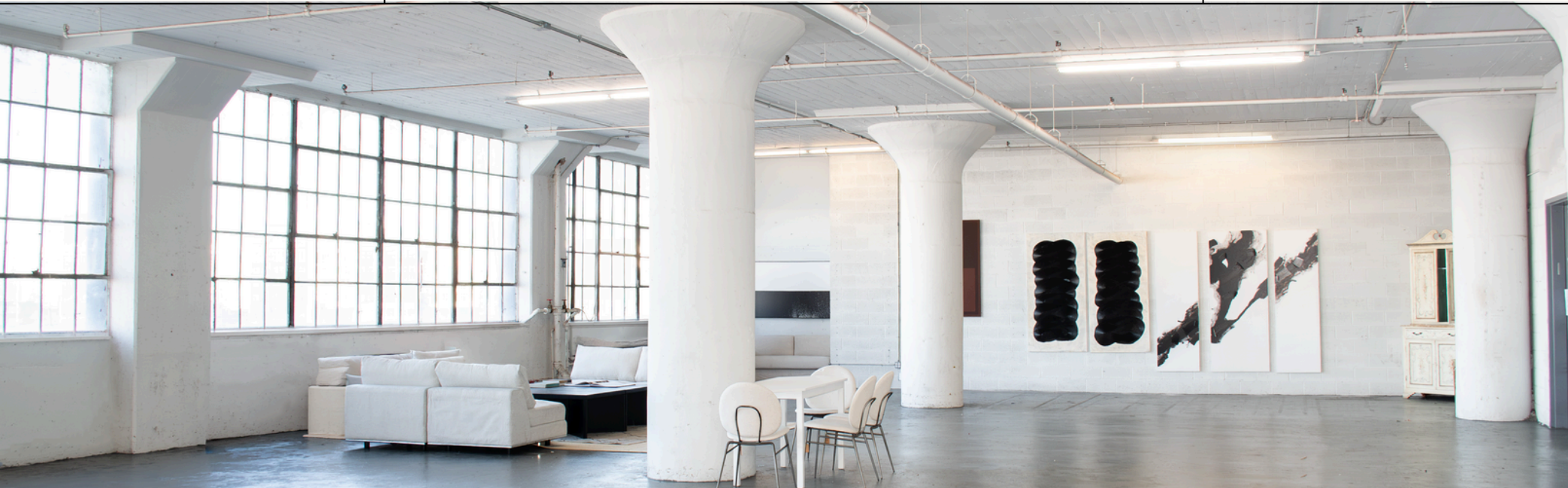


# 5,600 RSF FLEX SPACE WITH SKYLINE VIEWS



**INDUSTRY CITY**

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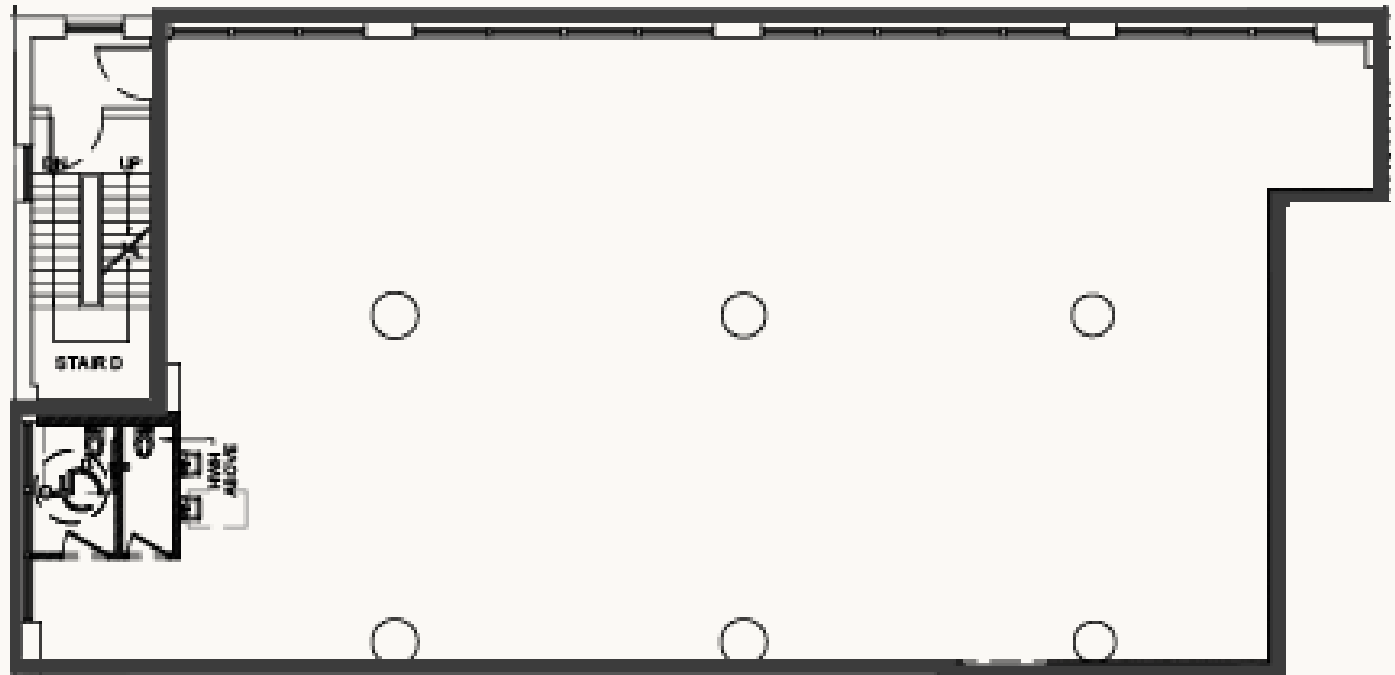
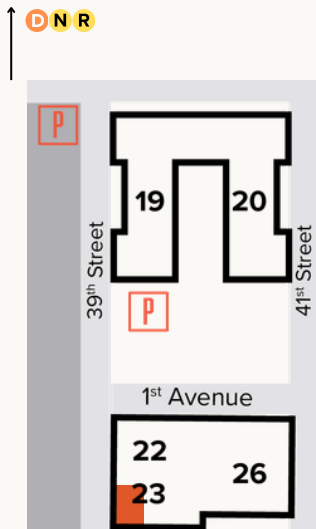
# 23-312

Includes private restrooms, water access, and skyline views.

## IDEAL USES

Artist Studio  
Design Studio  
Content Studio  
Loft Space

## CAMPUS KEY

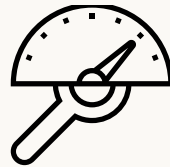




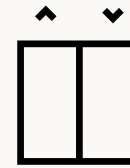
# BUILDING FEATURES



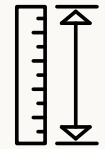
**13 COVERED LOADING DOCKS,  
53' TRAILER ACCESSIBLE**



**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

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

We've successfully assisted businesses in securing benefits through the programs listed below.

## **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 annually for each full-time employee, for up to 12 years.

## **NY ESD EXCELSIOR JOBS PROGRAM**

A credit of up to 6.85% of wages per net new job. For a qualified green project, up to 7.5% of wages per net new job.

## **IBZ RELOCATION CREDIT**

Relocation tax credit of \$1,000 per employee, up to \$100,000, to industrial and manufacturing firms choosing to move into IBZs.

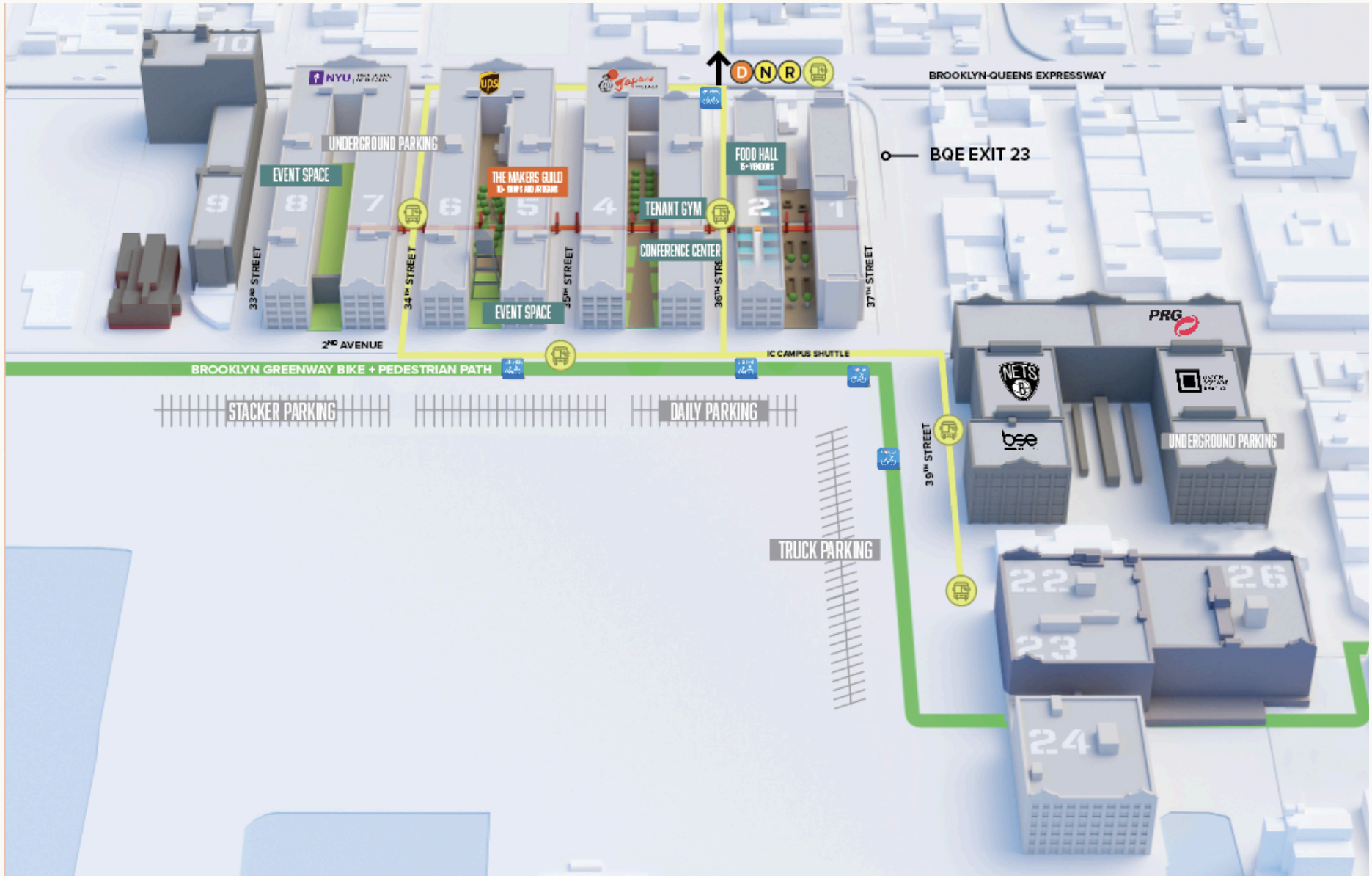
## **MANUFACTURER'S REAL PROPERTY**

The amount of the credit is equal to 20% of the eligible real property taxes paid during the tax year.



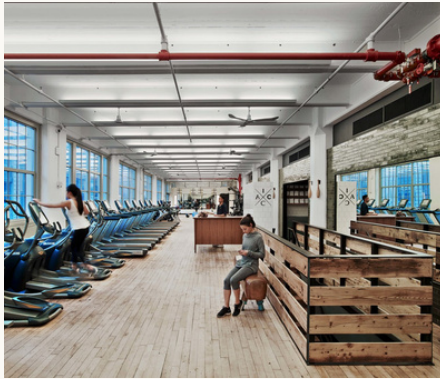
# CAMPUS MAP

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.



## 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.

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