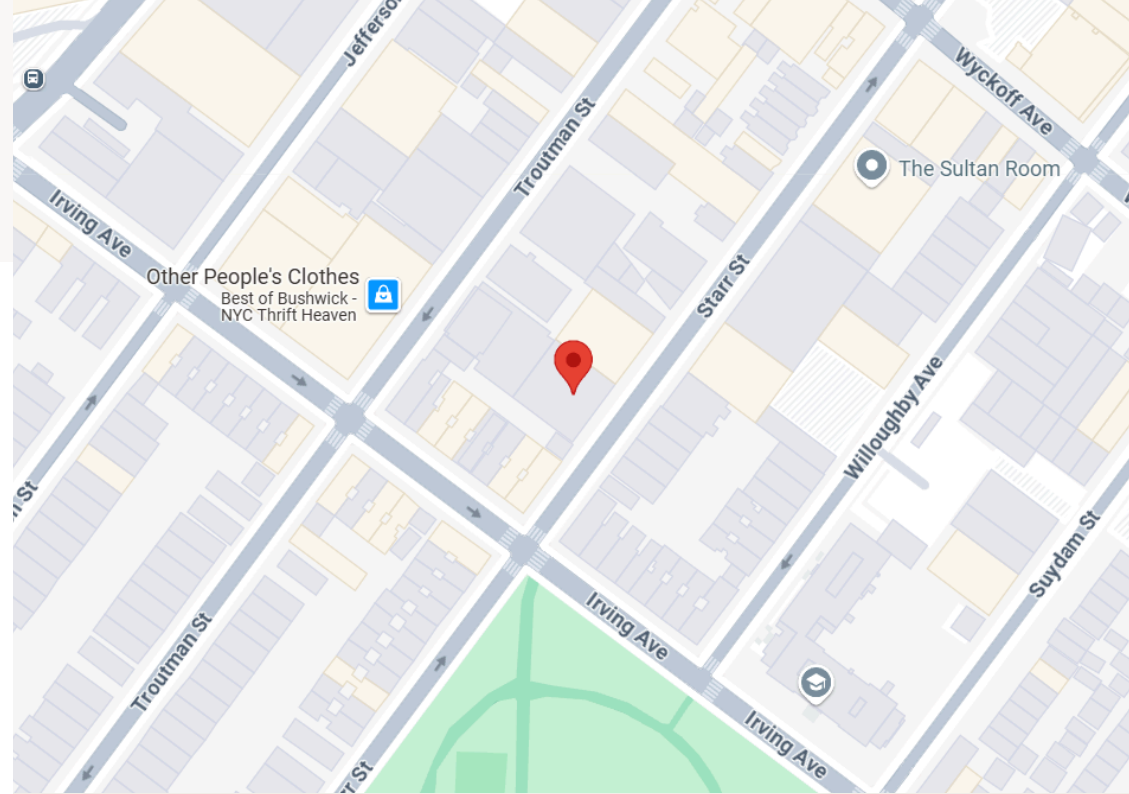
# 199 Starr St

BROOKLYN, NY 11237

## PROPERTY DESCRIPTION

A rare 22,000 SF warehouse located between Troutman and Starr Streets in the heart of Bushwick, just steps from the L train at Jefferson Station. This property offers a fantastic investment opportunity, especially for retail, in one of Brooklyn's most sought-after neighborhoods. With its expansive 200-foot depth, this versatile space can be utilized as a single unit or split into two 10,000+ SF spaces, offering endless possibilities for development.


Bushwick is renowned for its creative energy, thriving art scene, and growing community of young professionals, making this a prime location for any business. Large properties like this are increasingly hard to find in the area, making this a unique opportunity for investors and developers looking to capitalize on one of Brooklyn's most vibrant neighborhoods. Whether you're looking to create retail, galleries, or unique experiential spaces, the potential here is unlimited. Don't miss out on this exceptional property in an unbeatable location!




■ Block & Lot:	<b>03188-0010</b>
■ Neighborhood:	<b>Bushwick</b>
■ Cross Streets:	<b>Troutman &amp; Starr</b>
■ Building Dimensions:	<b>100 ft x 200 ft</b>
■ Lot Dimensions:	<b>100 ft x 200 ft</b>
■ Type:	<b>Warehouse</b>
■ Total Existing:	<b>21,000 SQFT</b>
■ Zoning:	<b>M1-1</b>



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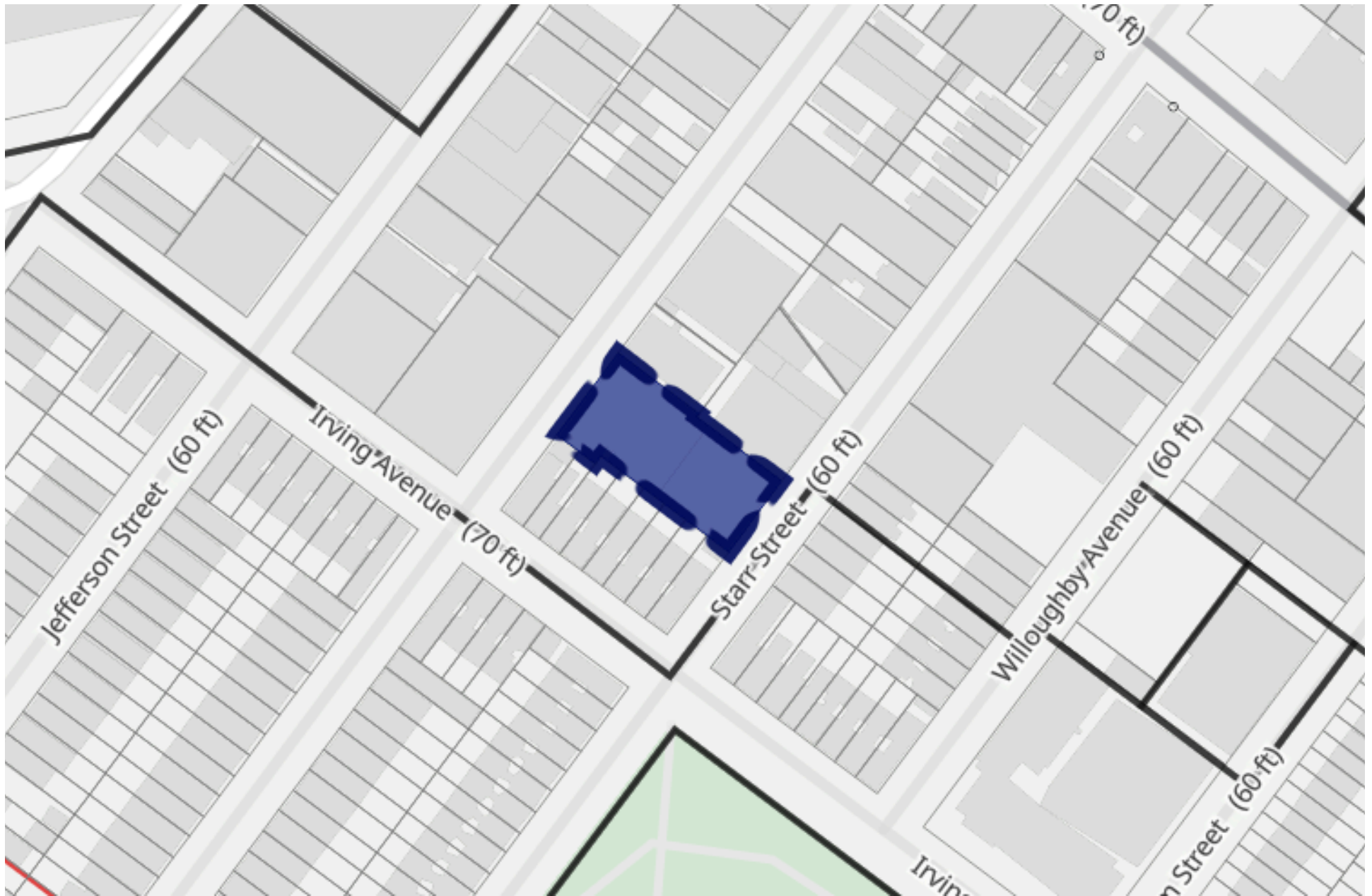


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# Get in touch



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