

BROOKLYN NAVY YARD

BLDG 212

PREMIUM NEW CONSTRUCTION LIGHT INDUSTRIAL AND OFFICE OPPORTUNITIES ON ADMIRAL'S ROW.

ANCHORED BY WEGMANS, BUILDING 212 IS THE HEART OF THE NAVY YARD'S NEW 500,000 SF MULTI-BUILDING RETAIL, MANUFACTURING, AND CREATIVE OFFICE DEVELOPMENT.



BLDG 212 AERIAL VIEW

THE BNY DIFFERENCE

- A 300-acre manufacturing, tech, and creative hub
- Future-focused business ecosystem
- Business & workforce development services
- Ardent supporter of MWBE businesses
- Economic development incentives

YARD AMENITIES

- Robust event & exhibition programming
- Extensive B2B networking opportunities
- Space rentable for conferences and pop-ups
- Wegmans, a food hall, a brewery, and a distillery
- On-site parking for employees and guests
- EV charging stations
- A brand-new City MD Urgent Care

BLDG 212 FEATURES

- New construction opened in 2019
- Anchored by Wegmans NYC flagship supermarket
- Adjacent to onsite parking garage and tenant shuttle stop
- Close to Kings County Distillery's tasting room
- Common pantry on each floor
- 2 box truck loading docks

GETTING HERE

- Best-in-class shuttle to/from BK mass transit hubs, serving 13 subway lines
- Near FiDi, DUMBO, Williamsburg, Fort Greene, and Clinton Hill
- NYC Ferry Stop on-site
- Four secure Yard entrances for cars, trucks, bicycles, and pedestrians
- Multiple Citibike stations in and around the Yard

BROOKLYN NAVY YARD

141 FLUSHING AVENUE
BROOKLYN, NY 11205

JOSEPH COLISTA
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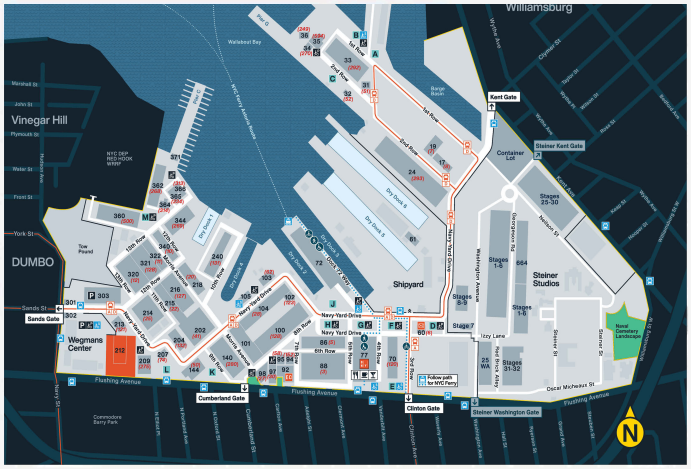
BLDG 212

4TH FLOOR, SUITE 401 - 3,250 SQ FT

POSSESSION: IMMEDIATE



SUITE 401

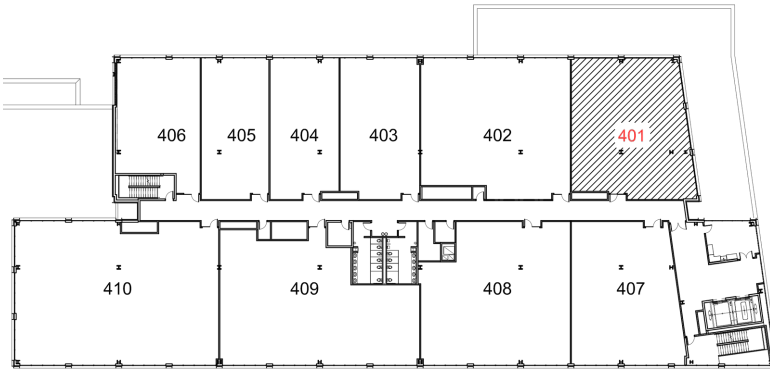


BLDG 212 LOCATION

UNIT HIGHLIGHTS

- New construction
- River and city views
- Soaring 15' ceiling
- 100 amps 120/208v 3 phase
- Distributed electrical and HVAC
- Kitchenette





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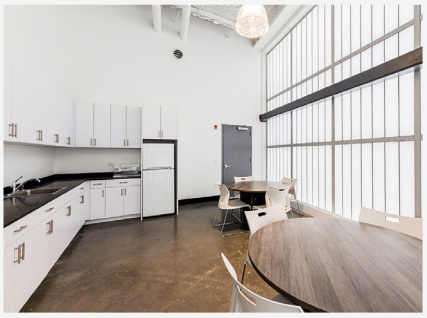
BUILDING SPECIFICATIONS



ANCHORED BY WEGMANS SUPERMARKET


SANDS ST. GATE / KINGS COUNTY DISTILLERY


PANTRY ON EACH FLOOR

BUILDING OWNER:
The City of New York

PROPERTY MANAGER:
The Brooklyn Navy Yard Development Corporation

BUILT: 2019

ARCHITECTS: S9 Architecture

LOCATION:
The hub of the Yard's new 500,000 multi-building urban manufacturing, office and retail development on the Yard's Admiral's Row.

ANCHOR RETAIL TENANT:
Wegmans Supermarket

FLOORS: 5
Floors 2 - 4: Light industrial use
Floor 5: Office use

FLOOR PLATES: 33,000 SF

UNIT SIZES: 3,000 - 10,000 SF

COLUMN SPACING:
Approximately 40'-0" SF on center

SLAB-TO-SLAB HEIGHT:
Floors 2-4: 15'-0"
5th floor: 16'-2"

PANTRY:
Common area pantry with seating on each floor

FLOOR LOAD: 125 Lbs. / SF

ELEVATORS:
2 service cars

- Capacity: 5,000 lbs per car
- Cab dimensions: 5'9" W x 9'5" H x 9'
- Cab opening: 4'6" W x 8' H

LOADING DOCKS:
2 box truck loading docks

EXHAUST:
Exhaust shafts to roof and potential for louvers for air intake / exhaust in tenant spaces.

POWER:
480v power available

TELECOM:
Verizon

LIFE SAFETY:
Fully sprinklered and full fire alarm coverage

PARKING:
Tenant parking available in the Yard and in adjacent parking garage

INCENTIVES:
Businesses at the Brooklyn Navy Yard are eligible for compelling economic development incentives, including:

- Tax benefits associated with The Yard designation as a Qualified Opportunity Zone
- A city-owned property, BNY tenants are exempt from real estate taxes
- Potential income tax credits available through the Relocation and Employment Assistance (REAP) Program
- Potential cost savings on energy costs through the Energy Cost Savings Program (ECSP)

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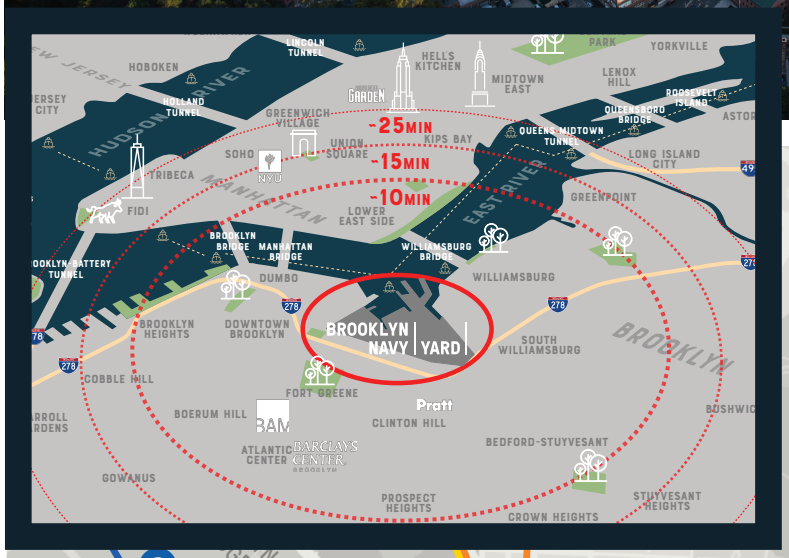

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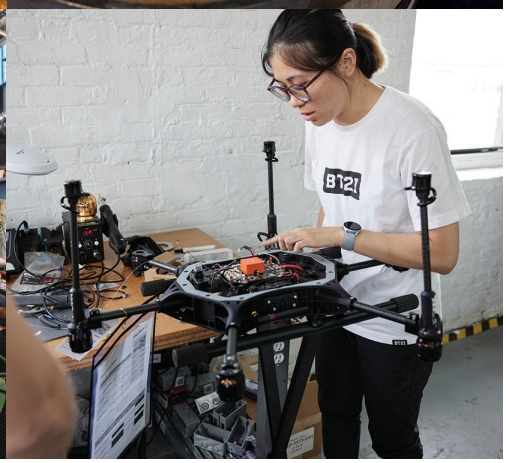

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