

Development/Industrial – Brooklyn

# 2564 Bedford Avenue, Brooklyn, NY 11226

Development/Industrial Opportunity

Flatbush



### Property Information

**Address:** 2564 Bedford Avenue  
Brooklyn, NY 11226

**Neighborhood:** East Flatbush

**Cross Streets:** E 23rd St/Avenue D

**Block-Lot:** 5189-36

**Lot Size:** 60 ft x 200 ft irreg.

### Zoning Information

<b>Zoning:</b>	R6A	R5B	
<b>Lot SF:</b>	12,531	2,186	<b>14,717</b>
<b>FAR:</b>	3.00	1.35	
<b>Gross BSF:</b>	37,593	2,951	<b>40,544</b>

### Building Information

**Building Class:** G1

**Building Size:** 60 ft x 200 ft irreg.

**Stories:** 2

**Ground Floor SF:** 14,717 approx.

**Second Floor SF:** 1,200 approx.

**Gross Building SF:** 15,917 approx.

**Assessment (17/18):** \$275,310

**Taxes (17/18):** \$29,111

**Taxes per SF:** \$1.83



For more information, please contact Exclusive Marketing Team

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TerraCRG has been retained to exclusively represent ownership in the sale of the residentially zoned industrial property at 2564 Bedford Avenue in Flatbush, Brooklyn.

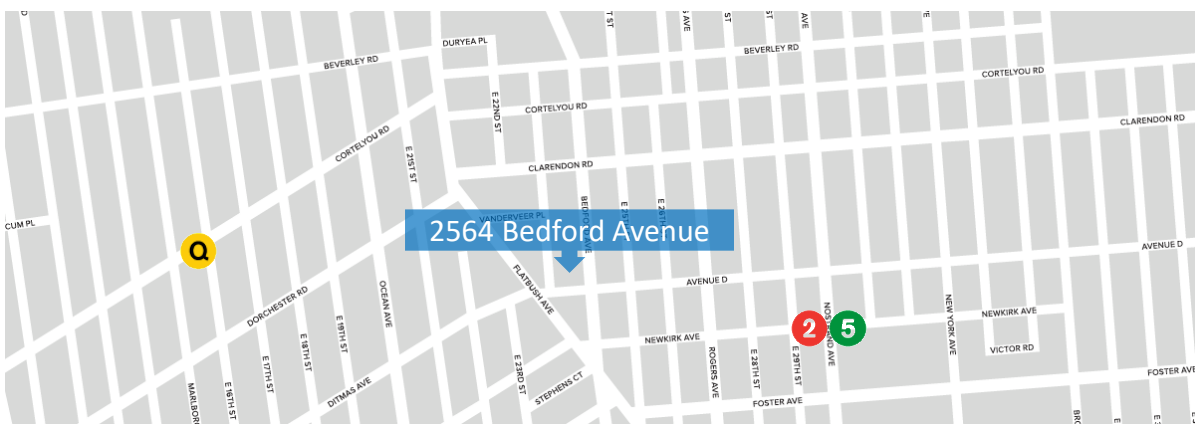
Located between Clarendon Road and Avenue D, the ~14,717 SF property has an R6A/R5B split zoning, allowing for the development of a ~40,544 SF residential building. The property is currently improved by a ~15,917 SF industrial building with 60 feet of frontage on Bedford Avenue and over 80 feet of frontage on East 23rd Street. The building can be delivered vacant.

The building features open, clear span layouts with ceiling heights ranging from 13 to 17 feet and is fully sprinklered. Other features include: retail storefront on Bedford Avenue, second floor office space, one drive-in on Bedford Avenue and two drive-in doors on East 23rd Street.

The property offers an opportunity for owner-users, investors and developers to acquire a turn-key industrial property, with the opportunity for sizeable residential development.

2564 Bedford Avenue, situated around the corner from Flatbush Avenue, is at the center of a vibrant community that has seen a surge of new development. From Prospect Park and the newly renovated Kings Theatre to the north and Brooklyn College and the Target-anchored Triangle Junction shopping center to the south, Flatbush has become one of the most sought-after neighborhoods in Brooklyn today. The neighborhood, which is served by two major subway lines and multiple buses, features a dense population with future growth opportunities, resulting in a strong demand for commercial property.

The property is just a short distance from the 2 and 5 trains at the Newkirk Avenue Station, and the Q train at the Cortelyou Road Station. The property is also easily accessible via the B60 bus at Rockaway Avenue.



718-768-6888

TerraCRG | 634 Dean Street | Brooklyn, NY 11238 | P: 718-768-6888 | terraarg.com | Only Brooklyn®

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 by prospective purchasers. 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.