

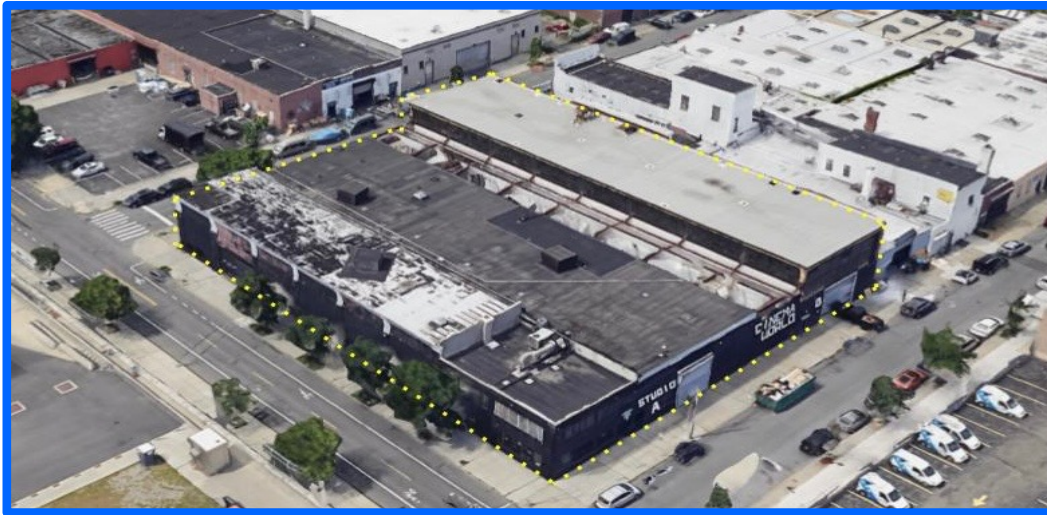
# Distribution-Warehouse-Manufacturing

**220 Dupont Street  
Greenpoint, Brooklyn, NY**

***32,759 Sq. Ft. Building***

***Divisions: 10,000 sq.ft. & 22,759 sq.ft.***

***5,400 Sq. Ft. Enclosed Parking***



## Features:

- ↑ 35' - 26'6" ceiling heights
- 🏠 6 drive-in doors
- 🔥 Infrared gas heat
- ⚡ 5000 Amps-3 phase
- 🚿 Wet sprinkler
- M3 industrial zone

## Transportation

- 7 Hunters Point or Vernon/Jackson
- G Greenpoint Avenue
- VTA Long Island Rail Road  
Hunterspoint Avenue
- 🚗 B32, B62, B43, B24
- 🚲 Queensboro Bridge
- 🚗 LIE, BQE, Midtown Tunnel
- Williamsburg Bridge

## Estimated Travel Time

- 🚶 12 minutes
- 🚶 13 minutes
- 🚶 17 minutes
- 🚶 3 minutes
- 20 minutes
- 8 minutes
- 12 minutes

***For Further Information and Inspection, Call Exclusive Agents:***

**John G.J. Ritter**  
Assoc. Broker  
718-371-0131  
jritter@s-z.com

**Emrah Sungu**  
Assoc. Broker  
718-732-0620  
esungu@s-z.com

 **Sholom &  
Zuckerbrot** Realty LLC  
*Established 1962*

3333 New Hyde Park Road, Suite 307  
New Hyde Park, NY 11042

# 220 Dupont Street Greenpoint, Brooklyn, NY

## Ideal For:

- Warehouse : Very High Ceilings for Storage
- Distribution: Easy Access 2 Street frontage
- Set Construction: Cranes in Place
- Manufacturing: Heavy Power
- Product Design: Unique Offices
- Workforce: Close to Public Transportation
- Enclosed Paved Area: Outdoor Storage or Parking

## New York City / New York State Benefit Programs

### (REAP) Relocation &

Employment Assistant Program:

Up to \$3,000 per employee

(CEP) Commercial Expansion Program:

Up to \$2.50 per sq. ft.

Moving & Relocation Tax Credit:

Up to \$100 per employee

Investment Tax Credit:

Qualified purchases  
of equipment

Energy Discounts:

Up to 10% to 30%

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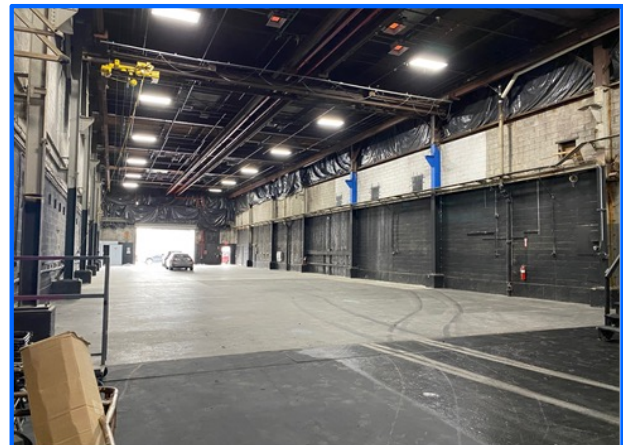


## **Specifications: Unit A**

**22,759 sq.ft 26'6" Ceiling 57'6" x 200' column spacing**  
2000 AMPS 3 Phase Power Infrared Heating Full AC  
Street-to-street Drive-in Loading 8,000 sq.ft. Unique Private Offices



**Enclosed Parking: 5,400 sq.ft.**  
Street-to-Street  
Paved Parking-Outdoor Storage



## **Specifications: Unit B**

**10,000 sq.ft. 35'ceiling 50'x 200' columns**  
3000 AMPS 3 phase power-Radiant gas heat  
Street-to-street Drive-in Loading

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