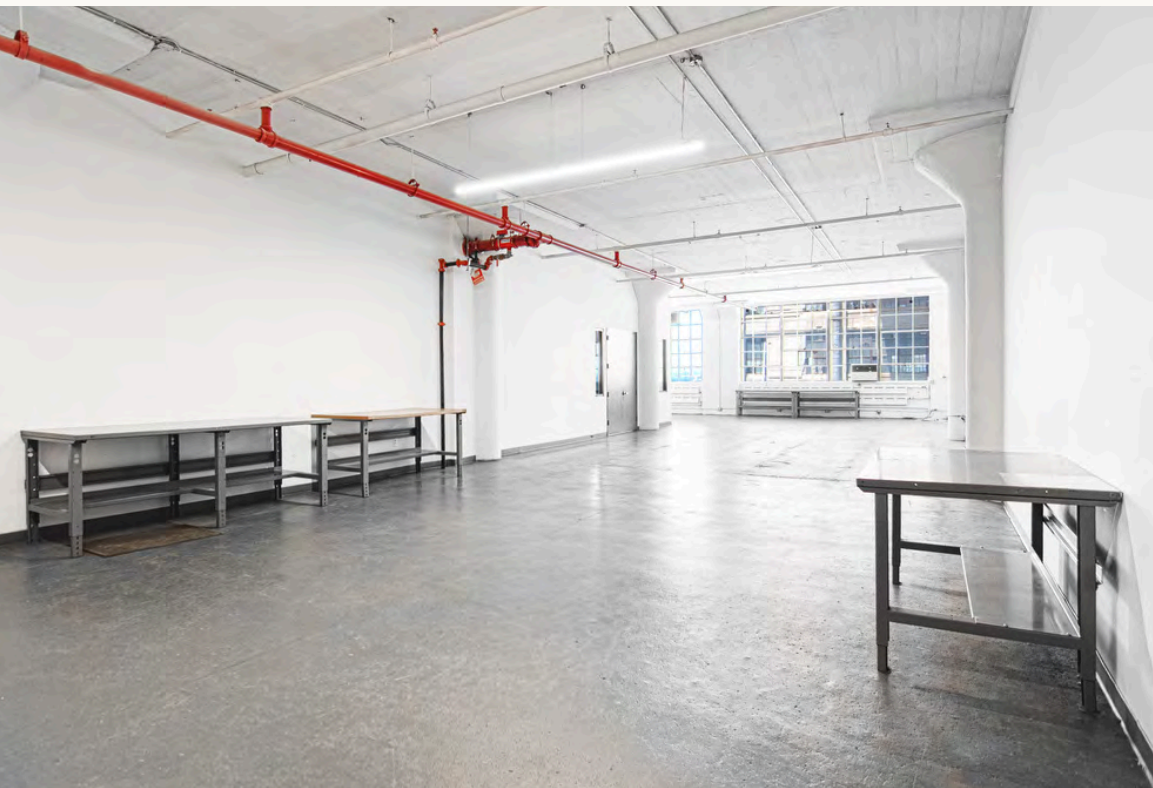


# 4K SF INDUSTRIAL SPACE WITH BUILT OUT OFFICE AND WATER VIEWS



**INDUSTRY CITY**

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# 23-517

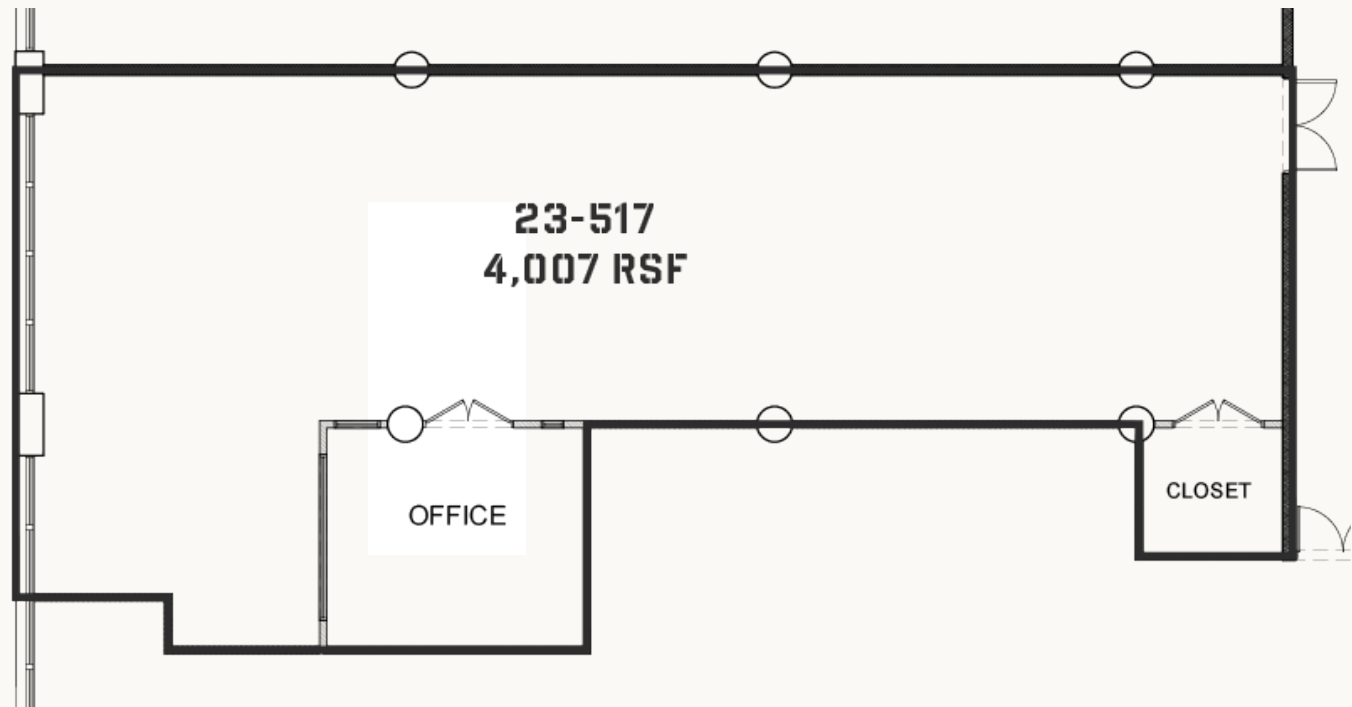
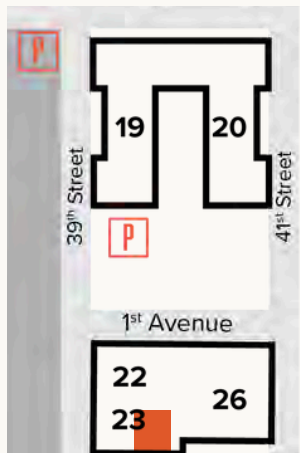
4K SF industrial space with built out office and water views.

## SPACE INFO

Building 23  
Floor 5  
RSF 4,007

## CAMPUS KEY

DNR



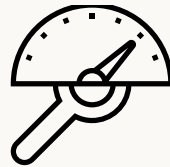




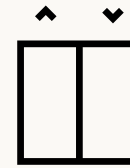
## BUILDING FEATURES



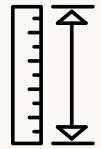
**13 COVERED LOADING DOCKS,  
53' TRAILER ACCESSIBLE**



**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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## **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.

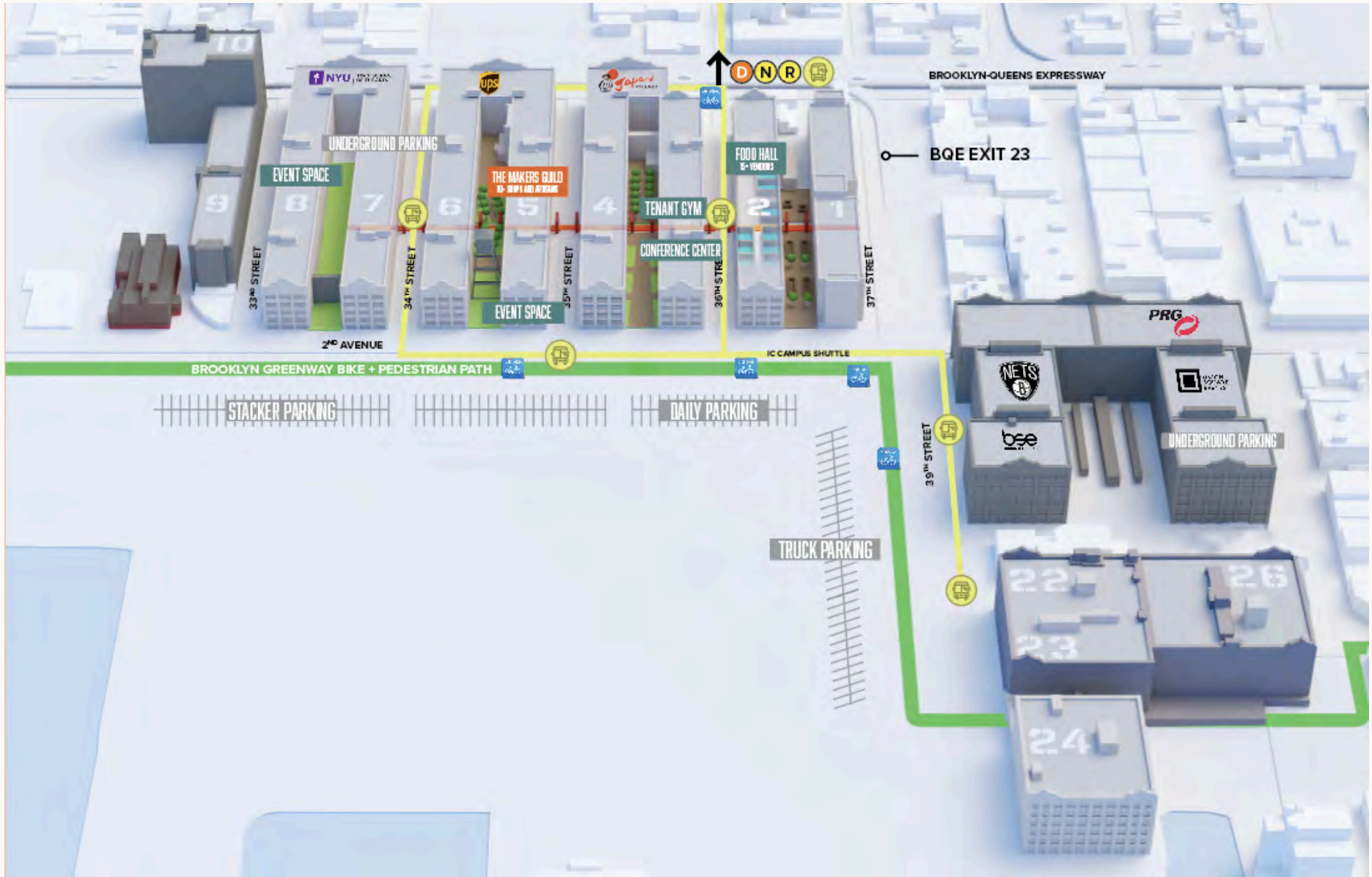
### **COMMERCIAL RENT TAX (CRT)**

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



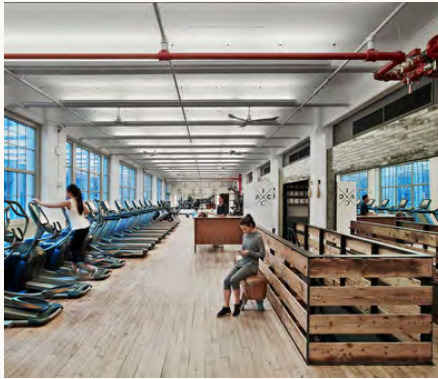
# CAMPUS MAP

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.



# CAMPUS AMENITIES

At Industry City, workspace is more than just four walls and a roof. We offer a dynamic, community-focused environment complemented by a range of amenities that are thoughtfully designed to elevate your workday.



## IC ATHLETIC CLUB

Full-service gym with personal training, free wellness classes, locker rooms, and showers.



## COURTYARDS + OUTDOOR SPACE

Three furnished, heated courtyards with distinctive personalities



## EXECUTIVE LOUNGE + CONFERCING

Lounge for business owners, access to conference rooms, and private event venues.



## 30 ISPS AND DARK FIBER CABLING

Access to 30+ carriers, network operators, ISPs, and major cloud providers.



## 50+ RESTAURANTS AND EATERIES

Over 50 restaurants, bars, breweries, distilleries, and grocery stores.



## BIKE STORAGE AND CITIBIKE DOCKS

Secure, indoor bike room and four CitiBike docks along the perimeter of the campus.



## CAR AND TRUCK PARKING

Monthly parking available with Electric Vehicle charging stations.



## IC APP AND TENANT PERKS

Digital resource to access tenant exclusive discounts, collaboration opportunities + events.

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