INDUSTRY CITY

MODERN INDUSTRIAL WATERFRONT SPACES

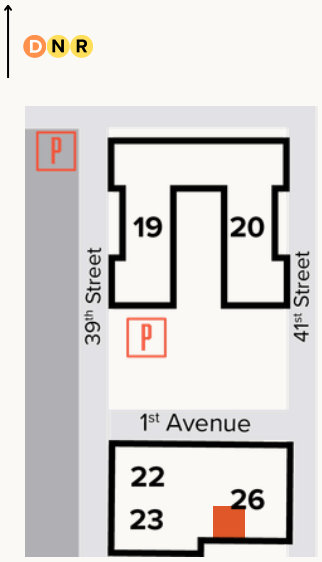
6K SF SPACE AVAILABLE

INCLUDES DIRECT FREIGHT ELEVATOR ACCESS, INDUSTRIAL POWER, WATER ACCESS, ABILITY TO VENT, AND NY HARBOR VIEWS.

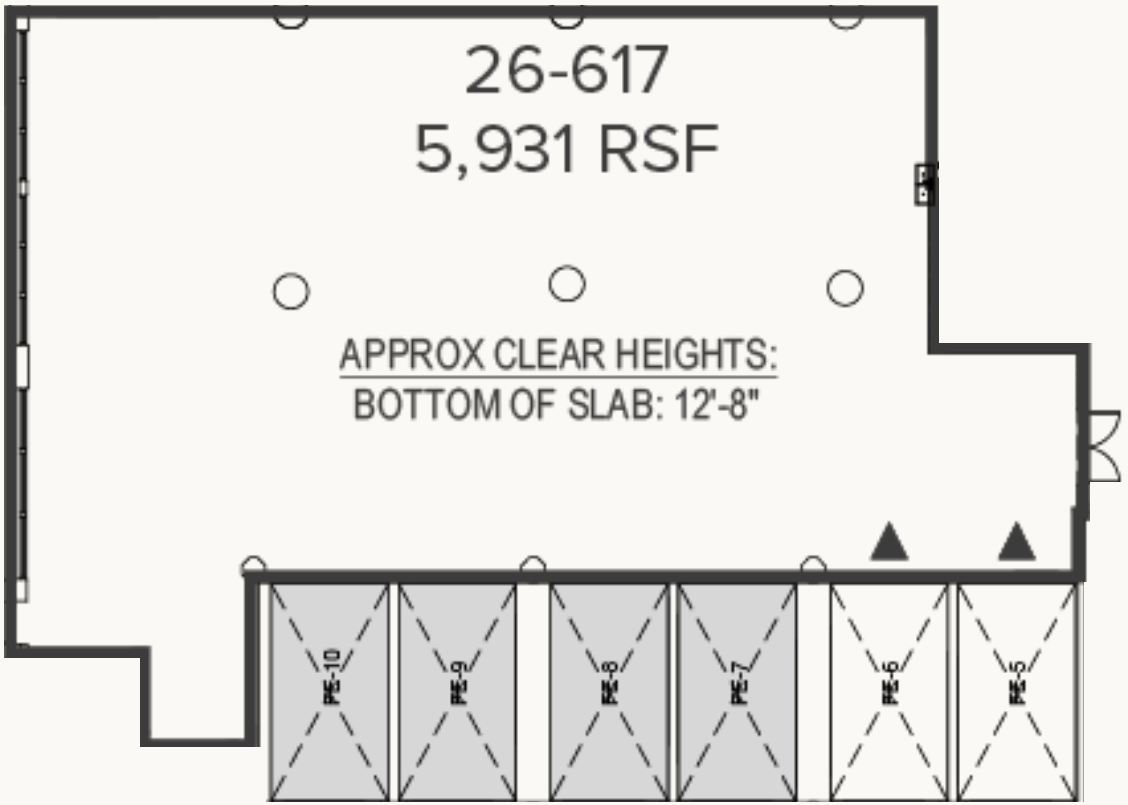
IDEAL FOR:

Distribution
E-commerce
3PL
Fulfillment
Fabrication
Storage

CAMPUS KEY



HARBOR VIEWS



INDUSTRY CITY

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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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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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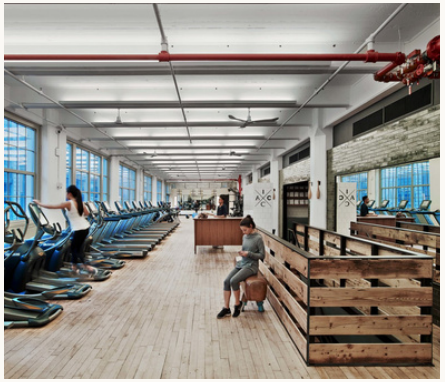
AMENITIES

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

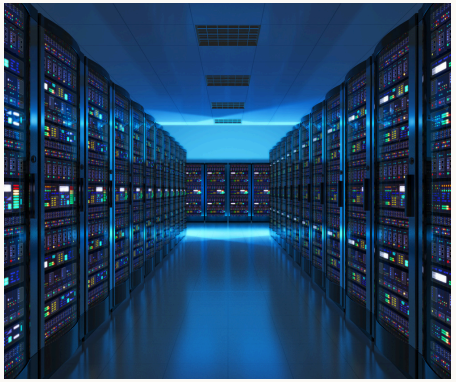
Full-service gym with personal training, free wellness classes, locker rooms, and showers.

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

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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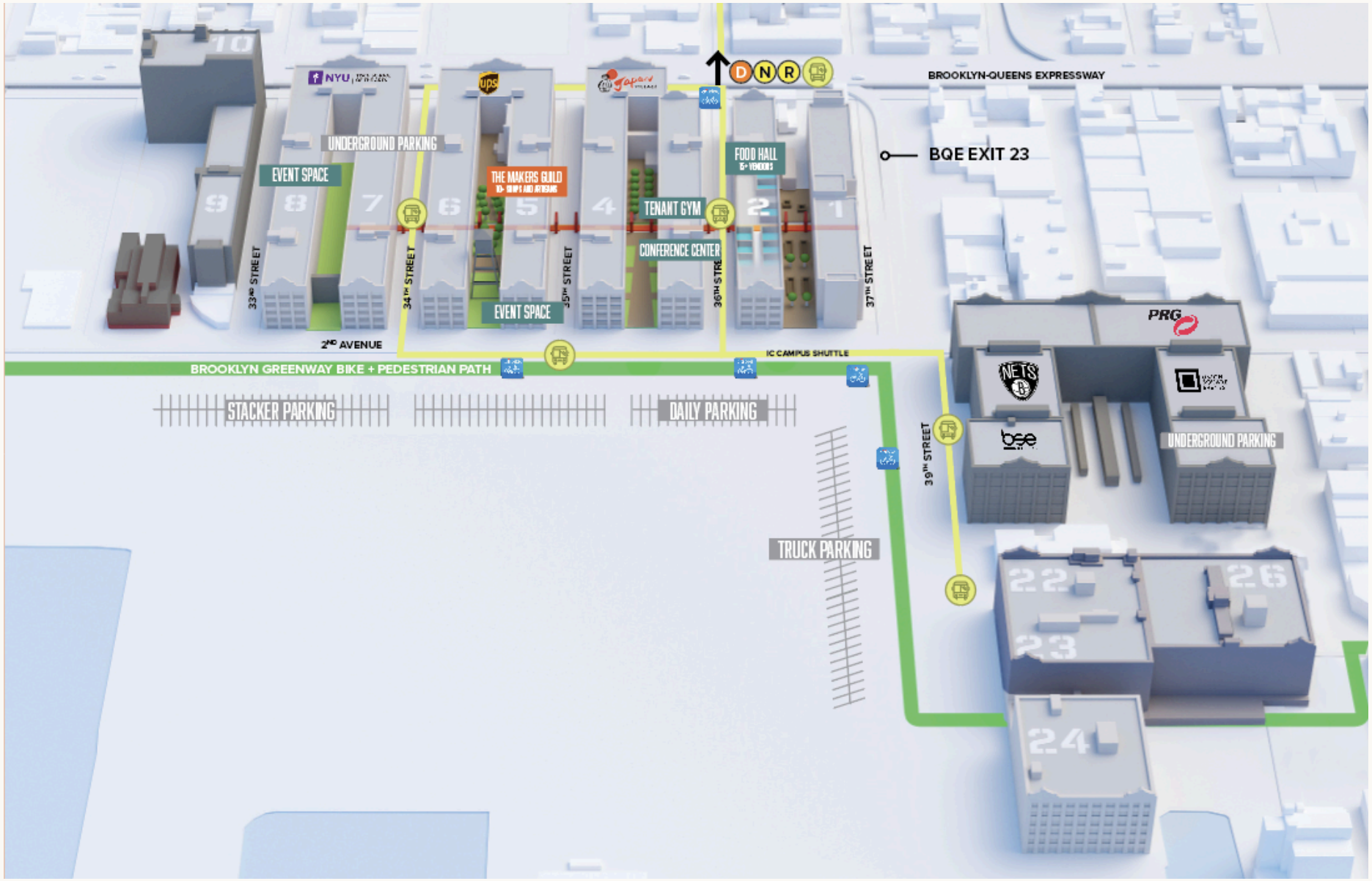
CAMPUS MAP

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.



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