

5202 3RD AVENUE - BROOKLYN, NY



GROUND FLOOR WAREHOUSE AND RETAIL SPACE
CELLAR LEVEL STORAGE AND PARKING

LEASING INFORMATION CONTACT

Sean Coleman

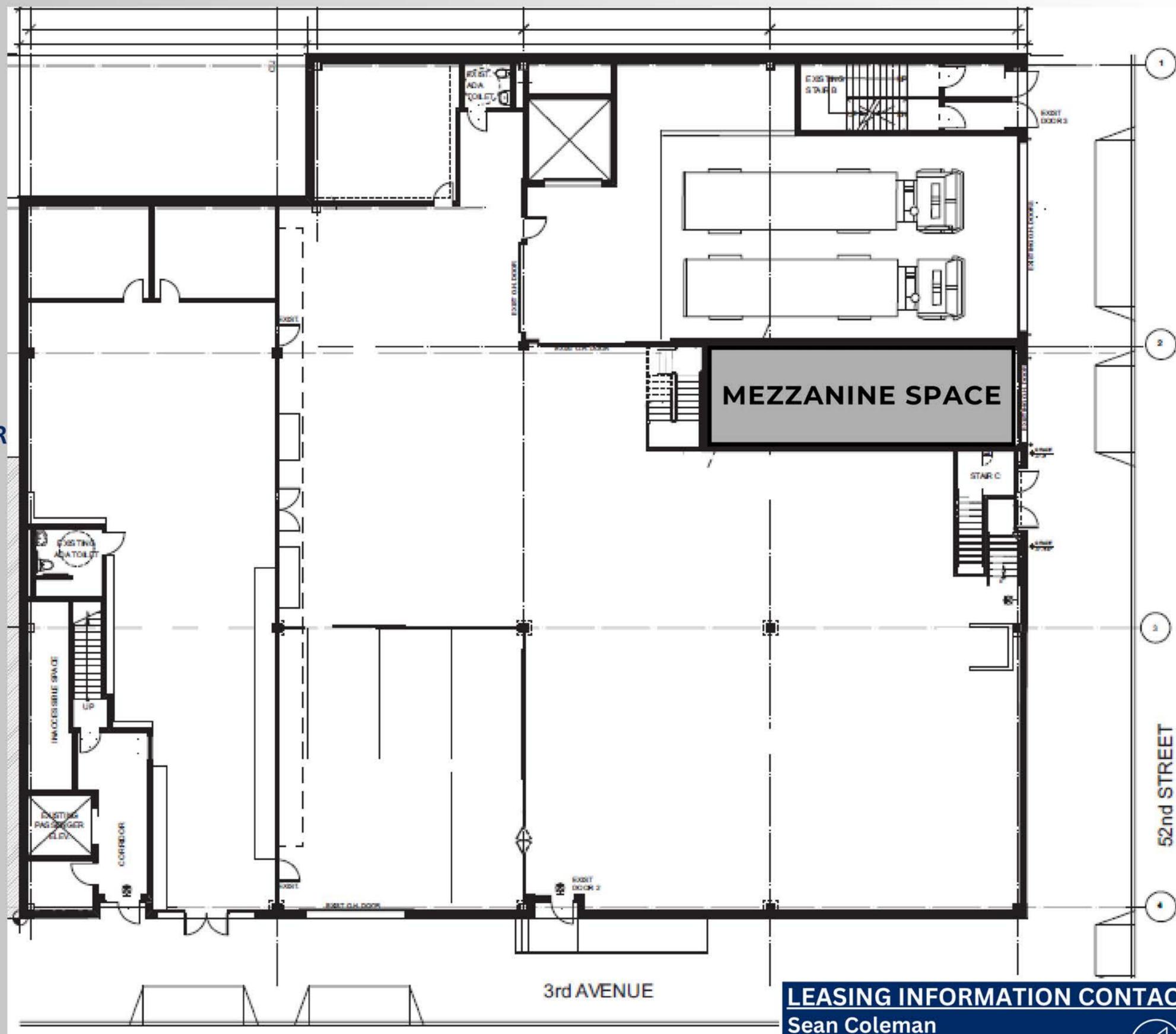
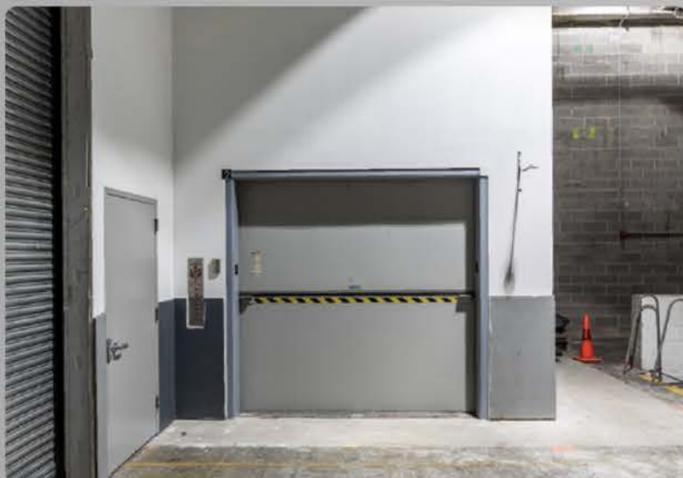
212-447-9018

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GROUND FLOOR - 16,020 SF

- WAREHOUSE SPACE WITH MEZZANINE OFFICE SPACE
- RETAIL SPACE WITH TWO ACCESSORY OFFICES
- 23' CEILING HEIGHT - COLUMN SPACING 34' X 39'
- 8000 LBS FREIGHT ELEVATOR (8'-5" X 10'-7" X 8'-0")
- INTERIOR LOADING DOCK 28' W X 50' D
- TWO OVERHEAD DOORS
- FLOOR LOADING 150 LBS PSF
- FULLY SPRINKLERED - CLASS E SYSTEM - 2000 AMPS POWER
- HIGHWAY ADVERTISING AS PER NYC DOB & DOT



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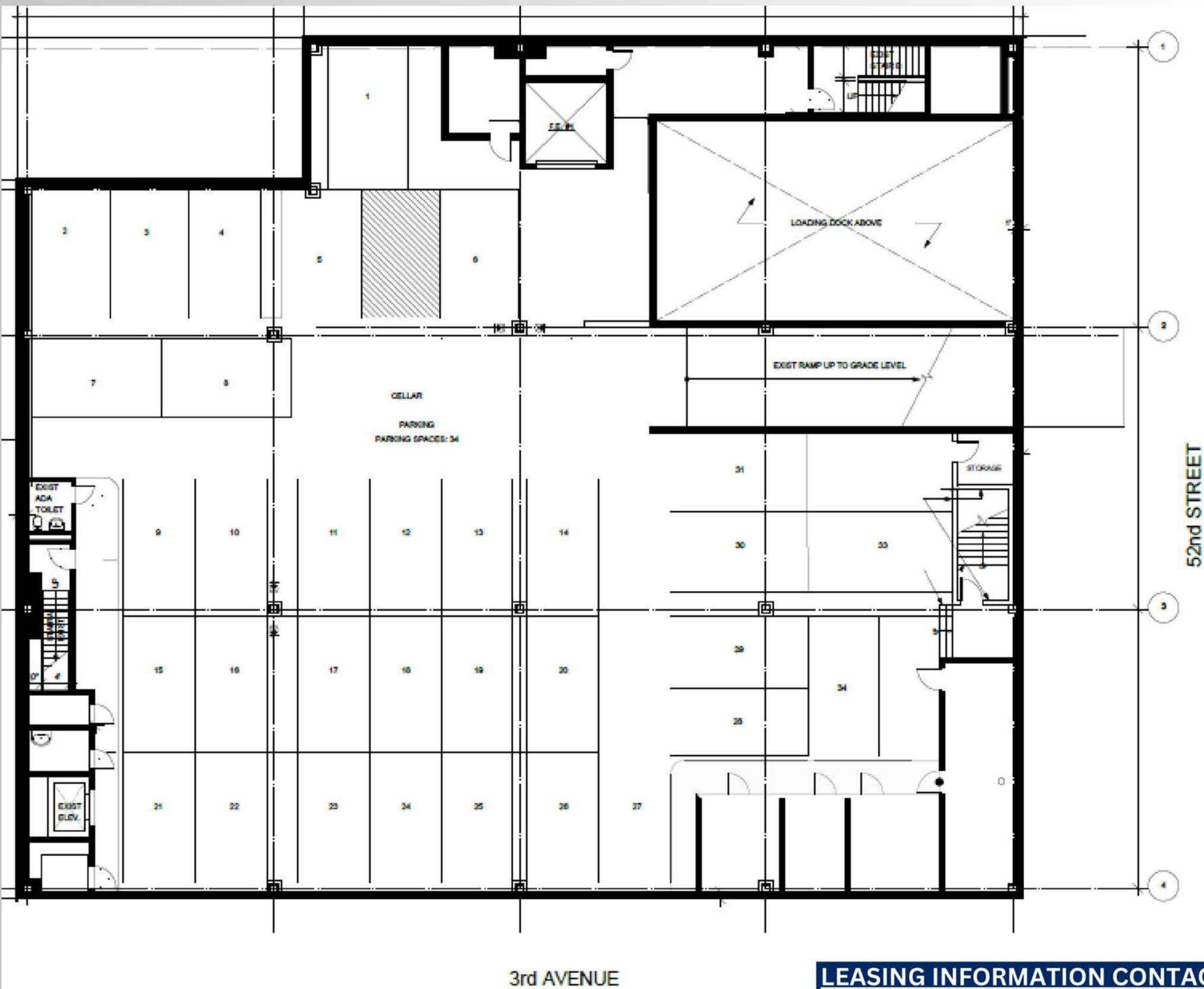
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CELLAR FLOOR - 15,000 SF

- STORAGE AND PARKING GARAGE (34 CARS OR VANS)
- 8000 LBS FREIGHT ELEVATOR (8'-5" x 10'-7" x 8'-0")
- 11' -6" CEILING HEIGHT - COLUMN SPACING 34' X 39'
- FLOOR LOADING 300 LBS PSF



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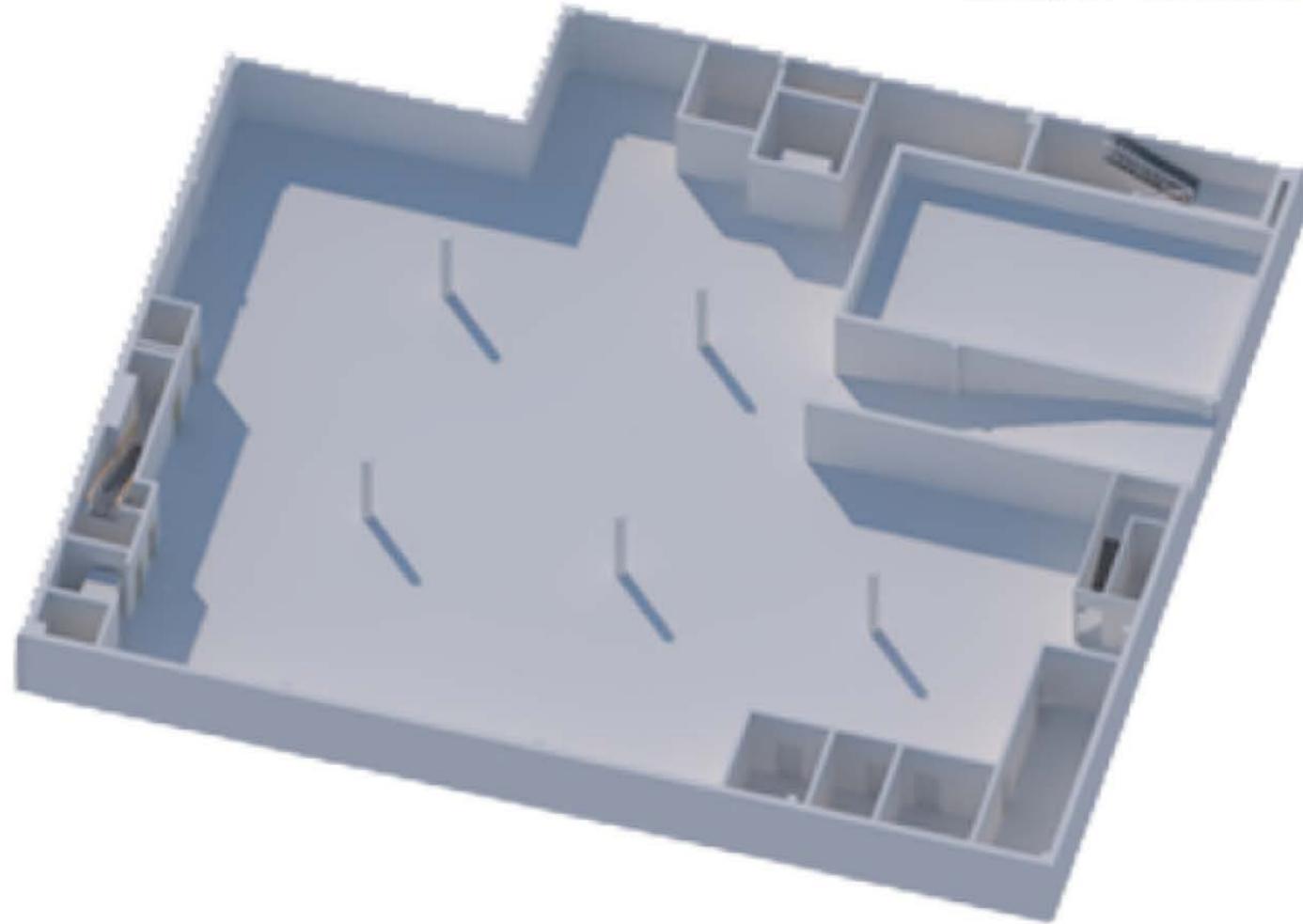
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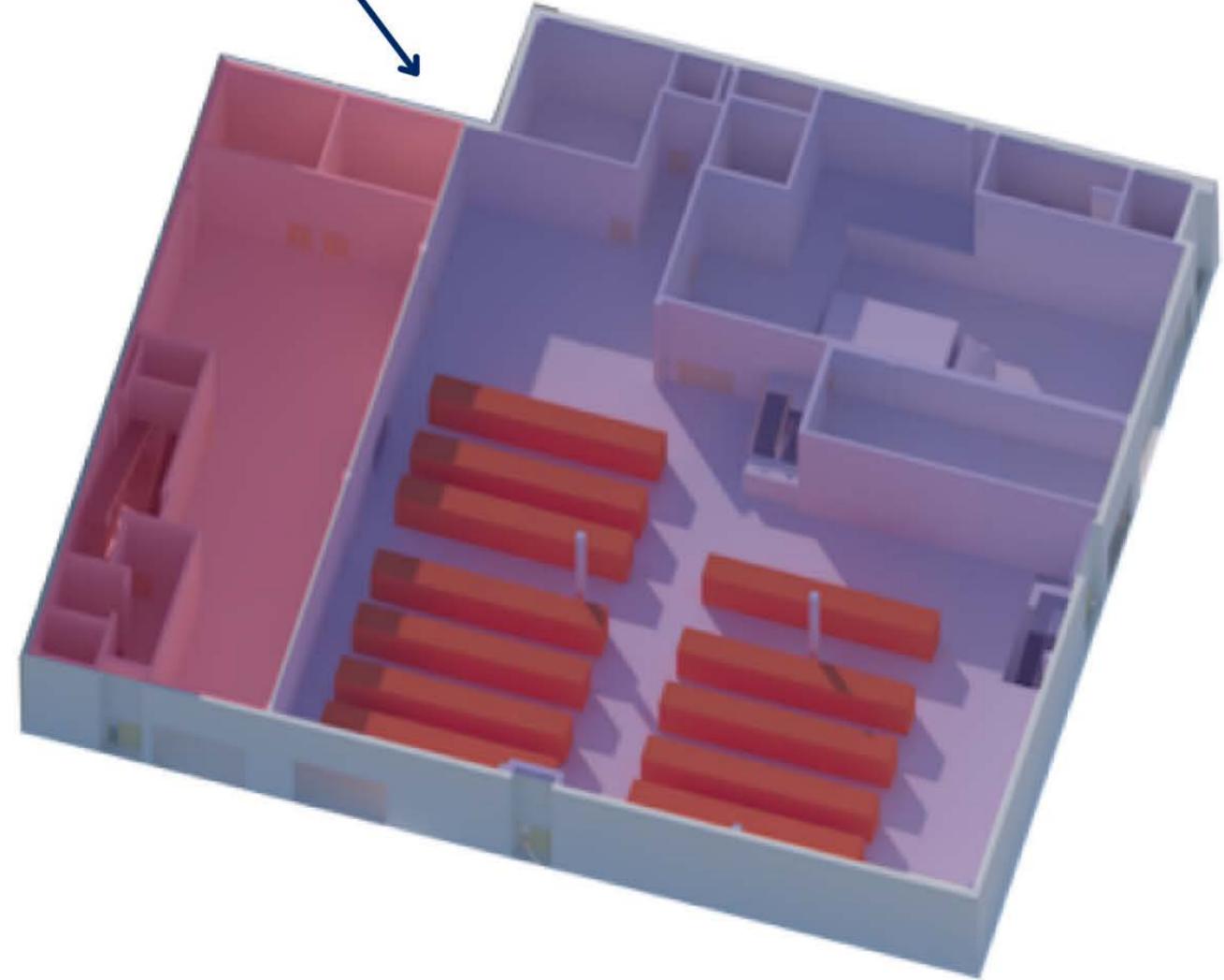
Cellar Floor



CELLAR FLOOR - 15,000 SF

Additional 5,100 SF of Parking
and/or Cross Docking available

Ground Floor



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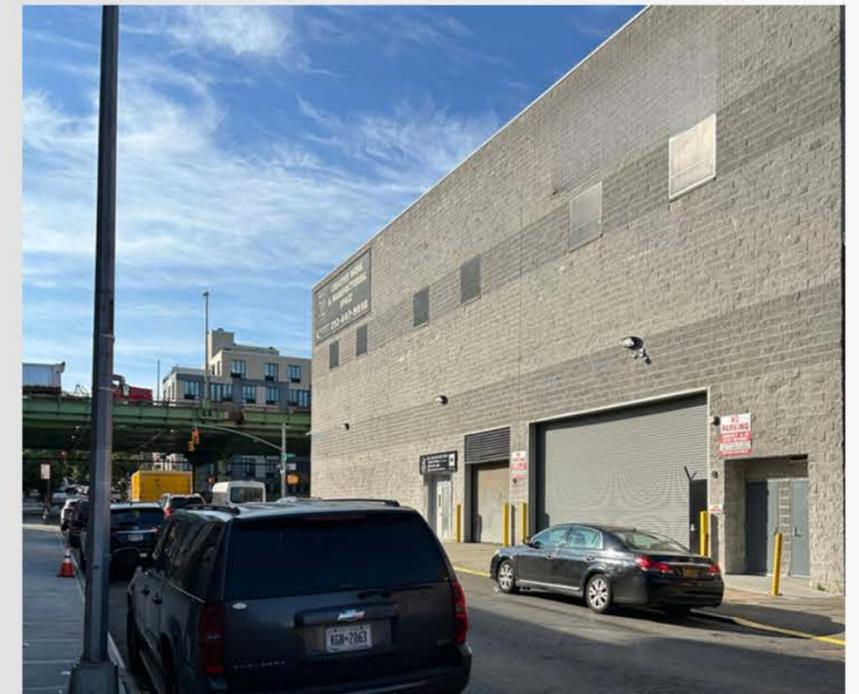
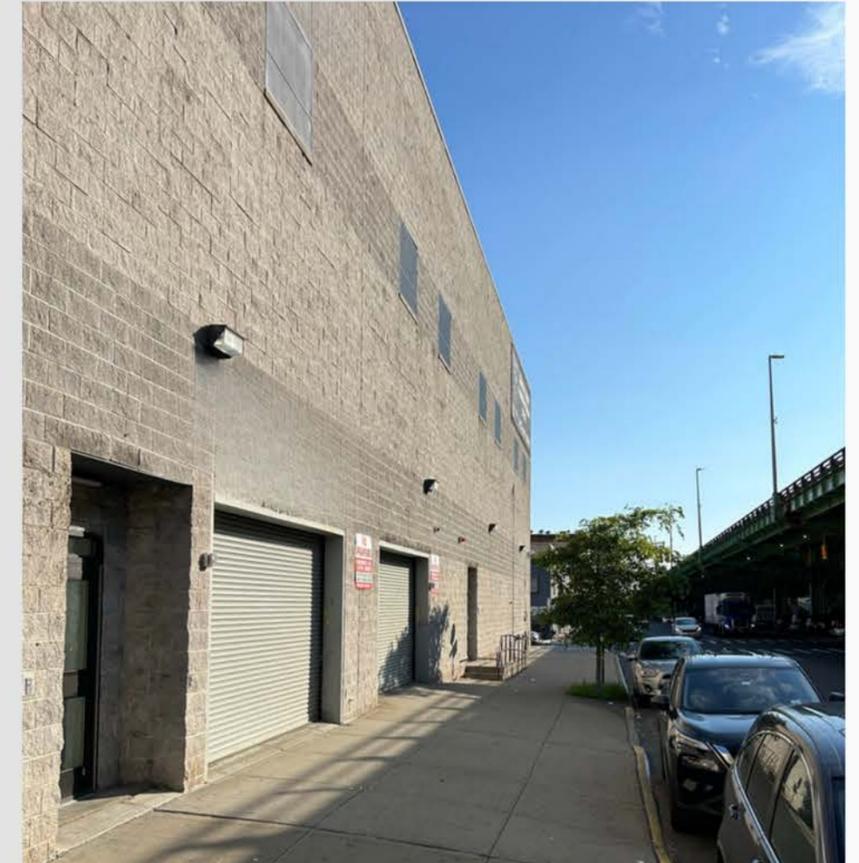
PROPERTY FEATURES

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- 8000 LBS FREIGHT ELEVATOR (8'-5" x 10'-7" x 8'-0")
- INTERIOR LOADING DOCK 28' W X 50' D
- FLOOR LOADING: 150 LBS PER SQUARE FOOT
- FULLY SPRINKLERED - CLASS E SYSTEM - 2000 AMPS POWER
- HIGHWAY ADVERTISING AS PER NYC DOB & DOT

CELLAR FLOOR - 15,000 SF

- PARKING GARAGE - 34 CARS OR VANS
- 8000 LBS FREIGHT ELEVATOR (8'-5" x 10'-7" x 8'-0") ACCESS
- CEILING HEIGHT: 11'-6" - COLUMN SPACING: 34' X 39'
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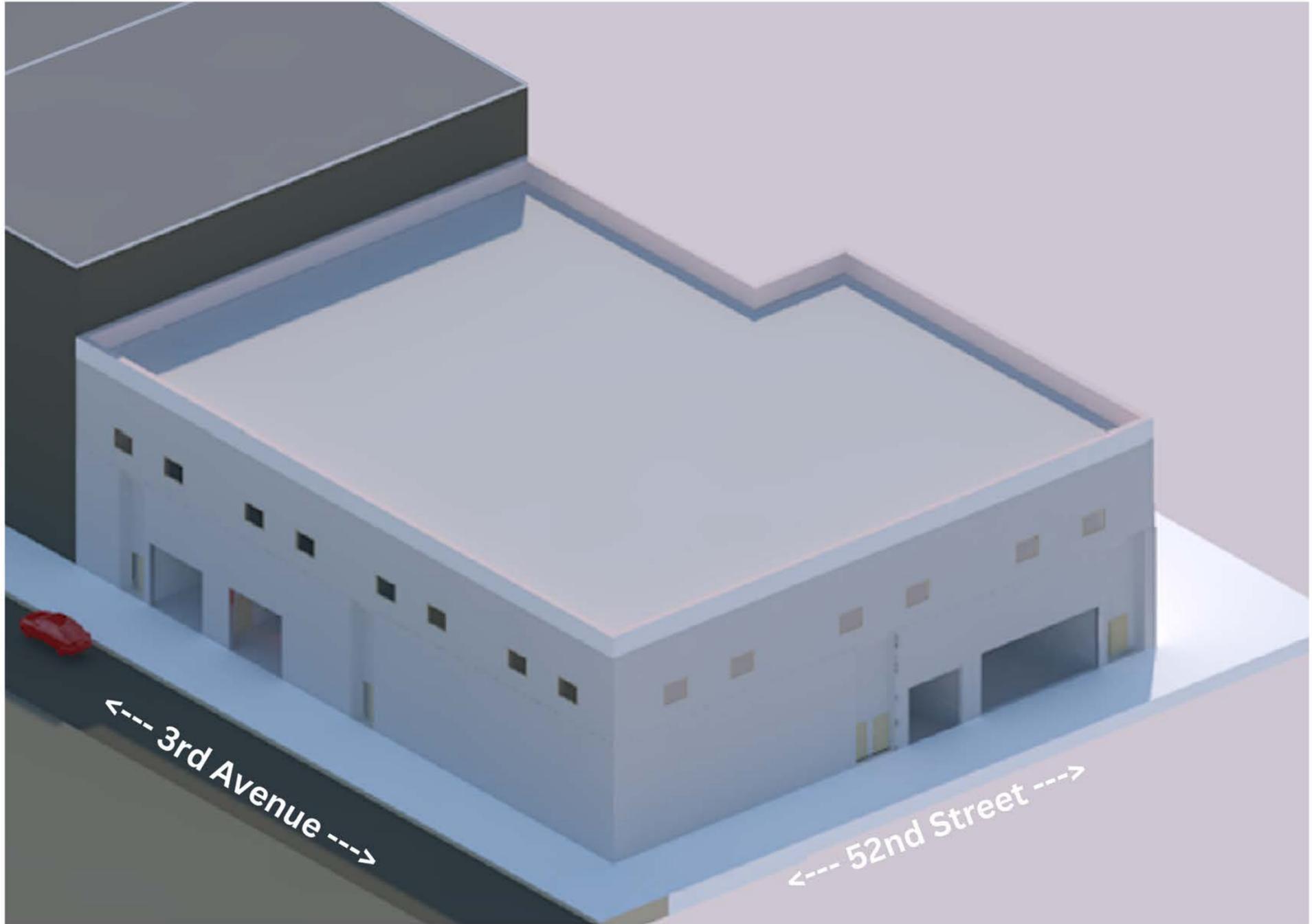
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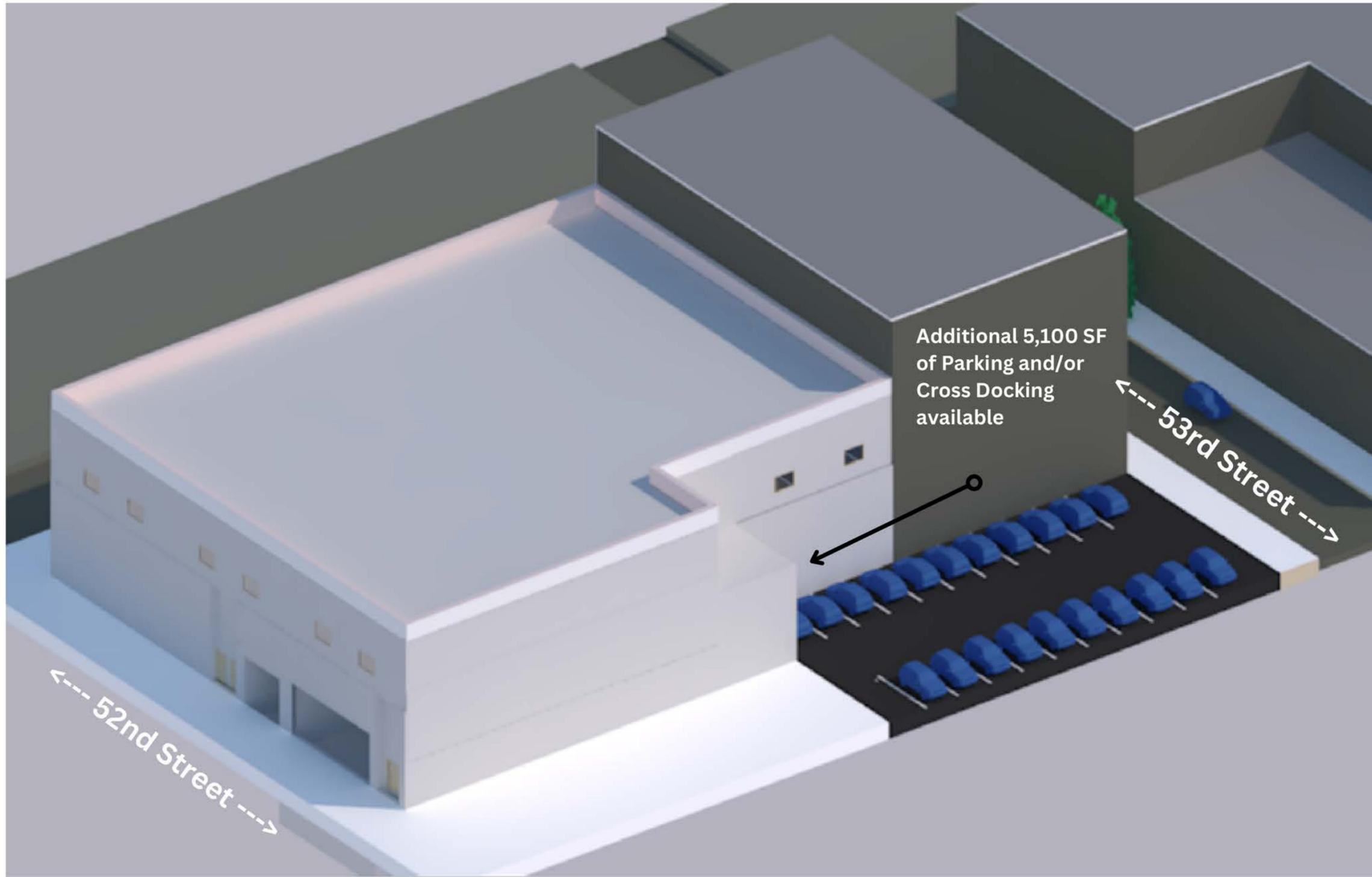
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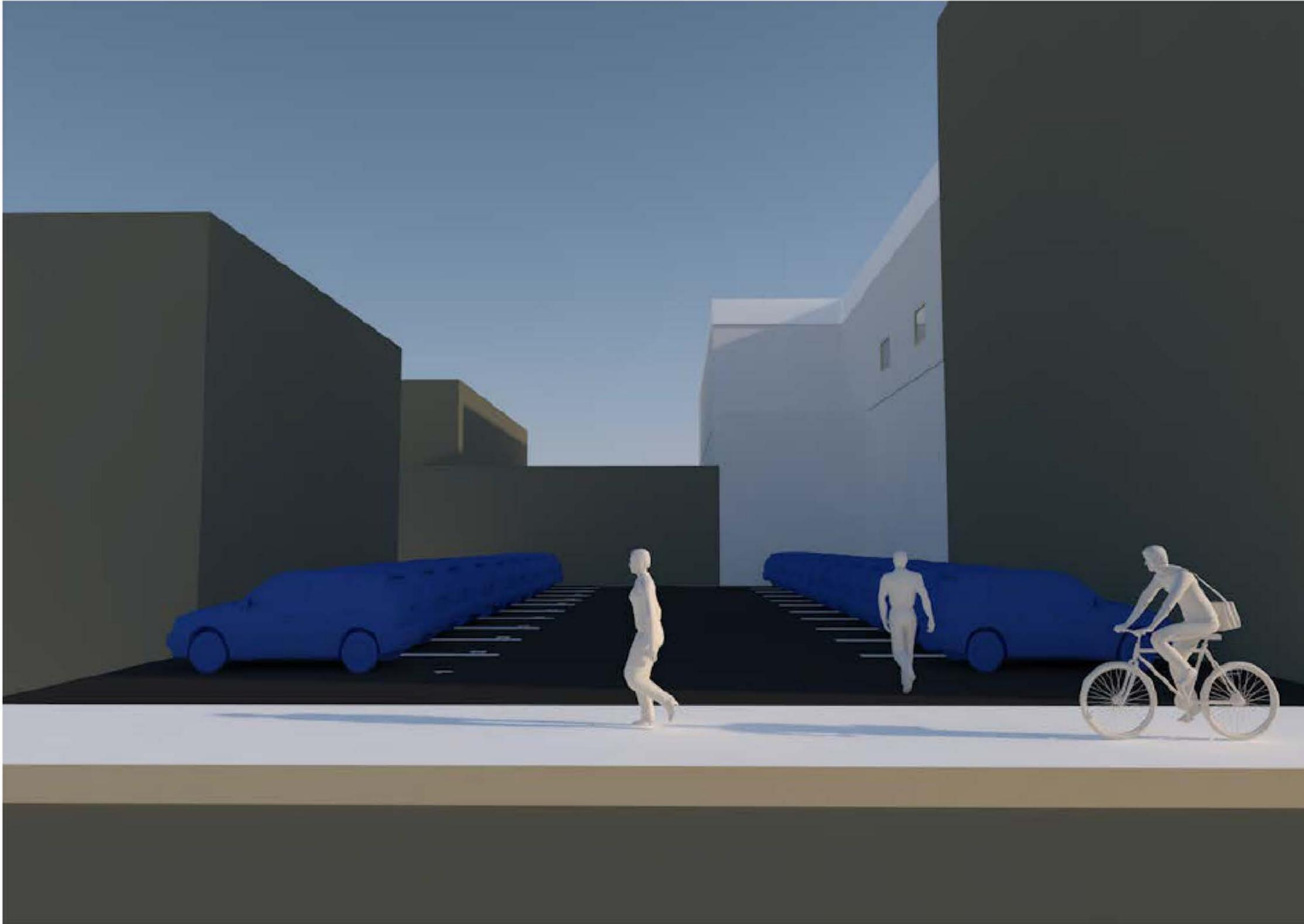
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BY CAR TO 5202 3rd AVE

DOWNTOWN BROOKLYN	9 - 15 Mins
FINANCIAL DISTRICT	10 - 18 Mins
UNION SQUARE - 14th ST	18 - 30 Mins
PENN STATION - 34th ST	20 - 30 Mins
GRAND CENTRAL - 42nd ST	20 - 35 Mins

BY SUBWAY TO 53rd ST

ATLANTIC AVE - BARCLAYS CENTER	D N → R
FULTON ST	2 3 4 5 N → R
UNION SQUARE - 14th ST	N → R
GRAND CENTRAL - 42nd ST	4 5 → R

GETTING TO



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CONSUMER REACH

DIRECT ACCESS TO SIGNIFICANT TRANSPORTATION INFRASTRUCTURE RESULTS IN SUPERIOR CONSUMER REACH, WITH SAME DAY DELIVERY ABILITIES TO 30% OF THE U.S. POPULATION



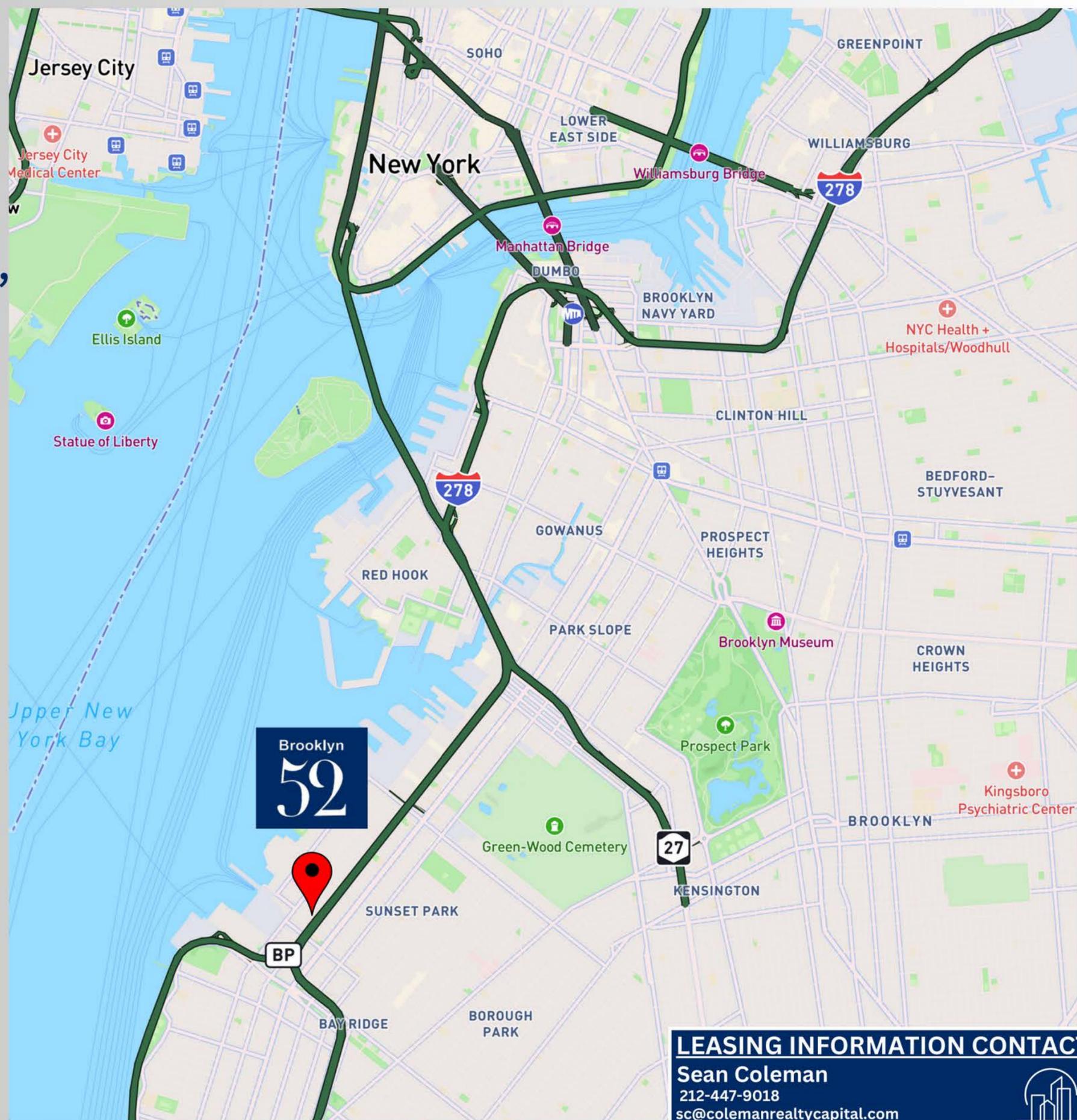
———— 5 MIN



———— 10 MIN

WITHIN 4 MILES

- BROOKLYN ARMY TERMINAL
- RED HOOK CONTAINER TERMINAL
- BROOKLYN MARINE TERMINAL



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TENANT INCENTIVES

RELOCATION AND EMPLOYMENT ASSISTANCE PROGRAM (REAP)

- Qualified companies relocating to IC receive a NYC business income tax credit for 12 years equal to \$3,000 per relocated or newly hired employee, and \$1,500 per part-time employee. A company's tax credit for the first five years, to the extent the credit exceeds the liability, is refundable in cash.

ENERGY COST SAVINGS PROGRAM (ECSP)

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

COMMERCIAL RENT TAX (CRT) WAIVER

- Qualified companies are exempt from NYC's 3.9% Commercial Rent Tax.

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