

71-75 Ludlow Street

Distribution, Lt Manufacturing or Retail Available

Between Broome / Grand Streets in Lower East Side

5,076 Gross Square Feet Ground

Curb Cut Driveway in Front & Loading Dock

2,750 Gross Square Feet Basement

Ceilings Range Approximately 9.5' – 13'+

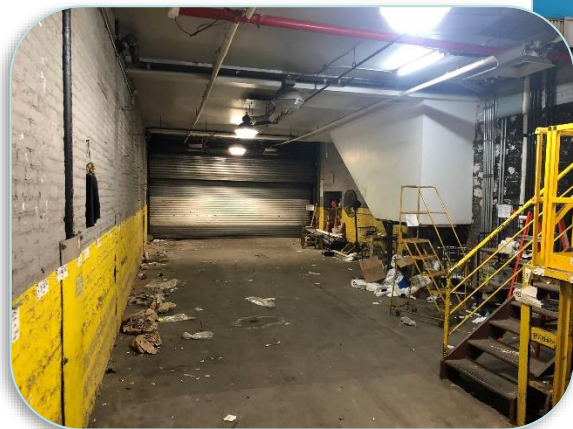
Freight Elevator Servicing Both Levels

Previously Warehouse / Distribution

Asking Rent Upon Request

Snow Melting System for Front Sidewalk

This is a rare opportunity to lease one of the few remaining warehouse/distribution spaces in the Lower East Side. The property comes with a curb cut driveway for vehicle access on the ground floor and access to the freight elevator that services the ground and lower levels. High ceilings varying throughout from over 9' to over 13' and heavy load floors in place. Previously a plumbing supply warehouse and distribution facility, this is ideal for a similar use or can be converted to a variety of concepts including commissary, retail, medical, fitness or any other legal use. A snow melting system in place on sidewalk and driveway of the building. Prime Lower East Side location near the new Essex Crossing Development.



For More Information Please Contact

Jeffrey Angel

212-719-7017

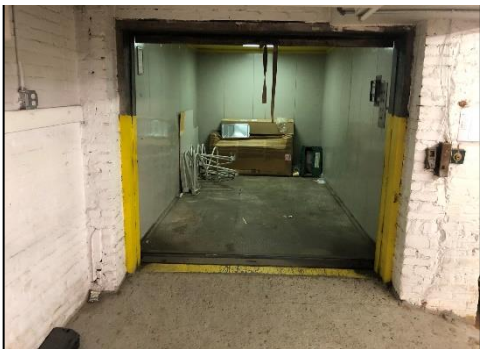
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Floorplans

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