

# 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



For more information, contact exclusive agents:

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**718-768-7788**

terracrg.com

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## 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.

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