

**EXCLUSIVE**  
**4401 2<sup>ND</sup> AVENUE & 214 44<sup>TH</sup> STREET**  
**SUNSET PARK, BROOKLYN, NY 11232**  
**62,000 SF INDUSTRIAL BUILDING**



**MERIDIAN**  
INVESTMENT SALES



# 4401 2<sup>ND</sup> AVENUE & 214 44<sup>TH</sup> STREET SUNSET PARK, BROOKLYN, NY 11232

INDUSTRIAL WAREHOUSE/FACTORY | 62,000 SF | FORMER MESORAH PUBLICATIONS

## ASKING PRICE: \$20,250,000

Built in 1913, 4401 2<sup>nd</sup> Avenue & 214 44<sup>th</sup> Street comprise two contiguous, two-story industrial warehouse buildings totaling approximately 62,000 SF, including  $\pm$  6,000 SF of below-grade space. The first-floor features industrial use, while the second-floor feature both industrial and office space. Situated on a block through lot between 44<sup>th</sup> and 45<sup>th</sup> Streets, the property has 489' of wraparound frontage. Loading access includes seven roll up gates (11') and two drive-in bays (16'). The property is also equipped with two freight elevators with access to a useable basement with HVAC.



### PROPERTY INFORMATION

NEIGHBORHOOD	Sunset Park
CROSS STREETS	Block through lot on 2 <sup>nd</sup> Ave between 44 <sup>th</sup> & 45 <sup>th</sup> Streets
BLOCK / LOT	736 / 1 & 11
LOT / BUILT DIMENSIONS:	
4401 2 <sup>ND</sup> AVENUE	200.33' x 100' / 200' x 100'
214 44 <sup>TH</sup> STREET	58.5' x 100' / 36' x 90'
STORIES	2 Stories (plus basement)
GROSS SF	62,423 SF
ABOVE-GRADE SF	56,423
BELOW-GRADE SF	6,000
YEAR BUILT / RENOVATED	1913 / 1990
TAX ASSESSMENT	\$1,350,900
ZONING	M1-2D, M1-2
AVAILABLE AIR RIGHTS	14,566 SF

### PRICING METRICS

ASKING PRICE	\$20,250,000
PPSF	\$359

### INCOME & EXPENSES

INCOME	PRO FORMA
1 <sup>ST</sup> FLOOR + BSMT (Vacant - \$25 PSF)	\$855,000
2 <sup>ND</sup> FLOOR (Occupied - \$19 PSF)	\$532,000
<b>GROSS INCOME</b>	<b>\$1,387,000</b>
VACANCY & CREDIT LOSS (3%)	(\$41,600)
<b>EFFECTIVE GROSS INCOME</b>	<b>\$1,345,400</b>
EXPENSES	
REAL ESTATE TAXES (2025/2026)	\$205,300
INSURANCE	\$30,000
<b>TOTAL EXPENSES</b>	<b>\$235,300</b>
<b>NET OPERATING INCOME</b>	<b>\$1,110,100</b>

### REAL ESTATE TAXES

TAX CLASS	4
ACTUAL ASSESSED VALUE	\$1,907,640
TRANSITIONAL ASSESSED VALUE	\$1,980,990
TAX RATE	10.762%
<b>FULL TAXES 2025/2026</b>	<b>\$205,300</b>

### INVESTMENT HIGHLIGHTS

- **489' of Wraparound Frontage** - 200' on 2<sup>nd</sup> Avenue, 185' on 44<sup>th</sup> Street, and 104' on 45<sup>th</sup> Street
- **Large Scale Industrial Site** - Two contiguous buildings with 62,000 SF ( $\pm$ 6,000 below-grade space)
- **Loading Access & Freight Capacity** - 7 roll-up gates (11'), 2 drive-in bays (16'), and 2 freight elevators
- **Industry City** - Industry City is New York City's most dynamic and diverse creative campus, home to over 550 companies spanning design, media, technology, and manufacturing. Totaling 35 acres and six million square feet along the Brooklyn waterfront, it's a vibrant workplace for 8,500 people daily. The campus features a mix of restaurants, pop-up retail, event venues, food and furniture shops, and expansive outdoor areas.



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## EXTERIOR PHOTOS





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## INTERIOR PHOTOS

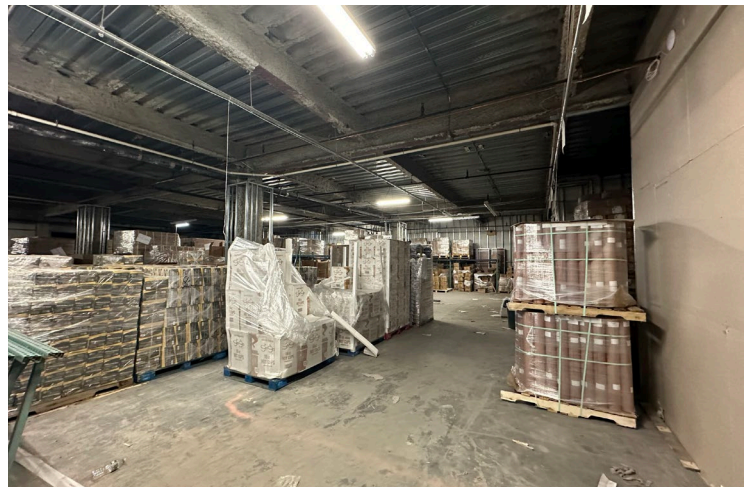
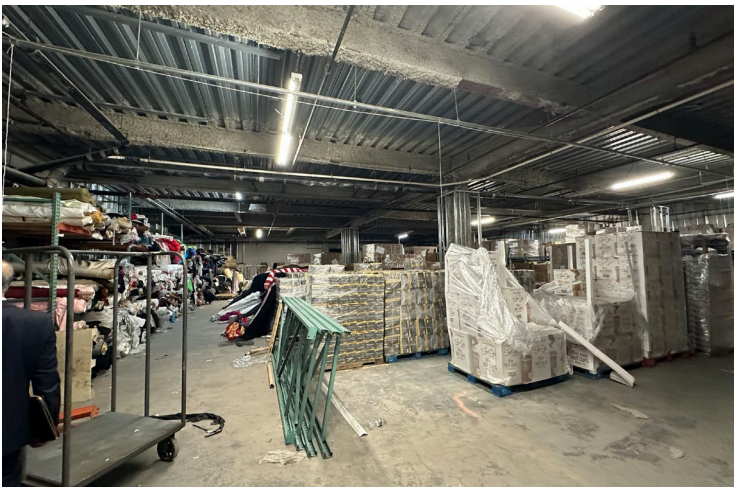
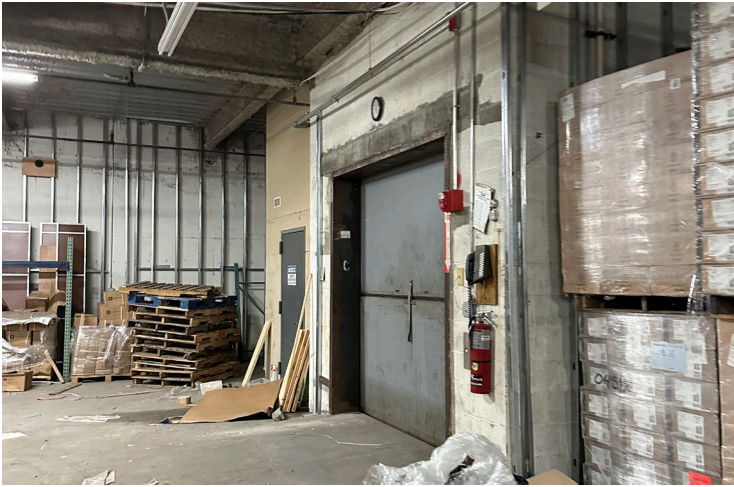




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## NEIGHBORHOOD MAP



## INDUSTRY CITY

Industry City is NYC's most dynamic and diverse creative campus. Totalling 35 acres and six million square feet along the Brooklyn waterfront, Industry City is home to over 550 companies. The campus also features a mix of restaurants, pop-up retail, event venues, and furniture shops. During the week, Industry City buzzes with professionals from a wide range of industries. In the evenings and on weekends, it transforms into Brooklyn's go-to gathering spot, featuring live music, festivals, diverse dining options, and vibrant retail experiences.

## SUNSET INDUSTRIAL PARK

Sunset Industrial Park is an 18-acre campus comprising 400,000 square feet of Class B industrial space with 27 buildings. The site is being redeveloped into a 1.4 million-square-foot, Class A last-mile distribution center. With its exceptional scale, modern design, and strategic location just minutes from Brooklyn, Manhattan, and Queens, Sunset Industrial Park will transform the last-mile distribution facility standard.

## LIBERTY VIEW INDUSTRIAL PLAZA

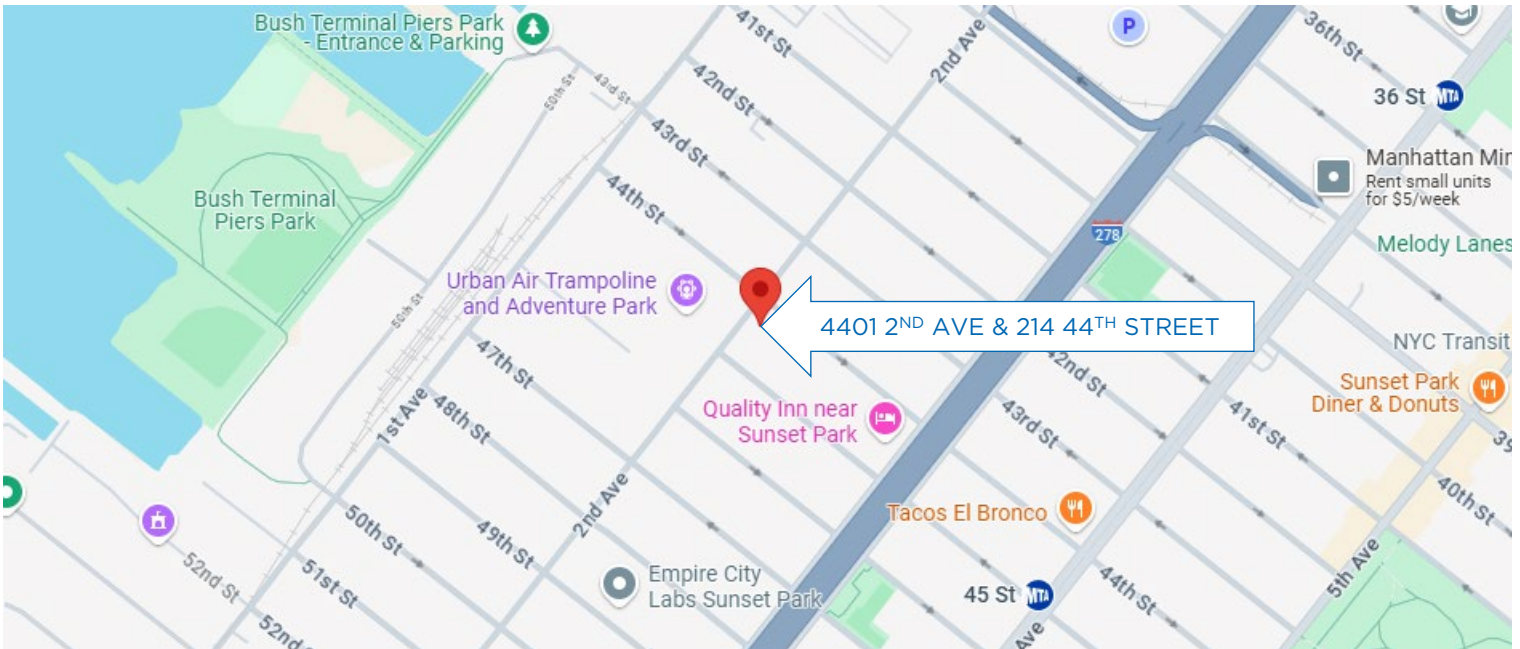
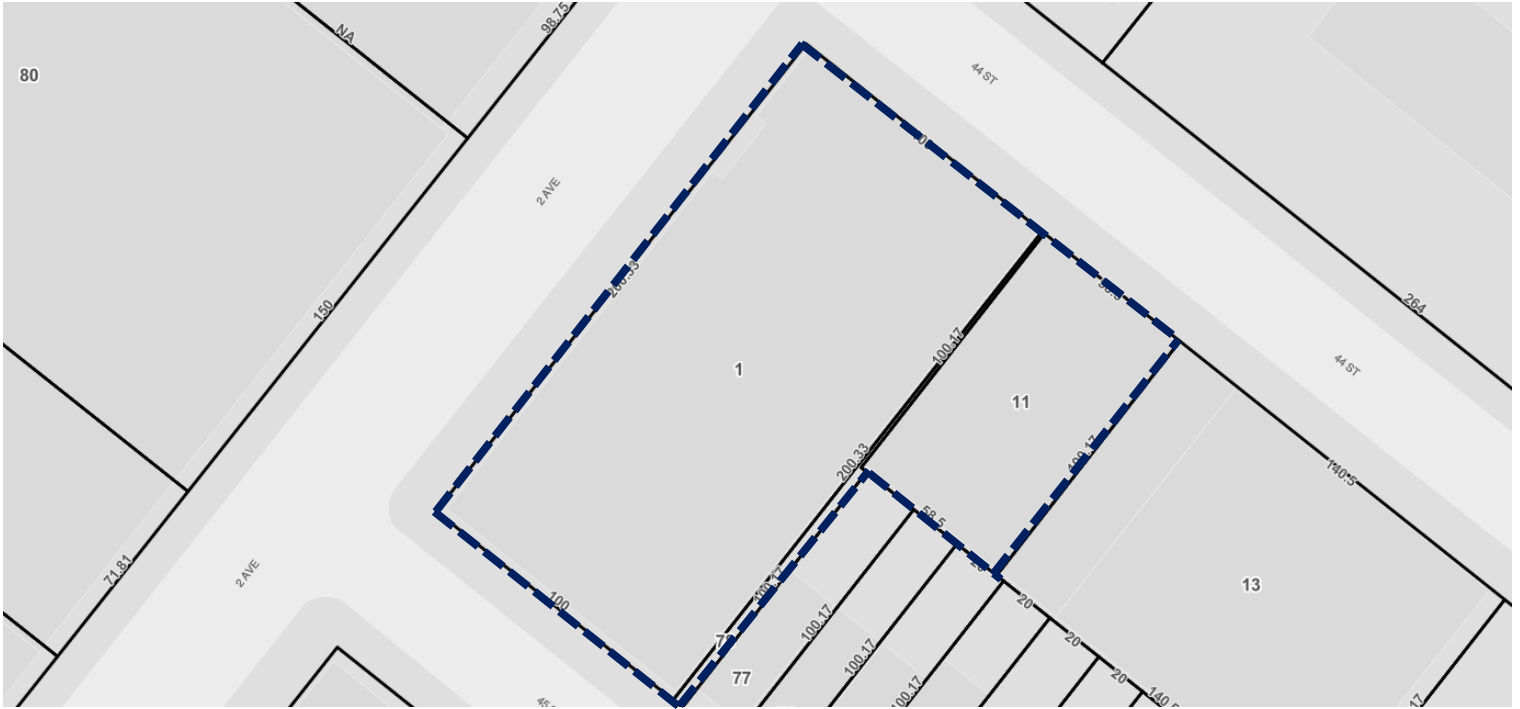
The Liberty View Industrial Plaza adaptive reuse project transformed a historic warehouse—originally known as Navy Fleet Supply Base Storehouse #2—into a modern urban retail, office, and industrial center that spans 1.3 million SF. There are 17 loading docks and 3 drive-in doors for delivery, 20' ceilings, 3 separate lobby entrances, and 386 parking spaces..



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## PLOT & NEIGHBORHOOD MAPS



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