



INDUSTRIAL AVAILABILITIES

Industry City offers a range of flex and Industrial spaces from 2,000-125,000 SF; below are immediate availabilities under 25,000 SF

BLDG	SUITE	RSF	OCCUPANCY	NOTES	
7	C359	2,323	IMMEDIATE	Includes a VRF split-system climate controlled HVAC with industrial-grade power	FLOORPLAN
26	602	4,822	IMMEDIATE	South side of building with operable windows	FLOORPLAN
26	314	7,395	IMMEDIATE	Direct elevator access to suite, industrial slop sink, and an office	FLOORPLAN
23	501	9,883	IMMEDIATE	Corner space with views, a demised office, and a kitchen pantry	FLOORPLAN
26	704	16,068	IMMEDIATE	Direct freight elevator access to suite, an industrial slop sink, and private restrooms	FLOORPLAN
22	302	23,856	IMMEDIATE	Corner flex industrial space with private restrooms	FLOORPLAN



INDUSTRIAL SPACES



INDUSTRY CITY

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ECONOMIC INCENTIVES

THE VALUE OF MOVING TO BROOKLYN

Establishing your business presence in Brooklyn could unlock a host of financial benefits and incentives, potentially saving your company hundreds of thousands of dollars.

RELOCATION EMPLOYMENT ASSISTANCE PROGRAM (REAP)

REAP benefits companies relocating to Brooklyn from Manhattan (below 96th St), or outside of NYC, by providing up to \$3,000 in tax credits annually for each full-time employee, for up to 12 years.

For example, an eligible business relocating to Industry City with 40 full-time employees would receive a New York City income tax credit equal to \$120,000 (\$3,000 x 40) per year - effectively reducing the annual rent of a 5,000 SF office from \$175,000 to \$55,000.

Industry City will assist your business in securing benefits through the above program.

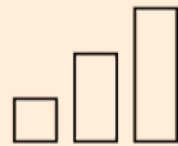
COMMERCIAL RENT TAX (CRT)

Brooklyn office tenants are exempt from the NYC Commercial Rent Tax.



CAMPUS AMENITIES

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30+ ISPS AND DARK FIBER CABLING



40+ EATERIES + SHOPS

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BIKE STORAGE



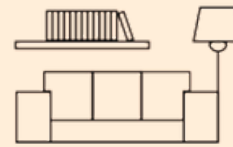
CAR AND TRUCK PARKING AVAILABLE

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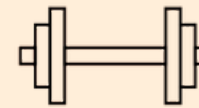
IC APP AND TENANT PERKS

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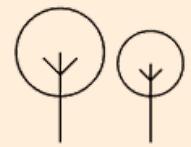


EXECUTIVE LOUNGE AND EVENT VENUES

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INDUSTRY CITY ATHLETIC CLUB



FIVE ACRES OF OUTDOOR SPACE

*** TENANT-EXCLUSIVE**

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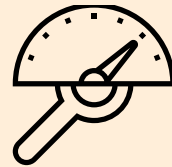
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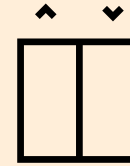
BUILDING FEATURES



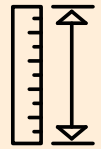
**13 COVERED LOADING DOCKS,
53' TRAILER ACCESSIBLE**



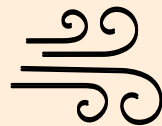
**200 LB. PSF
FLOOR LOADS**



**17' LONG AUTOMATED
FREIGHT ELEVATORS**



**13' 15' CEILING
HEIGHTS**



**OPERABLE WINDOWS;
VENTING PERMITTED**



**INDUSTRIAL POWER; ROOF
SPACE AVAILABLE FOR BACKUP**



24/7 SECURITY



**CAMPUS SHUTTLE TO
36TH STREET SUBWAY**

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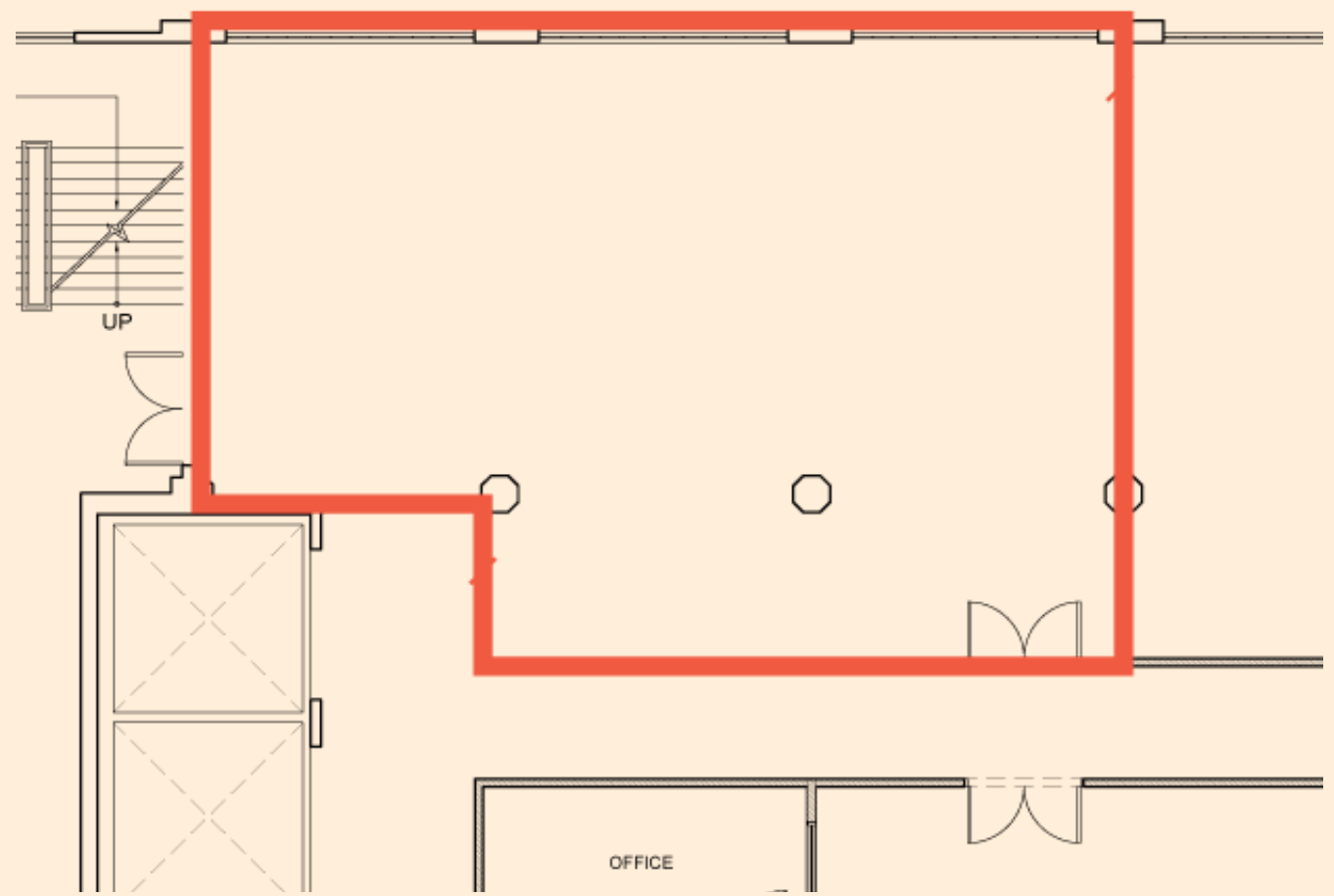
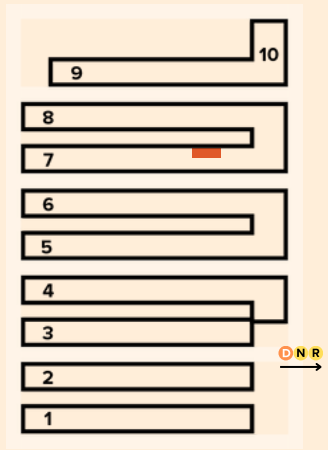
7-3-C59

Includes a VRF split-system climate controlled HVAC with industrial-grade power

SPACE INFO

Building 7
Floor 3
RSF 2,323

CAMPUS KEY



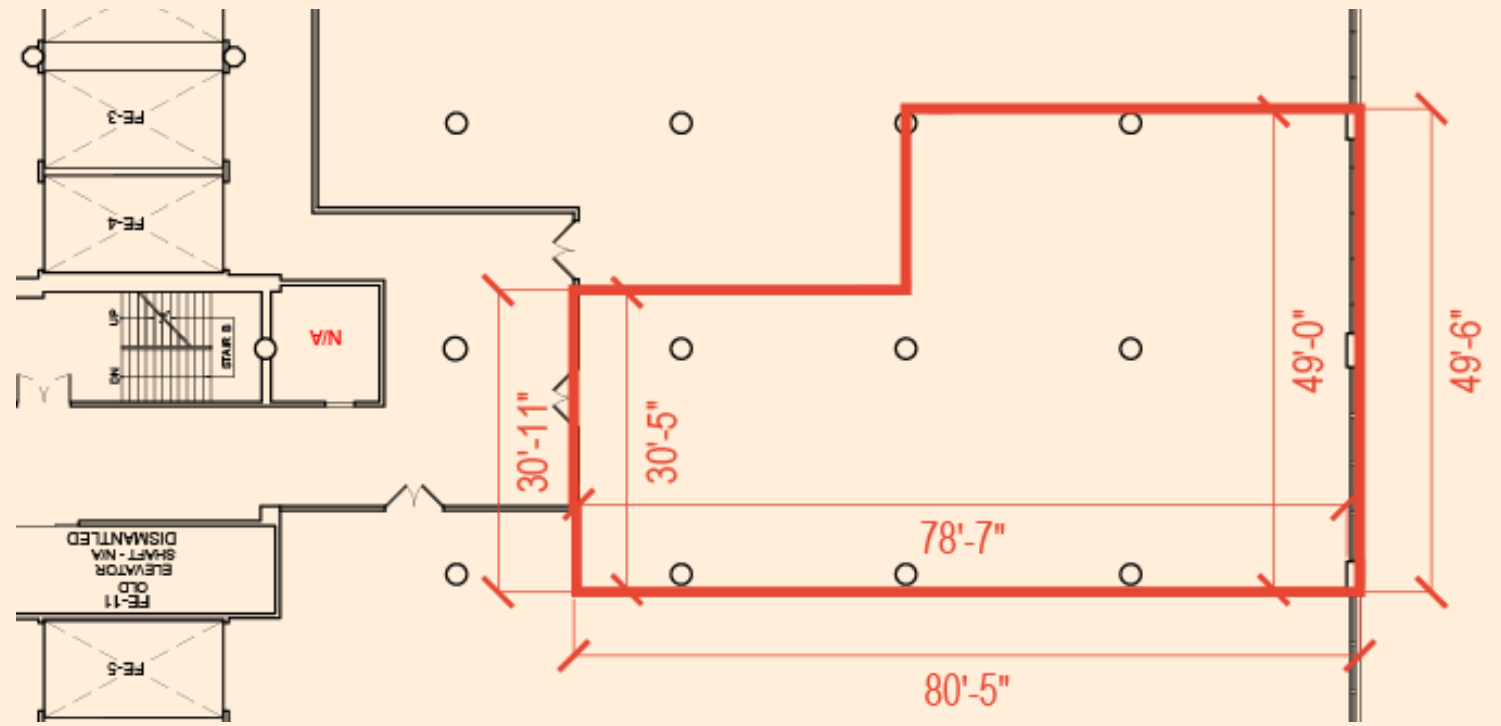
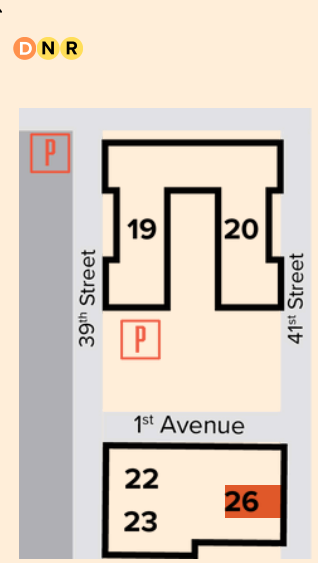
26-602

South facing space with abundant light; operable windows

SPACE INFO

Building 26
 Floor 6
 RSF 4,822

CAMPUS KEY



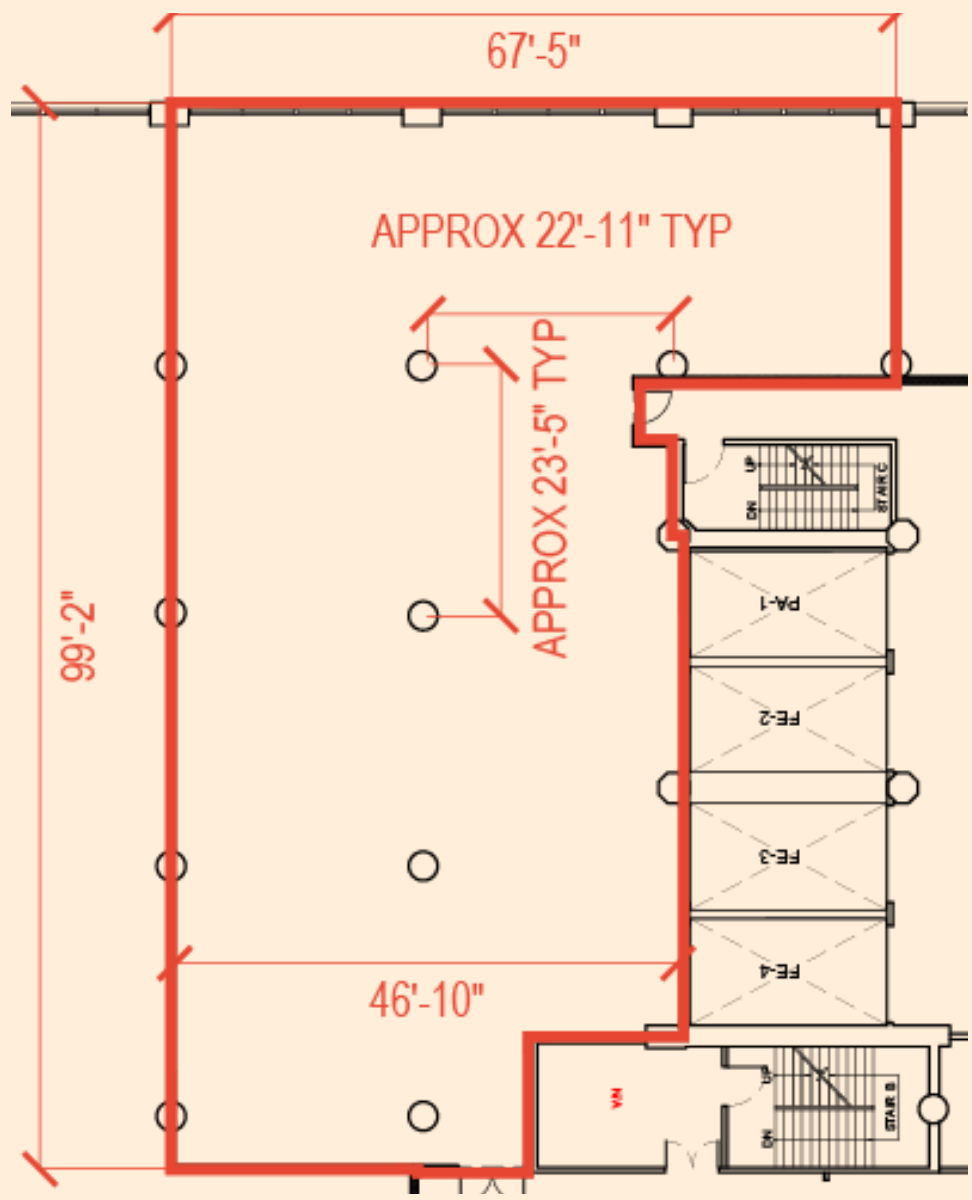
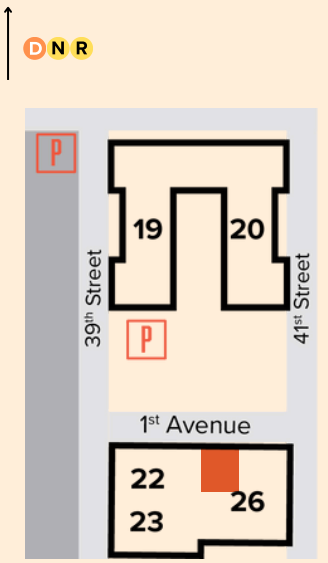
26-314

Direct elevator access to suite, industrial slop sink, and an office.

SPACE INFO

Building	26
Floor	3
RSF	7,395

CAMPUS KEY



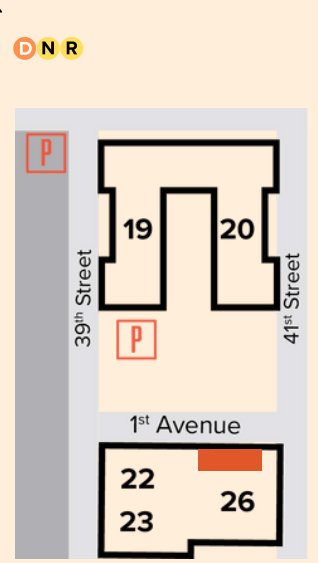
23-501

Corner space with Manhattan views, a demised office, and a kitchen pantry.

SPACE INFO

Building 23
Floor 5
RSF 9,883

CAMPUS KEY



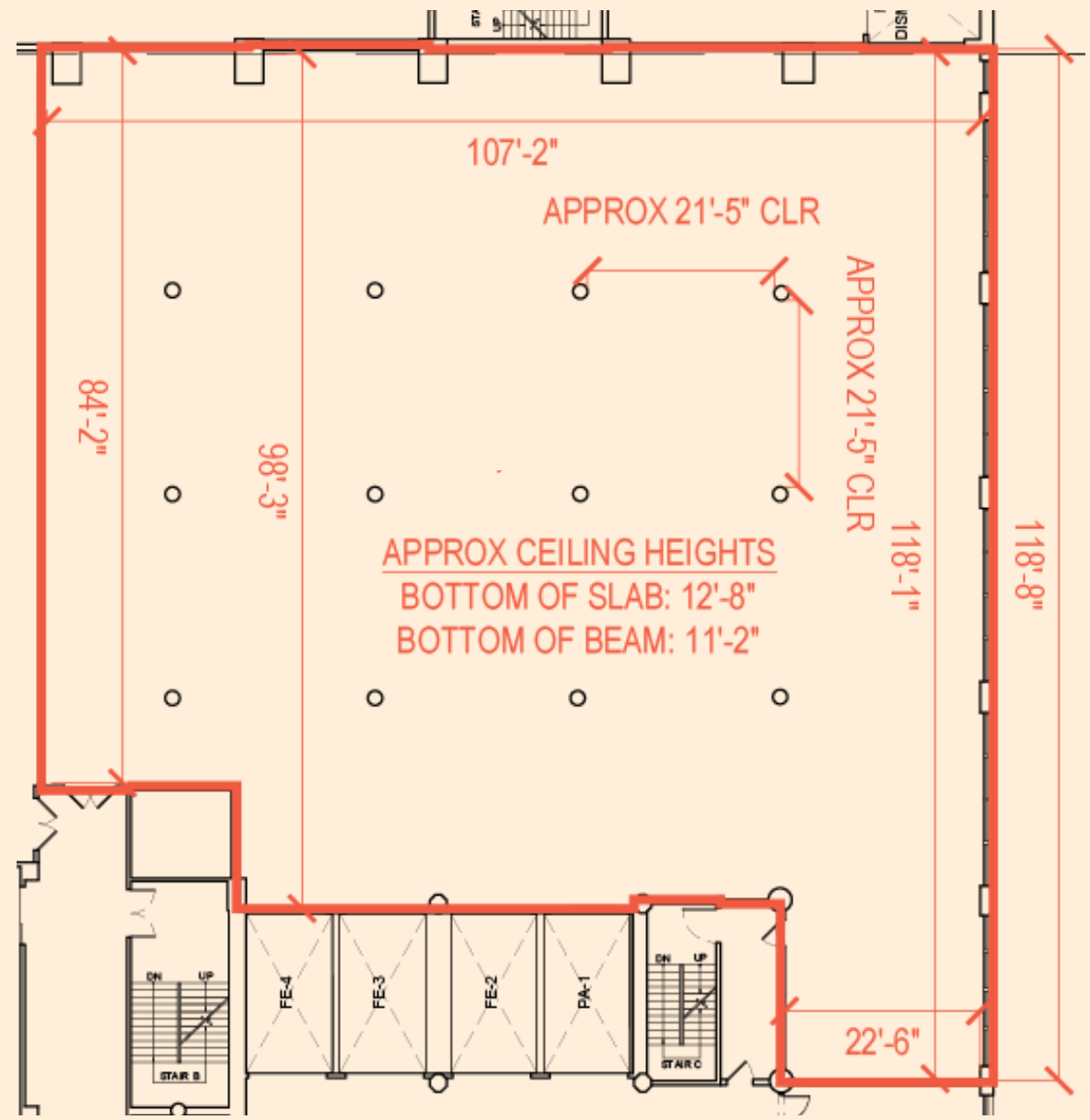
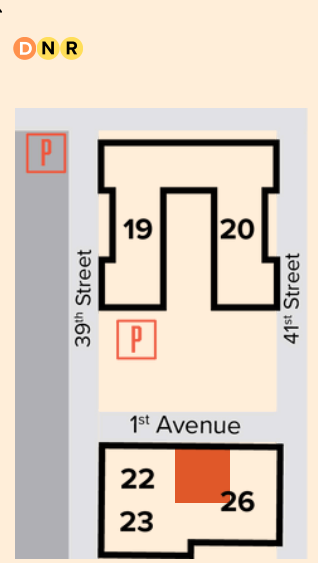
26-704

Direct freight elevator access to suite, industrial slop sink, and private restrooms.

SPACE INFO

Building 26
 Floor 7
 RSF 16,068

CAMPUS KEY



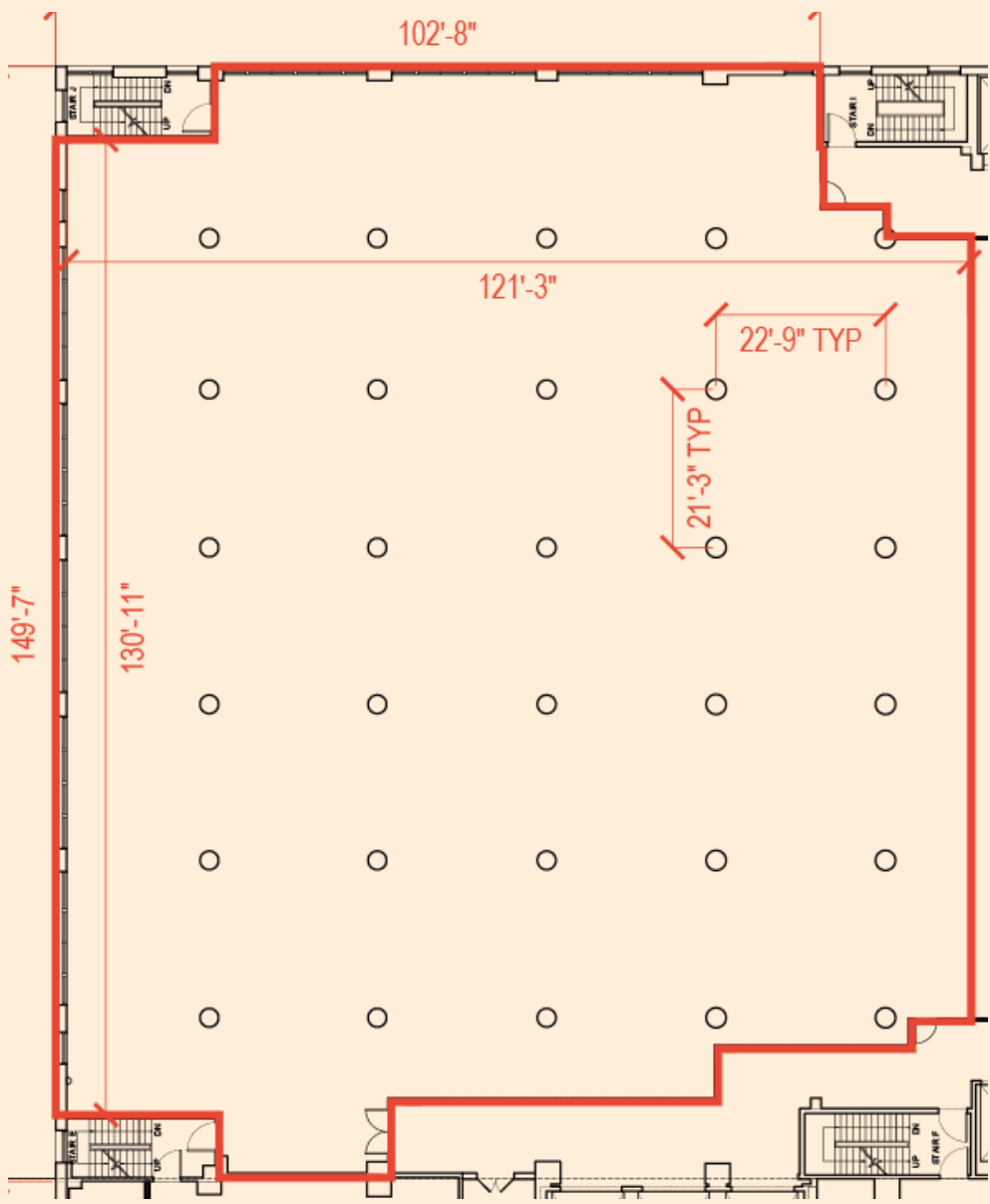
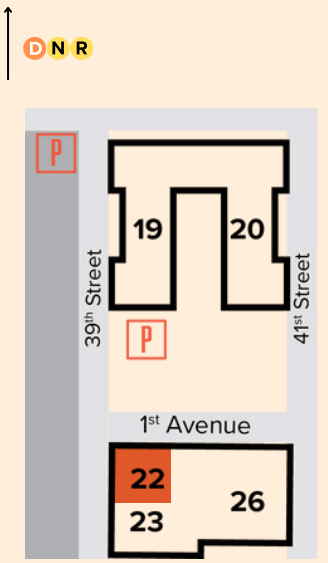
22-302

Corner flex industrial space with private restrooms.

SPACE INFO

Building 22
 Floor 3
 RSF 23,856

CAMPUS KEY



CAMPUS MAP

Industry City is a 16-building campus spanning 35 acres on the Brooklyn waterfront. To date, the redevelopment has included the addition of destination courtyards, experience-driven dining, design retail and other amenitization and event programming.

