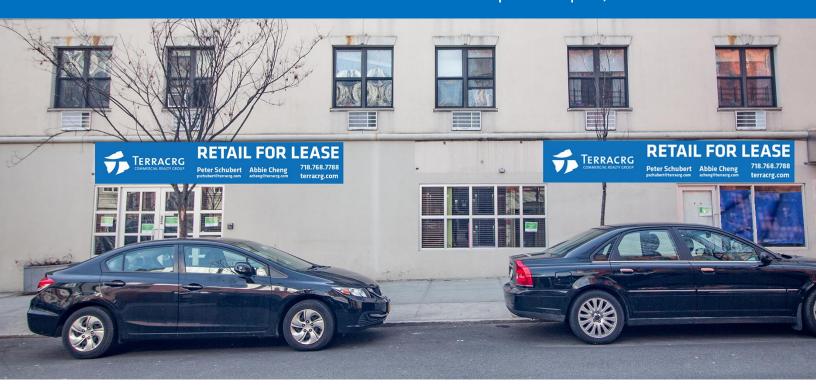
322 Warren Street | Cobble Hill



Medical or Educational Commercial Space | 5,800 SF



HIGHLIGHTS

Prime Commercial Space suitable for educational or medical facility with 65 feet of frontage directly opposite the F/G Subway station on the corner of Smith Street.

Previously used as a veterinary hospital, the space features: three built bathrooms and shower, HVAC and sprinkler system in one of Brooklyn's most prime neighborhoods along the Smith Street retail corridor. Excellent retail and neighborhood amenities. Potential adjacent expansion space also possible.

CROSS STREETS

Court St and Smith St

PRICING & TERMS

Upon request

AVAILABILITY

Immediate

LEASABLE AREA

5,800 Usable SF

CEILING HEIGHT

9-10 Feet

NEIGHBORHOOD

Cobble Hill

FRONTAGE

65 Feet

TRANSPORTATION



RETAIL AMENITIES







VanLeeuwen







For more information, contact exclusive agents:

Peter Schubert

Managing Director pschubert@terracrg.com

Abbie Cheng Leasing Associate acheng@terracrg.com 718-768-7788

terracrg.com

322 Warren Street | Cobble Hill



Medical or Educational Commercial Space | 5,800 SF

Floor Plan





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. 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.

For more information, contact exclusive agents:

Peter Schubert Managing Director pschubert@terracrg.com **Abbie Cheng Leasing Associate** acheng@terracrg.com 718-768-7788

terracrg.com