

25,600 RSF OPEN WAREHOUSE SPACE WITH PRE-BUILT OFFICES



INDUSTRY CITY

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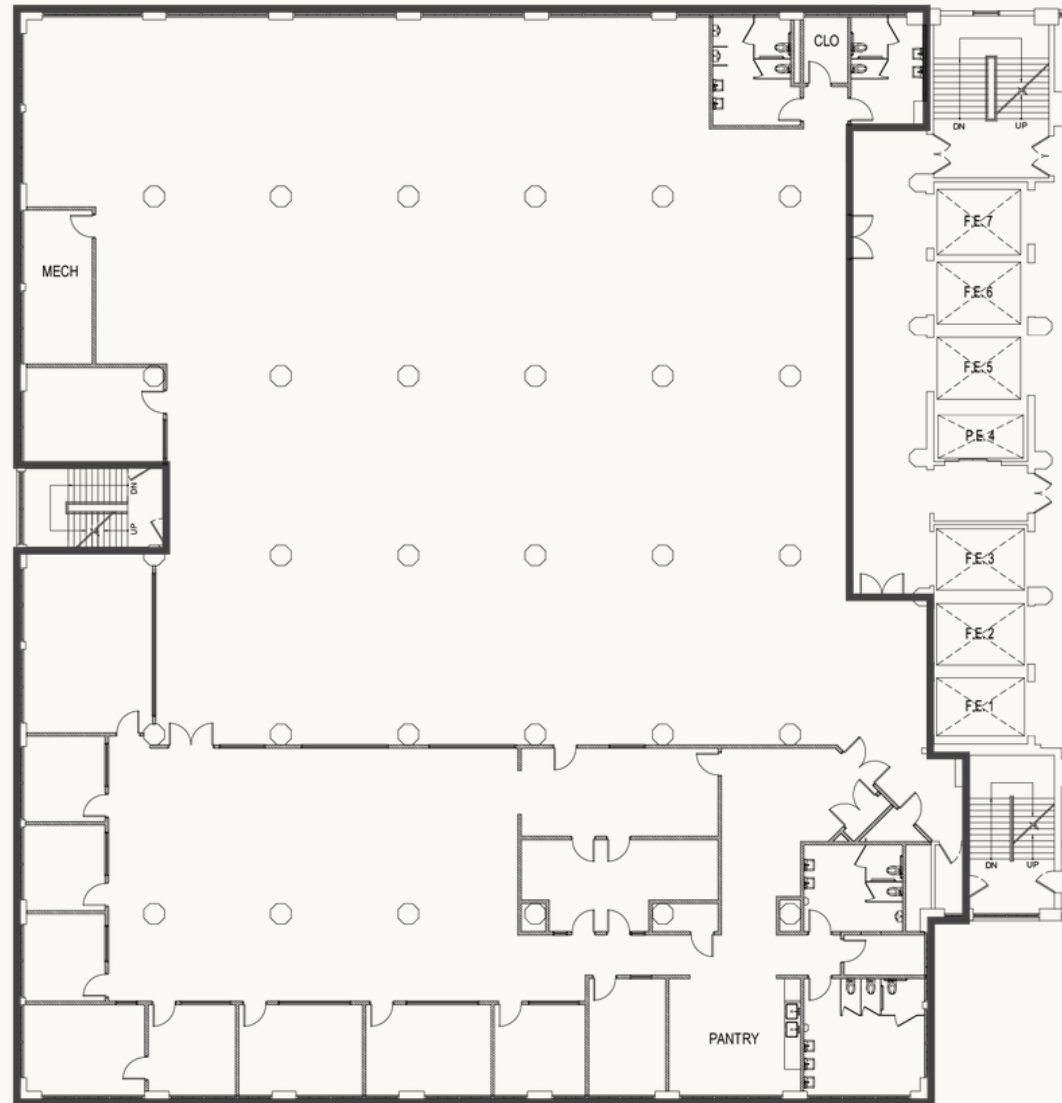
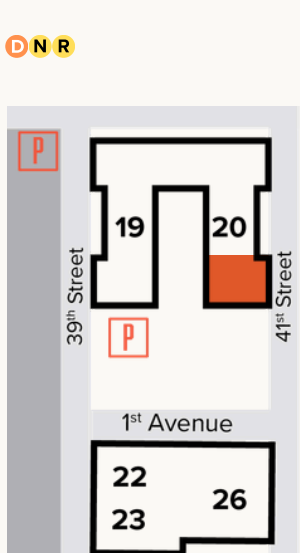
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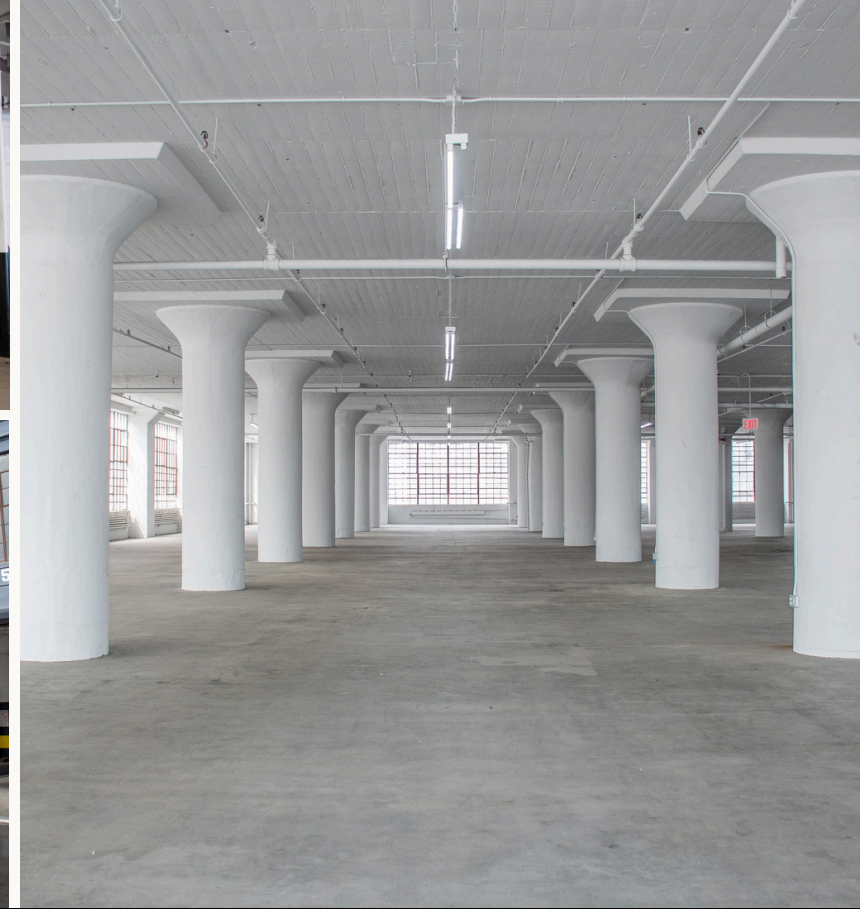
Take advantage of newly reduced pricing on this versatile space featuring pre-built offices with HVAC, open warehouse areas, and multiple freight elevators directly adjacent for easy access. The unit offers abundant natural light from three sides of windows, multiple private restrooms, and a convenient pantry kitchenette.

SPACE INFO

Building 20
Floor 3
RSF 25,652

CAMPUS KEY

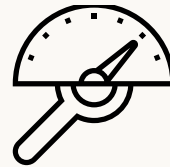




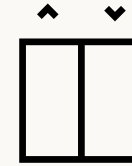
BUILDING FEATURES



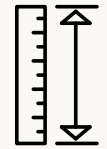
**13 COVERED LOADING DOCKS,
53' TRAILER ACCESSIBLE**



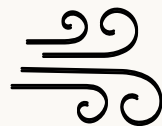
**200 LB. PSF
FLOOR LOADS**



**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.

ENERGY COST SAVINGS PROGRAM (ECSP)

Qualified companies are eligible for savings of up to 22.5% on energy costs.

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CAMPUS MAP

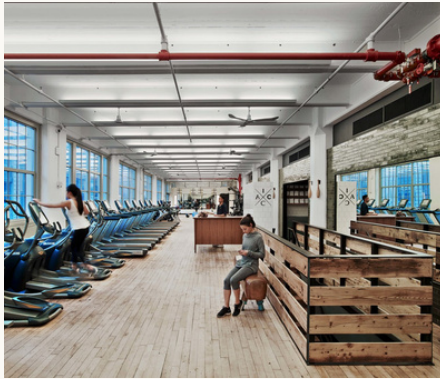
Industry City is a 16-building campus spanning 35 acres on the Brooklyn waterfront. To date, the redevelopment has included the addition of destination courtyards, experience-driven dining, design retail and other amenitization and event programming.



RETAILERS+AMENITIES			
<p>FOOD + DRINK</p> <ul style="list-style-type: none"> AVO BANGKOK B.A.R BAOLALA BURGER JOINT CARREAU CLUB COLSON PATISSERIE CONFIDANT ENDS MEAT FRYING PAN BK GUMPTION COFFEE GYUYA HOMETOWN BBQ JAPAN VILLAGE JUS BY JULIE KOTTI BERLINER PANYA SAHADI'S STARBUCKS TABLE87 TACO MIX TAIDAMA WAKU WAKU 	<p>BREWERS + DISTILLERS</p> <ul style="list-style-type: none"> BARROWS INTENSE GINGER BITTERMONK BROOKLYN KURA FORT HAMILTON GUN HILL BREWING STANDARD WORMWOOD <p>SPECIALTY</p> <ul style="list-style-type: none"> ADVENTURERS SUPPLY BANDAI NAMCO BROOKLYN CANDLE STUDIO BROOKLYN MADE STORE DAISO IC GENERAL SUPPLY GENESIS LILAC CHOCOLATES KURAICHI PORSCHE POWERHOUSE BOOKS ST. MARKS COMICS VOLVO 	<p>DESIGN DISTRICT</p> <ul style="list-style-type: none"> ABC CARPET & HOME OUTLET ASHLEY FURNITURE BROOKLYN CANDLE STUDIO CITY FOUNDRY DWR OUTLET KOHLER RH OUTLET PORCELANOSA WEST ELM OUTLET <p>THE MAKERS GUILD</p> <ul style="list-style-type: none"> BIOS APOTHECARY COURT TREE COLLECTIVE HOLLANDER & LEXER IPPIN PROJECT / KAJIHA MISE EN SCENT MR. BODDINGTON N+A JEWELERS RUE DU PARADIS TAGLIANTE STUDIO WAPLINGER + EUCELL WILLIAM STORMS STUDIO 	<p>ENTERTAINMENT</p> <ul style="list-style-type: none"> BAND SHELL BKONE PRODUCTIONS BROOKLYN ESCAPE ROOM BROOKLYN GAME KNIGHT BROOKLYN POP EXHIBIT CARREAU CLUB FRYING PAN GAME ROOM JTUNES HAPIK CLIMBING GYM NAZZ FORGE <p>SERVICES</p> <ul style="list-style-type: none"> GLOSS BK HAIR SALON UPSIDE FROWN TATTOOS UPS STORE <p>AMENITY SPACES</p> <ul style="list-style-type: none"> COURTYARDS FIVE/TWO/A - EVENT SPACE THE BOX FACTORY - EVENT SPACE THE IC ATHLETIC CLUB THE LANDING - EXECUTIVE LOUNGE / EVENT SPACE

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.



NYC'S MOST CONNECTED CAMPUS

40+ onsite carriers in a meet-me-room with a 10 Gbps backbone keeping every business online, fast, and reliable.



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

Daily parking available with Electric Vehicle charging stations.



IC APP AND TENANT DISCOUNTS

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