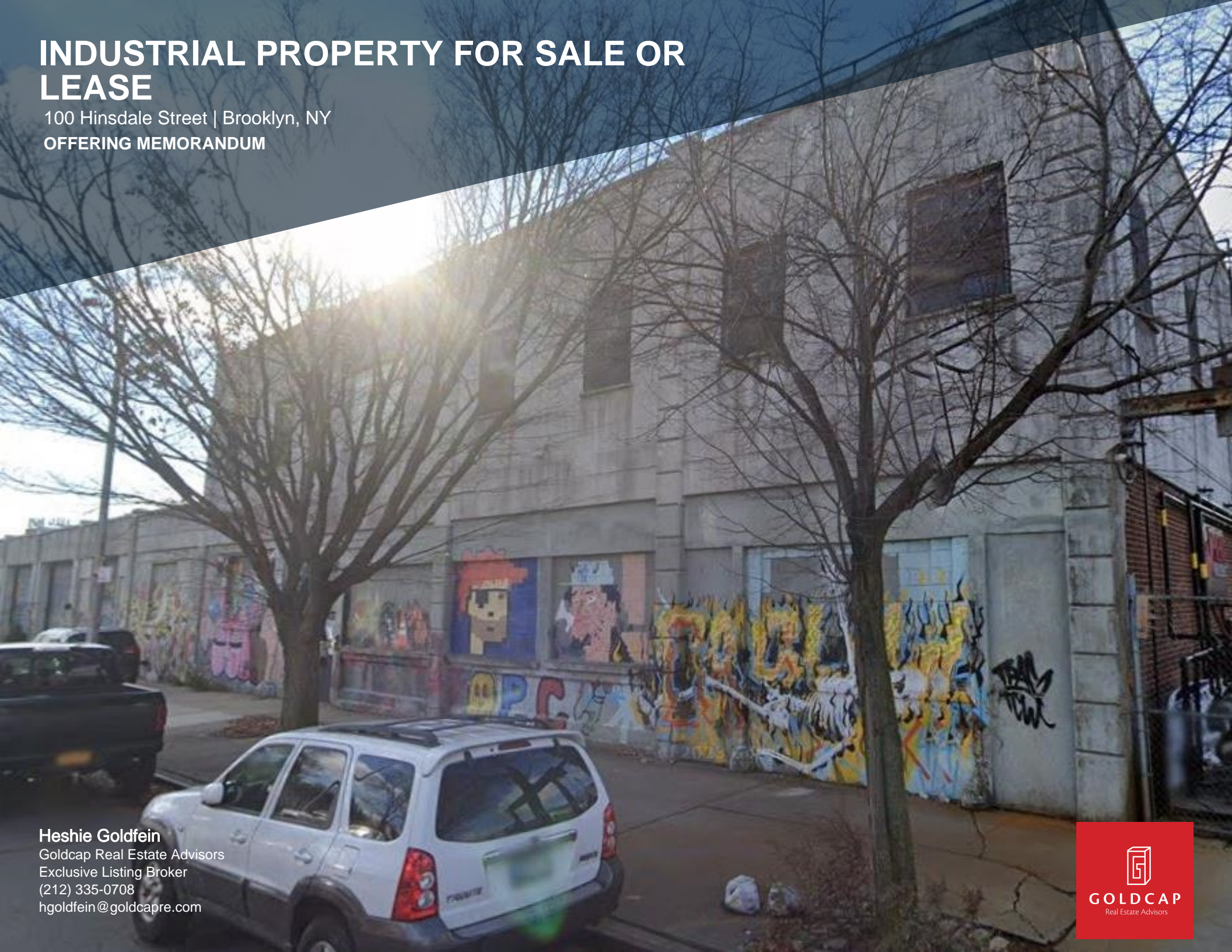


# INDUSTRIAL PROPERTY FOR SALE OR LEASE

100 Hinsdale Street | Brooklyn, NY

OFFERING MEMORANDUM



**Heshie Goldfein**  
Goldcap Real Estate Advisors  
Exclusive Listing Broker  
(212) 335-0708  
hgoldfein@goldcapre.com



# Industrial Property For Sale or Lease

## CONTENTS

### 01 Executive Summary

Investment Summary  
Location Summary

### 02 Property Description

Property Features  
Aerial Map  
Property Images

### 03 Additional Information

Certificate of Occupancy

### 04 Company Profile

Advisor Profile

#### **Heshie Goldfein**

Goldcap Real Estate Advisors  
Exclusive Listing Broker  
(212) 335-0708  
hgoldfein@goldcapre.com



---

## OFFERING SUMMARY

---

ADDRESS	<b>100 Hinsdale Street Brooklyn NY 11207</b>
NET RENTABLE AREA (SF)	<b>28,000 SF</b>
LAND SF	<b>22,500 SF</b>
YEAR BUILT	<b>1930</b>
YEAR RENOVATED	<b>1999</b>

---

## FINANCIAL SUMMARY

---

OFFERING PRICE	<b>\$9,000,000</b>
PRICE PSF	<b>\$321.43</b>

---

## Warehouse Description

- Drive-In Doors: The warehouse boasts four drive-in doors, facilitating easy access for loading and unloading operations.

Infrastructure: Equipped with gas heating, 200 amps of electric service, exhaust fans, and ample natural light from skylights, creating an efficient and comfortable workspace.

Office Space: Includes an 8,000-square-foot office area, providing a dedicated space for administrative functions.

Warehouse Space: currently configured as two units 10,000 Square Feet each that can be combined for 20,000.

Yard: 2,500 square feet fenced-in yard with a roll gate and access to loading.

Supervisor/Manager's Office: Features a 350-square-foot prefab office on the warehouse level, enhancing on-site management capabilities.

Storage: Currently fitted with steel shelving, optimizing storage capacity and organization within the warehouse.

Safety Measures: The warehouse is fully sprinklered, ensuring safety compliance, and features a comprehensive camera and alarm system for enhanced security.

- This 28,000-square-foot industrial building presents a compelling investment opportunity, combining functional warehouse space with well-equipped office facilities. The property's strategic location and existing infrastructure position it for immediate use and income generation. For a comprehensive understanding of this investment opportunity, please refer to the detailed property information.
- Lease Rate: \$20. Per Foot Annually.



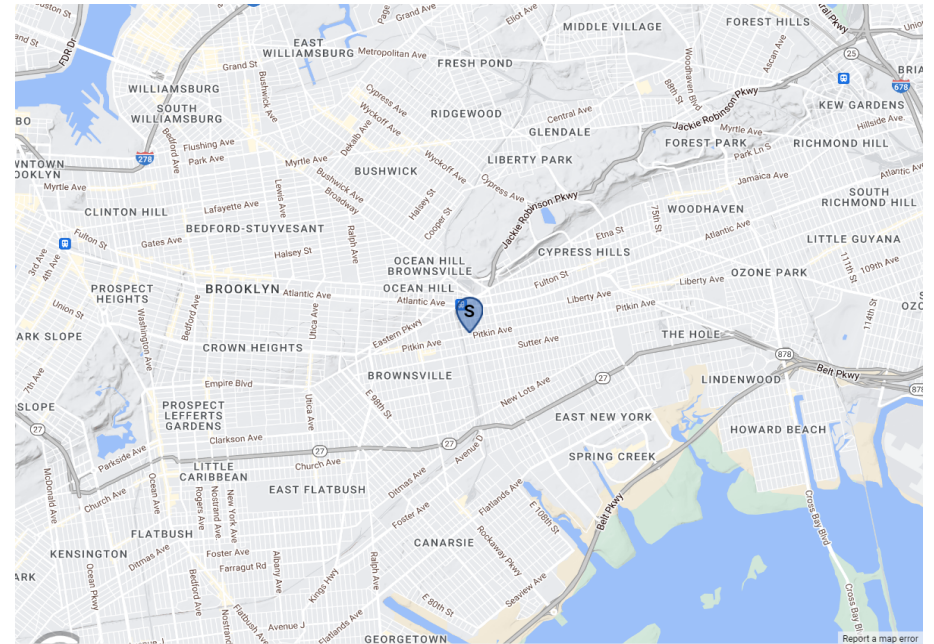
## Location Summary

- **Transportation Hubs:** Positioned in close proximity to major transportation arteries, including the Jackie Robinson Expressway and Atlantic Avenue, the property benefits from a well-connected network that facilitates efficient movement of goods and personnel.
- **Corner Visibility:** As a corner property with an impressive 200 feet of frontage on Hinsdale Street, this location offers heightened visibility, enhancing the property's marketability and accessibility for clients, partners, and customers.
- **Public Transit Accessibility:** The property is conveniently accessible by a variety of public transit options, including the A, C, J, L, and Z trains, as well as the Long Island Rail Road (LIRR). This accessibility ensures an easy commute for employees and streamlined transportation of goods.
- **Industrial Business Zone:** The property is situated in the East New York industrial business zone, providing a conducive environment for industrial and commercial activities.

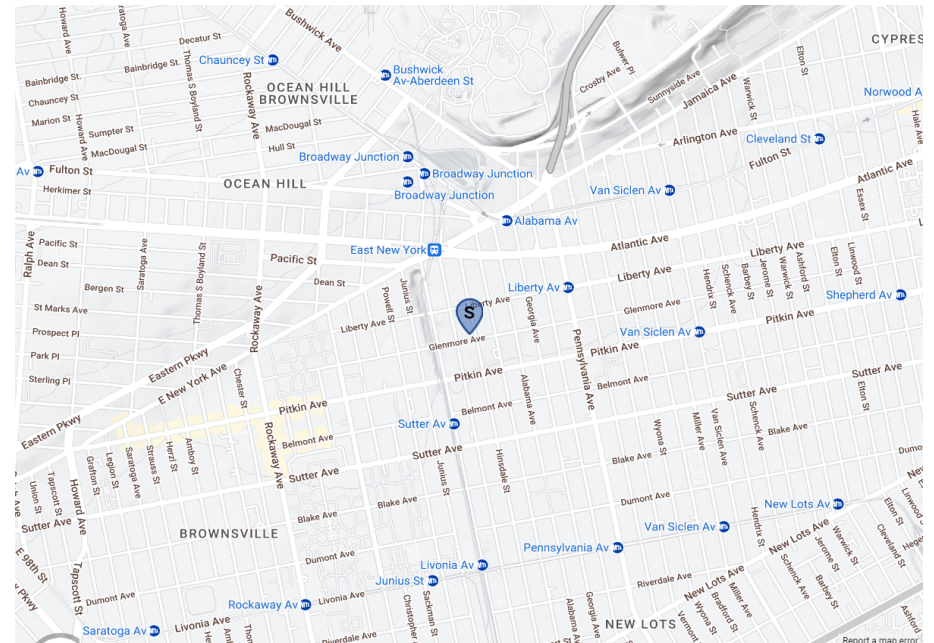
## East New York Industrial Business Zone

- **Overview:** Nestled within the strategically designated East New York Industrial Business Zone (IBZ), this property stands as a testament to the City of New York's commitment to fostering a robust industrial and manufacturing landscape. Established in 2006, IBZs like the one in East New York provide a tailored environment with incentives aimed at supporting the growth and sustainability of businesses in these crucial sectors.

Regional Map



Locator Map





## Key Advantages of the East New York IBZ

- **1. Relocation Tax Credit:**  
Financial Incentives: The East New York IBZ offers a relocation tax credit, providing industrial and manufacturing firms with \$1,000 per employee, up to a maximum of \$100,000. This financial incentive is designed to encourage businesses to choose this zone as their operational base.
- **2. Land Use Policy Commitment:**  
Stability in Planning: Businesses within the East New York IBZ benefit from a commitment by the City of New York to refrain from supporting rezoning that would permit new residences within the zone. This commitment offers stability in land use policy, ensuring a predictable and supportive operational environment.
- **3. Manufacturing-Zoned Land:**  
Tailored Environment: The East New York IBZ is exclusively comprised of manufacturing-zoned land. This ensures that the zone is purposefully designed to meet the unique needs of industrial and manufacturing businesses, providing a specialized and conducive operating environment.
- **4. Controlled Expansion:**  
Focused Growth: The commitment against rezoning for new residences underscores the city's focus on maintaining the East New York IBZ for industrial and manufacturing purposes. This controlled expansion strategy enhances the zone's longevity and stability.
- The East New York Industrial Business Zone serves as a beacon for businesses seeking a stable, supportive, and incentivized environment within the industrial and manufacturing sectors. The combination of financial benefits, land use policy commitment, and a focus on manufacturing-zoned land positions this zone as a strategic choice for businesses aiming for long-term growth and success. For a comprehensive exploration of the advantages offered by the East New York IBZ, please refer to detailed information on the zone's incentives and benefits.

---

## PROPERTY FEATURES

---

NUMBER OF UNITS	2
NET RENTABLE AREA (SF)	28,000
LAND SF	22,500
YEAR BUILT	1930
YEAR RENOVATED	1999
# OF PARCELS	1
ZONING TYPE	M1-4
BUILDING CLASS	D
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	100x200
TAXES	\$76,690
CEILING HEIGHT	16
FENCED YARD	2500SF
OFFICE SF	8000SF
DRIVE IN DOORS	4

---

## MECHANICAL

---

HVAC/WAREHOUSE	Gas Heat
FIRE SPRINKLERS	Wet
ELECTRICAL / POWER	200 Amp
HVAC/OFFICE	Central

---

## CONSTRUCTION

---

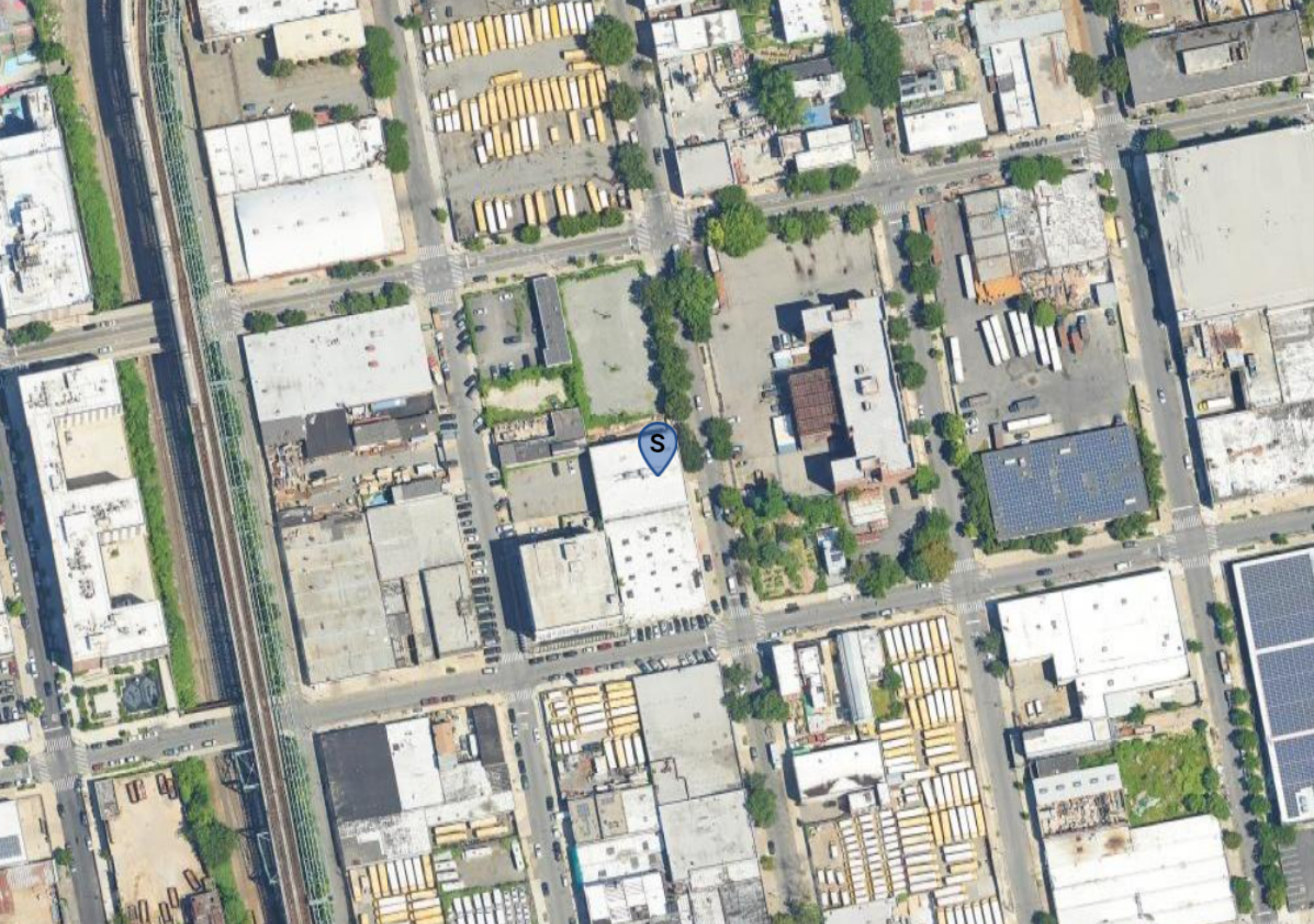
FOUNDATION	Concrete Slab
FRAMING	Masonry
ROOF	Flat

---



Heshie Goldfein  
Exclusive Listing Broker  
(212) 335-0708  
hgoldfein@goldcapre.com





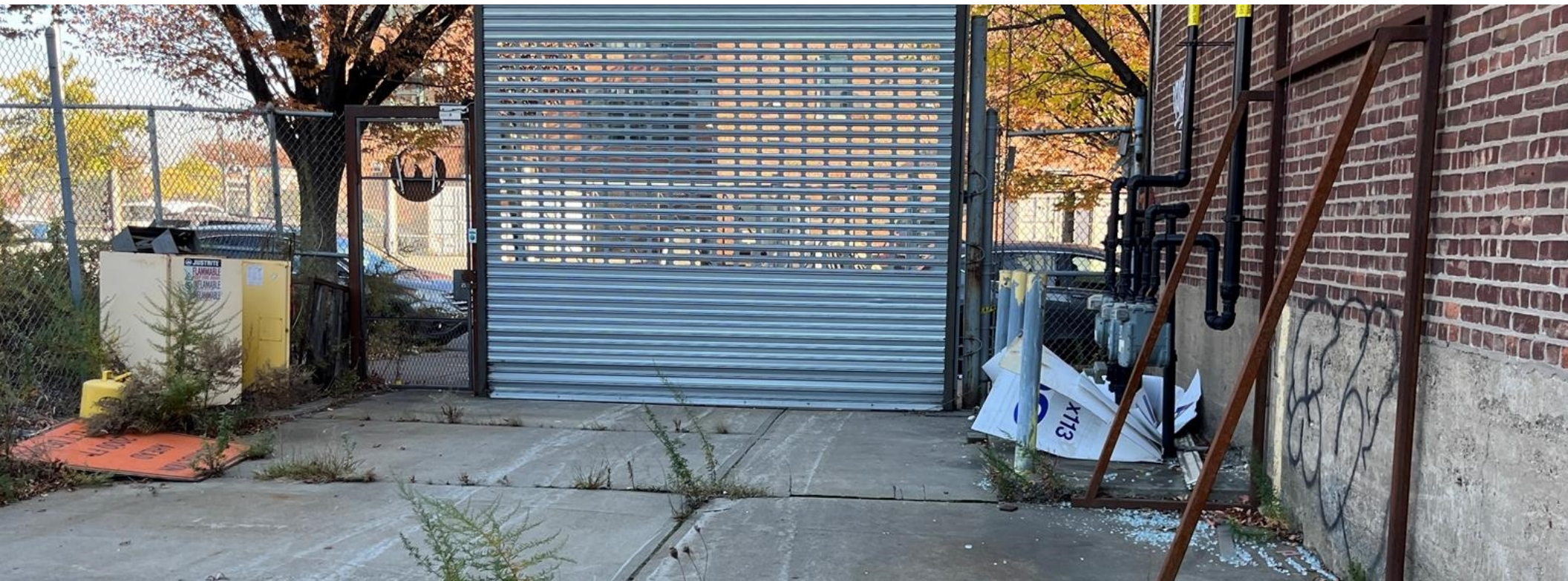








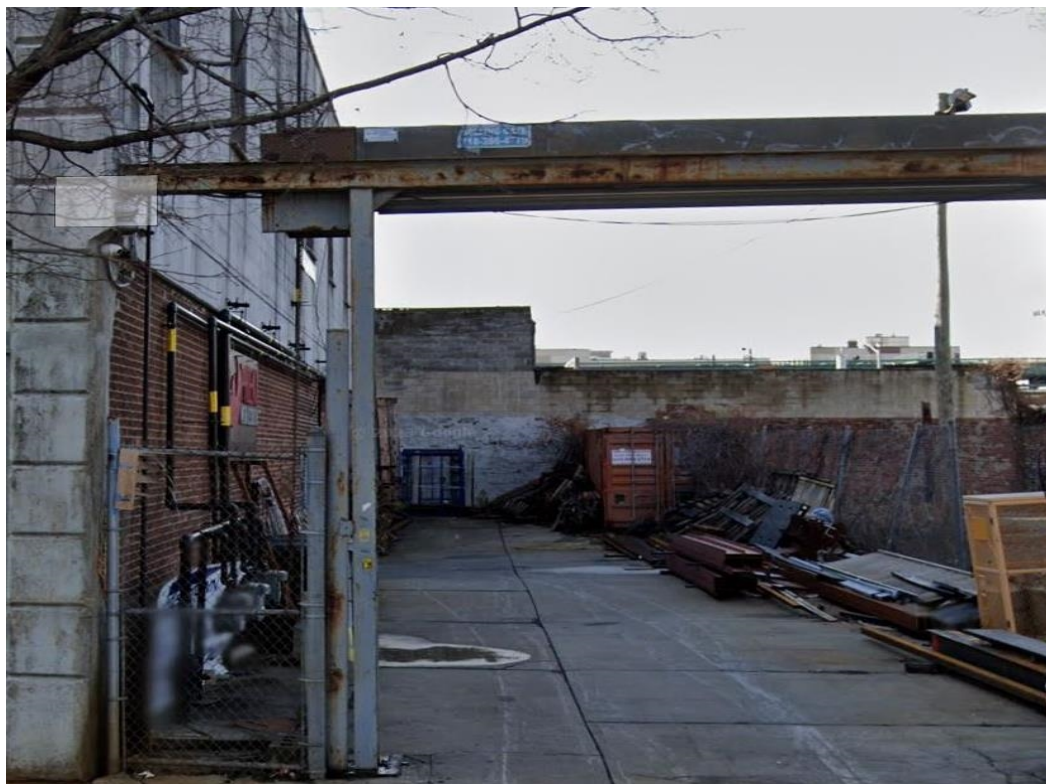
















# CERTIFICATE OF OCCUPANCY

**BOROUGH** BROOKLYN

**DATE:** 10/13/04 **NO.** 300653013

This certificate supersedes C.O. NO

**ZONING DISTRICT** M1-4

**THIS CERTIFIES** that the new—altered—existing—building—premises located at

100 HINSDALE STREET

**Block** 3698 **Lot** 23

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

## PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
1ST	300	20			16	E	PLUMBING CONTRACTOR EST.
1ST	300	20			17	D-2	FACTORY
2ND	300	20			6	E	OFFICES/ STORAGE





Goldcap Real Estate Advisors is a full-service New York City commercial real estate brokerage focused on bringing honest negotiations and transparency to the Five Boroughs. With over ten years of experience in commercial real estate, Goldcap leverages its extensive industry expertise and long-standing relationships to provide top-shelf commercial real estate brokerage services.

**Heshie Goldfein**  
Exclusive Listing Broker

# Industrial Property For Sale or Lease

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Goldcap Real Estate Advisors and it should not be made available to any other person or entity without the written consent of Goldcap Real Estate Advisors.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Goldcap Real Estate Advisors. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Goldcap Real Estate Advisors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Goldcap Real Estate Advisors has not verified, and will not verify, any of the information contained herein, nor has Goldcap Real Estate Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

### Heshie Goldfein

Goldcap Real Estate Advisors

Exclusive Listing Broker

(212) 335-0708

hgoldfein@goldcapre.com



<https://www.goldcapre.com/>