

# 13K - 38K SF WAREHOUSE WITH PRE-BUILT OFFICES AND SHOWROOM



**INDUSTRY CITY**

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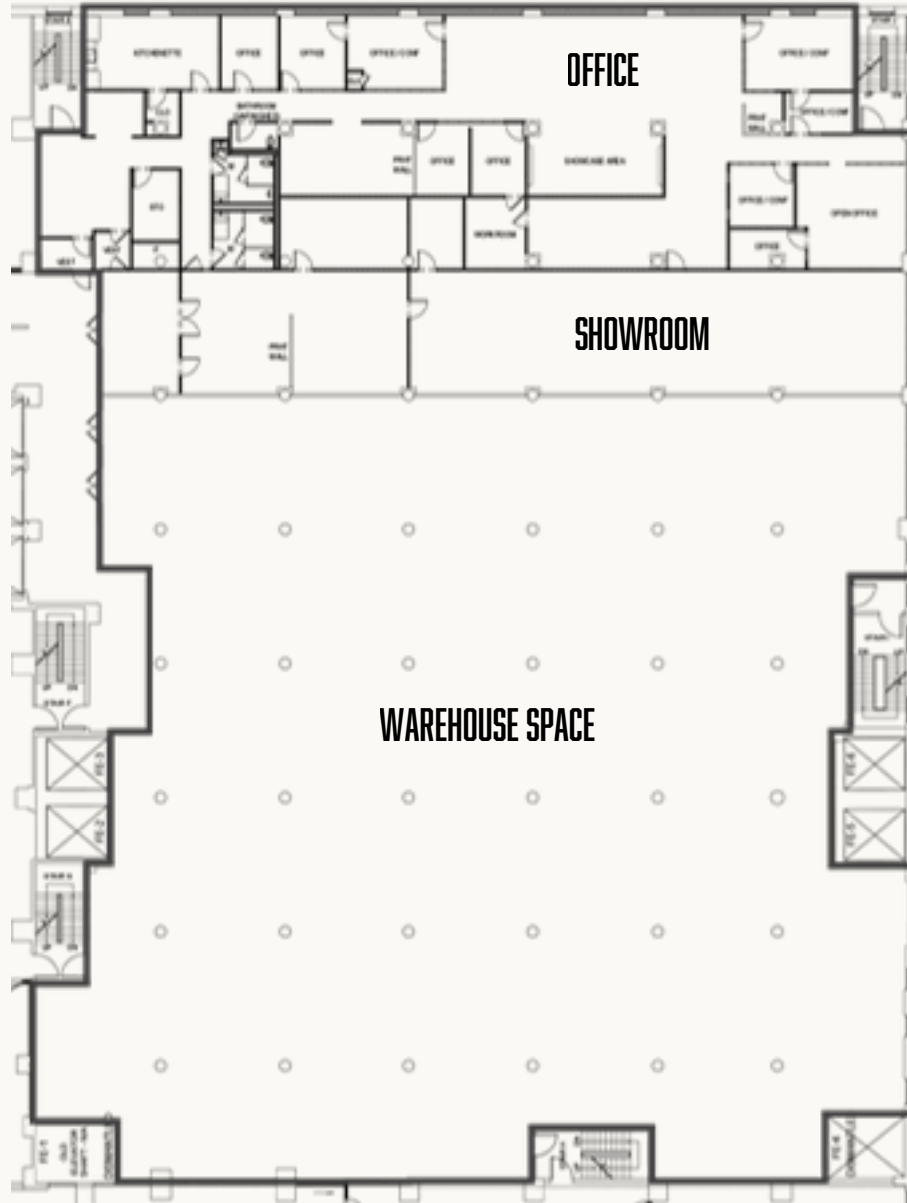
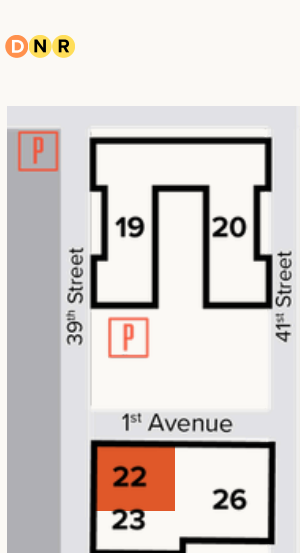
# 22-601

13K - 38K SF warehouse distribution space with pre-built offices and showroom, delivered with Industrial grade power and direct freight access.

## SPACE INFO

**Building** 22  
**Floor** 6  
**RSF** 37,882

## CAMPUS KEY

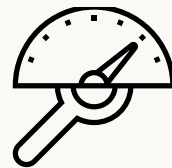




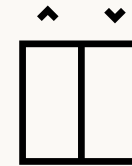
## BUILDING FEATURES



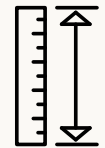
**13 COVERED LOADING DOCKS,  
53' TRAILER ACCESSIBLE**



**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.

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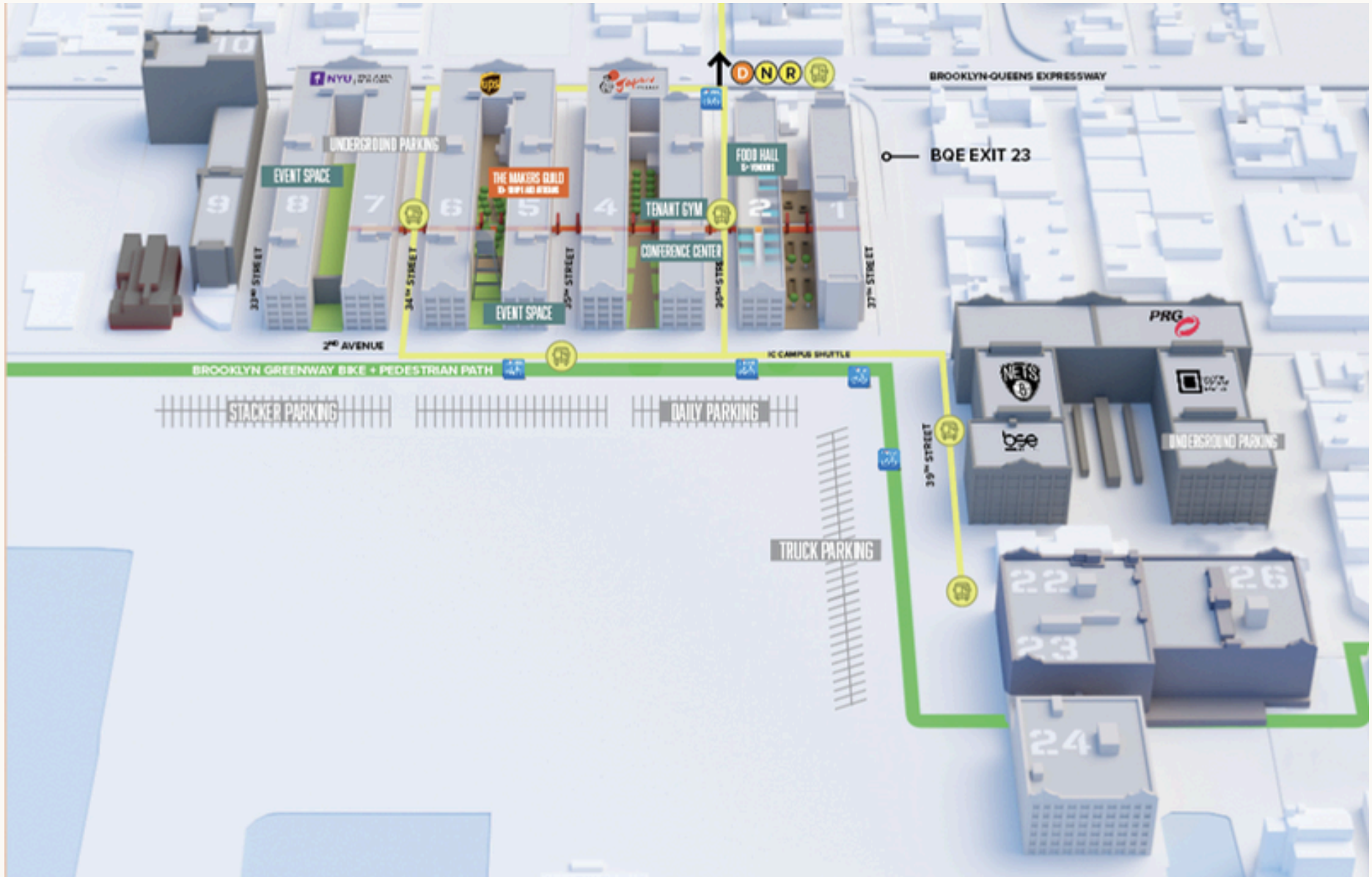
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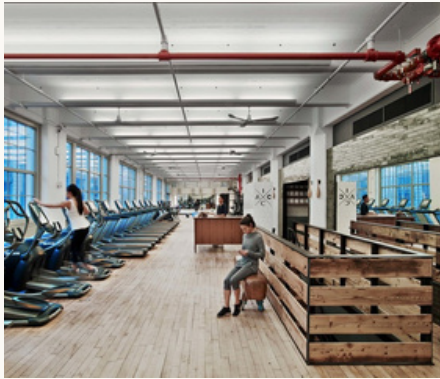
# CAMPUS MAP

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.



# 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.



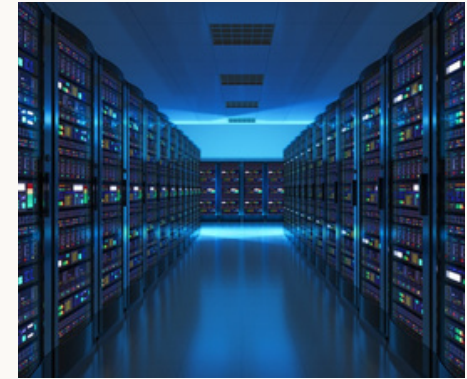
## COURTYARDS + OUTDOOR SPACE

Three furnished, heated courtyards with distinctive personalities.



## EXECUTIVE LOUNGE + CONFERENCING

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



## 35 ISPS AND DARK FIBER CABLING

Access to 35+ carriers, network operators, ISPs, and major cloud providers.



## EATERIES AND BARS

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 DISCOUNTS

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

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