



NEW LISTING

55,000 SF MANUFACTURING BUILDING FEATURING 20' CEILING HEIGHTS, MEZZANINE STORAGE LEVEL, AIR CONDITIONED OFFICES, AND SUPPORT SPACES.

EASY ACCESS TO THE MANHATTAN BRIDGE, BROOKLYN BRIDGE, AND BQE.



THE BNY DIFFERENCE

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

YARD AMENITIES

- Robust event & exhibition programming
- Extensive B2B networking opportunities
- Spaces 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 12 FEATURES

- 20' Ceiling heights
- Mezzanine storage level
- Air-conditioned offices
- Workshop spaces
- Locker rooms
- 3 gantry cranes
- 6 drive-in gates

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
- A NYC Waterway Ferry stop on-site
- Four secure Yard entrances
- Multiple Citibike stations
- Tenant parking available in adjacent parking garage

**BROOKLYN
NAVY YARD**

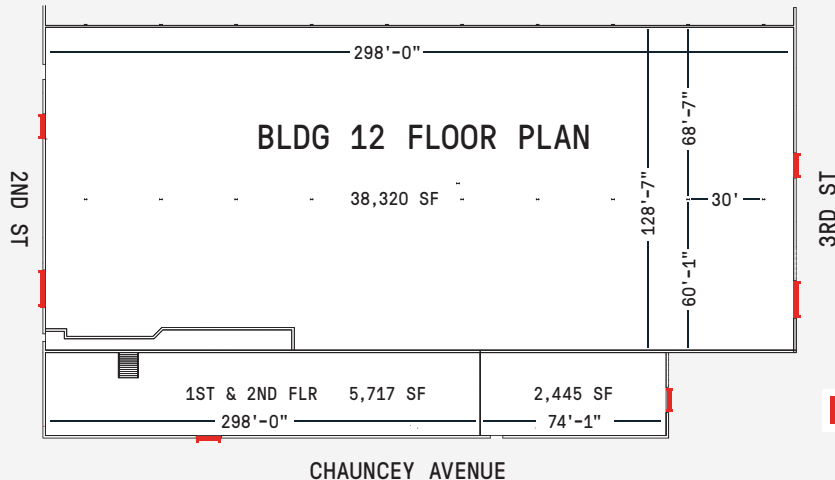
**141 FLUSHING AVENUE
BROOKLYN, NY 11205**

JOSEPH COLISTA

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BLDG 12

BUILDING SPECIFICATIONS FOR LEASE POSSESSION: IMMEDIATE



(6) GATES OF VARYING SIZE

BUILDING SPECIFICATIONS

BUILDING OWNER:

The City of New York

PROPERTY MANAGER:

The Brooklyn Navy Yard Development Corporation

POSSESSION:

Immediate

SQUARE FOOTAGE:

55,000 SF

CEILING HEIGHTS:

20' ceiling height

POWER:

1600 amps @ 120/208 v. and 1600 amps at 480 v.

ANNEX:

- Separate workshops and locker rooms on ground floor
- Built out Mezzanine with air-conditioned offices, bathrooms, and pantry
- Additional Mezzanine for storage

GATES:

6 drive-in gates

CRANES:

3 gantry cranes

SECURITY:

24/7 Navy Yard security

PARKING:

Garage parking available

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

BLDG 12

**FOR LEASE
POSSESSION: IMMEDIATE**



BROOKLYN NAVY YARD: BLDG 12 LOCATION



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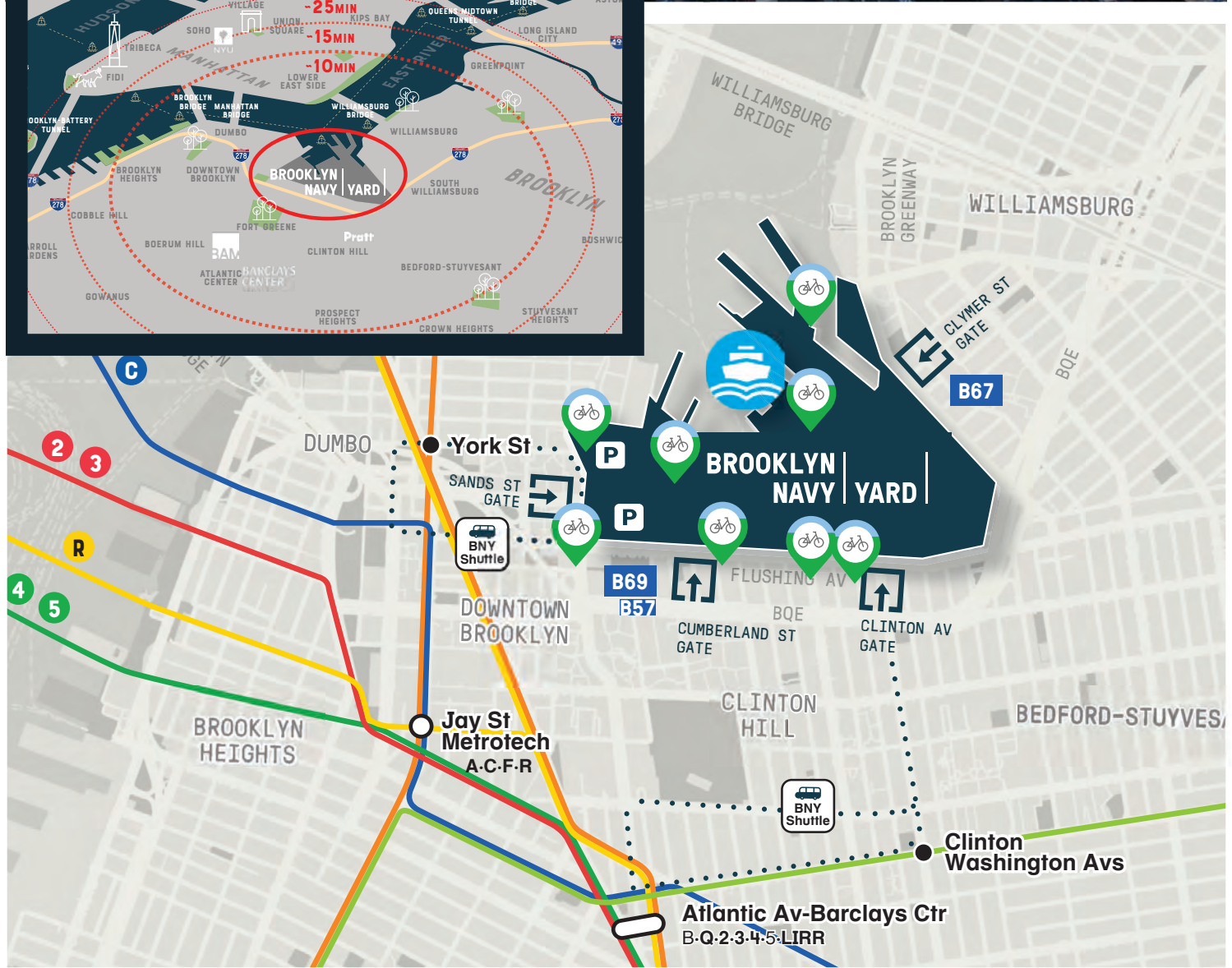
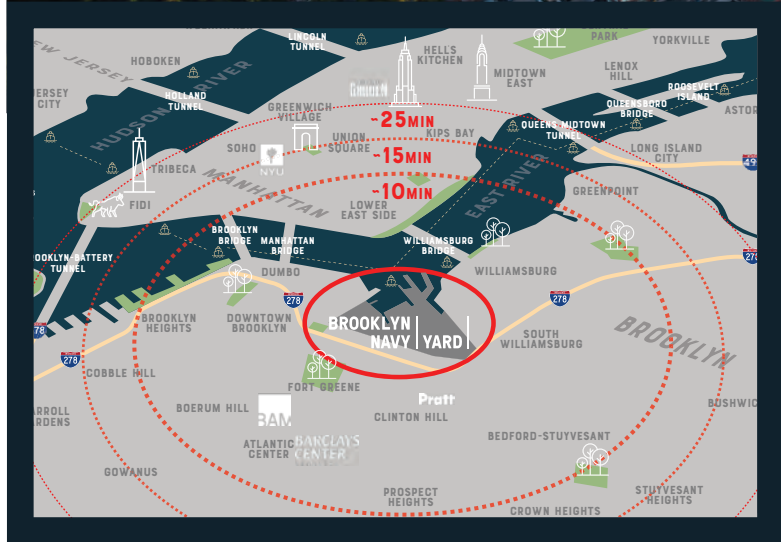


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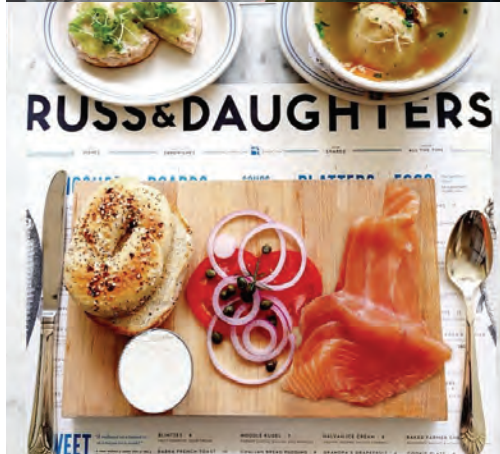
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