

THE  
WHALE



Sunset Park

14 53rd St, Brooklyn, NY 11232

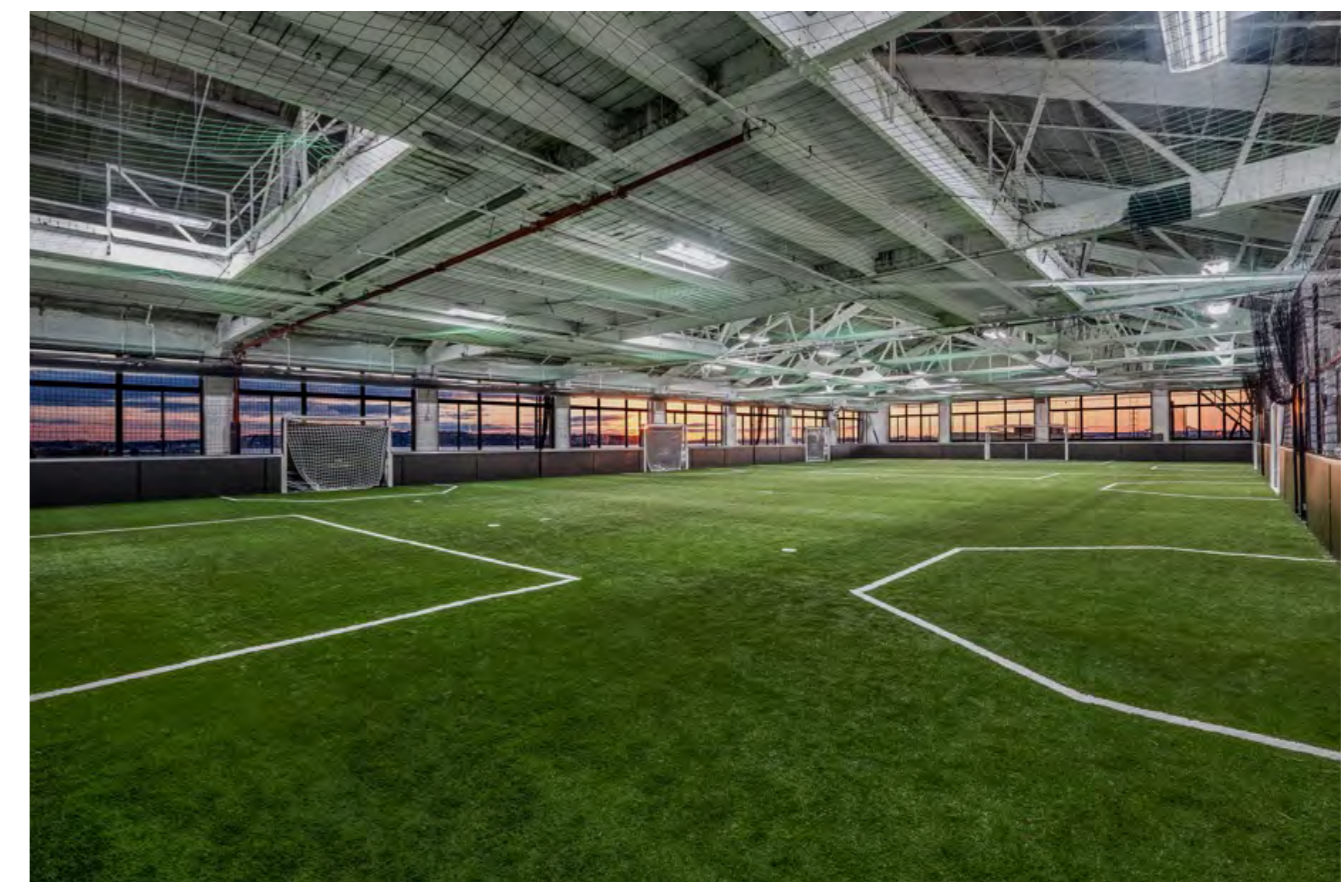
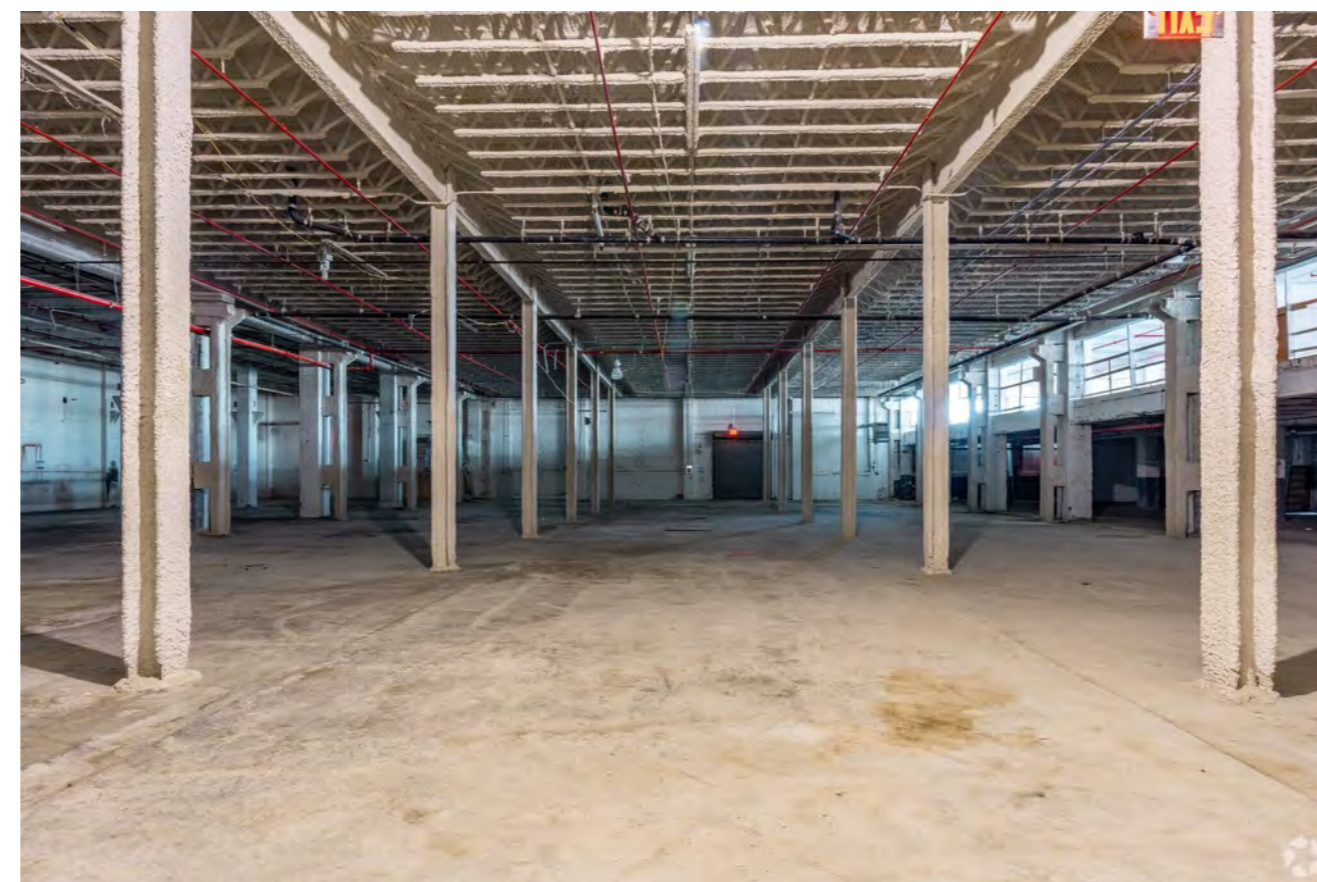
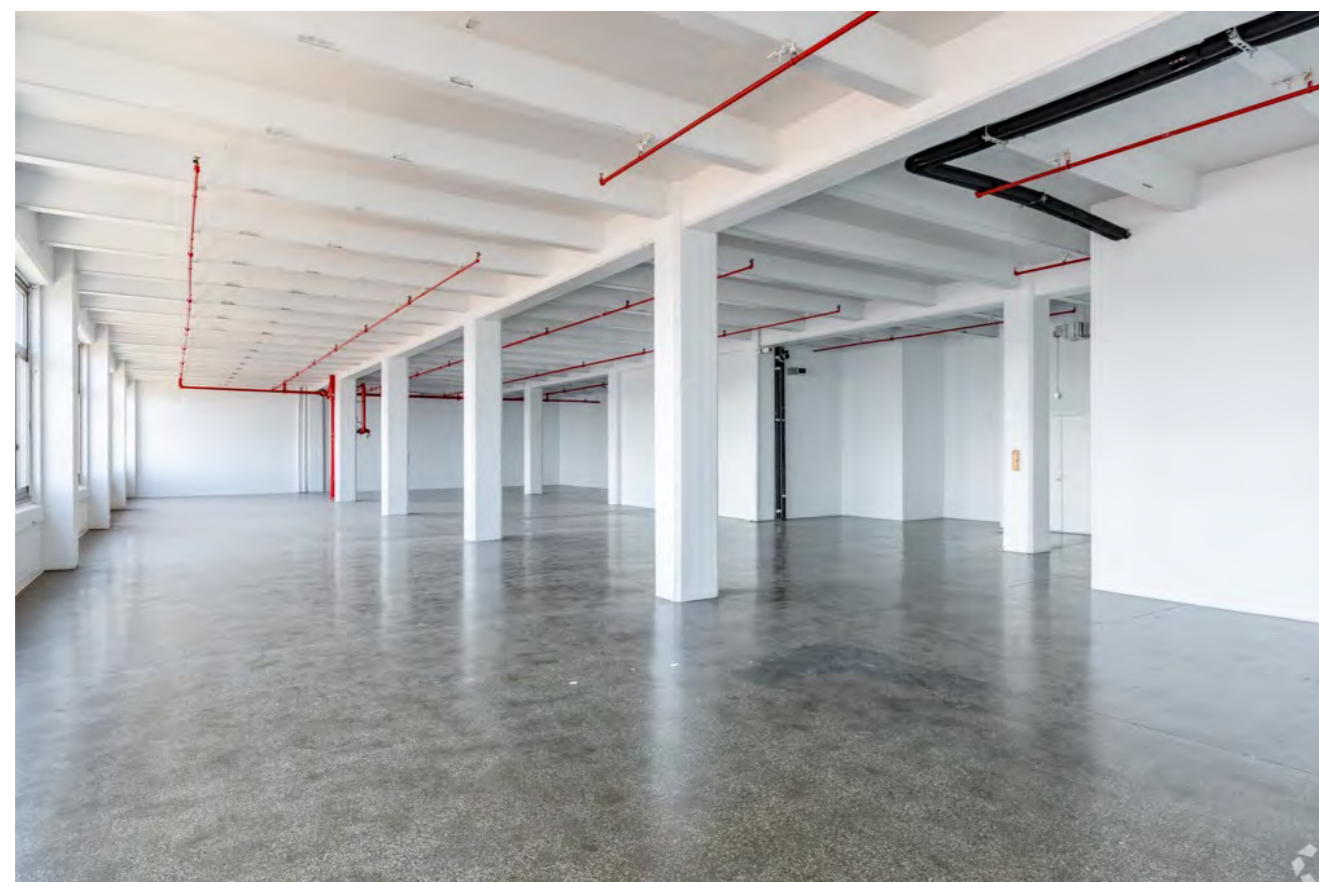
# The Whale Brooklyn

The Whale Brooklyn at 14 53rd Street is an expansive complex redefining the flex industrial experience in Brooklyn, New York. The seven-story property contains over 500,000 Square feet of space with versatile floor plates, ideal for warehousing distribution, e-commerce, logistics, light assembly and manufacturing, and flex office use. The property features customizable units ranging from 1,500-50,000 SF, 13'-22' ceiling heights, and striking panoramic waterfront views. Perfect for large businesses looking for a headquarters and smaller firms and start-ups looking to establish themselves, The Whale provides something for everyone.



# Flex Industrial Options

The Whale has a variety of customizable flex industrial spaces, ranging from 2,500-50,000sf. Existing uses at the building include warehouse/distribution, creative office, sports and entertainment, commissary kitchens, photo and artist studios, and flex industrial.





# Set Your Sights on Sunset Park

The Whale sits among the culture, creativity, and historic character of Brooklyn's Sunset Park. The neighborhood's many outdoor spaces and scenic skyline views provide a welcomed escape from the city while offering easy access to Manhattan and beyond.

375+

corporate neighbors  
in Sunset Park

30+

company headquarters  
in Sunset Park



## Neighborhood Highlights

### RESTAURANTS & BARS

- Ba Xuyen
- Five Boroughs Brewing Co.
- Kofte Piyaz
- Zona Sur Bar Bistro
- Twist Seafood
- Tacos El Bronco

### FITNESS & RECREATION

- Socceroof (at The Whale)
- Ardon Sweet Science Gym
- Bush Terminal Piers Park
- Sunset Park

### COFFEE & CAFES

- Cafe Grumpy
- Laurentino's Pasticceria
- Parlay
- Tin Cup Cafe
- Brooklyn Coffee Roasters
- Slimak Café
- Yafa Cafe

### COMMUNITY & CULTURE

- Brooklyn Army Terminal
- Liberty Plaza
- NYU Lutheran Medical Center
- Sunset Park Library

*Pictured Left: Sunset Park;  
Right: Five Boroughs Brewing Co.*

# Views from the building



# Co-warehousing

Ownership is working with Portal Warehousing to offer flexible co-warehousing and logistics space with shared access to amenities and critical logistics infrastructure. Spaces range in size from 250-1,500 SF and are offered on a short-term, flexible basis. Portal's plug-and play solution includes critical logistics infrastructure, integrated logistics services, and support through community and a partner network. Ideal for e-commerce merchants, enterprise companies, and small businesses.



LEARN MORE



## 250-1,500 RSF

units available

## Flexible lease term

3mo, 6mo, 12mo

## Move-in Ready

nocapex, no hassle

## All-Inclusive

utilities, wifi, logistics

## Daily Carrier Pickups

we handle shipping and receiving for you

## Community

partnerships, events, growth

# Portal Memberships

Choose from a variety of co-warehousing memberships customizable to fit your needs. Ideal for small businesses, e-commerce, and enterprise.



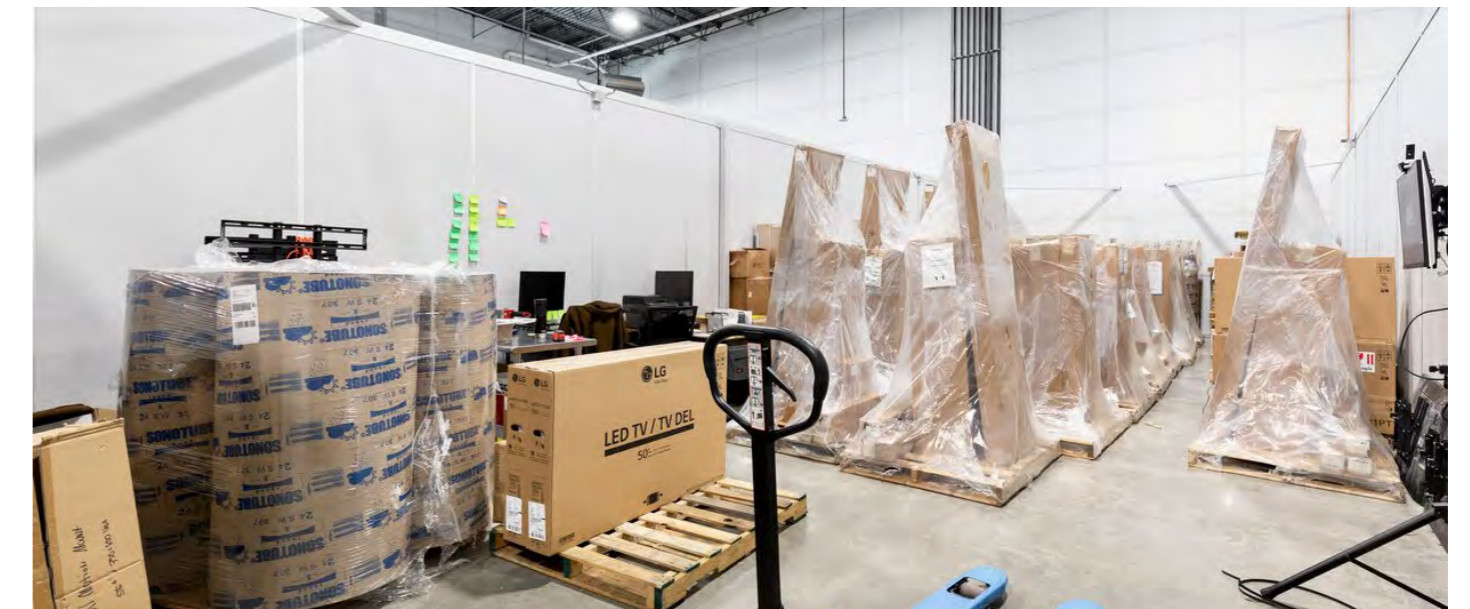
## SMALL

The ideal start-up space, where you can launch your business with the proper infrastructure you need



## MEDIUM

The perfect space for any business growing out of a spare bedroom or garage. Purpose-built for your needs.



## LARGE

Designed for enterprise level operations. Enough room for a few employees and plenty of products.

# Portal Amenities

All inclusive amenities that will elevate and grow your business. Let us help you put your product and team first.

 **Top Notch Security**

 **Community Events**

 **Shipping/Receiving Address**

 **Technology Partnerships**

 **Easy Monthly Billing**

 **Growth Support**

 **Utilities Included**

 **Super Fast Internet**

 **Private Offices**

 **Reception Services**

 **Loading Docks/Equipment**

 **Daily Carrier Pickups**



# There Are Many Ways to Reach The Whale

The Whale is pleased to offer dedicated shuttle service and new on-site parking.

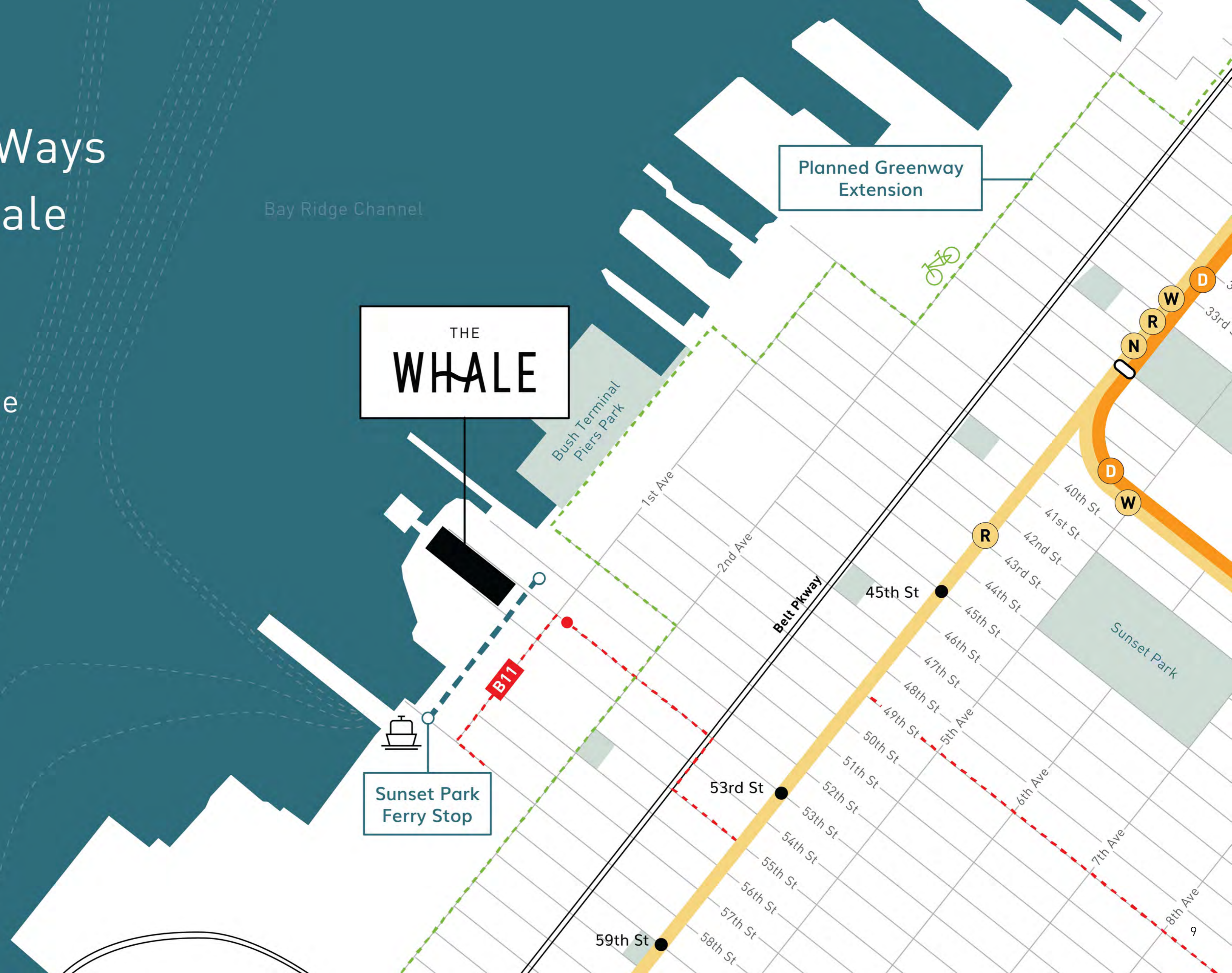
New indoor parking garage and on-site bike and electric scooter parking

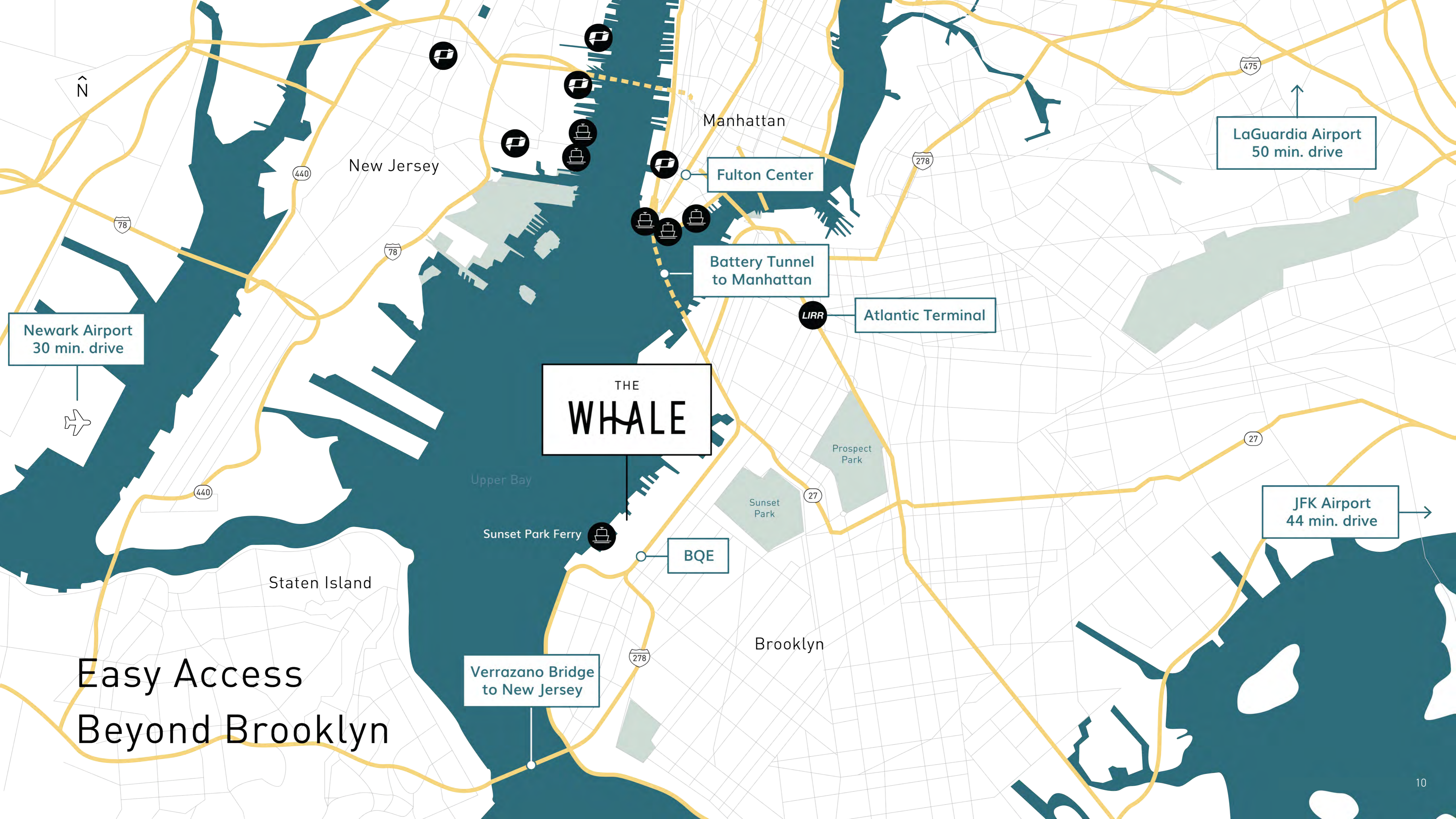
Sunset Park ferry stop less than 1 mile from the Whale

3-min walk to closest bus stop (B11)

N, R, D trains

- 53rd St – 0.6 mi **R**
- 59th St – 0.9 mi **N R**
- 36th St – 1.5 mi **N R D**





THE  
**WHALE**

LaGuardia Airport  
50 min. drive

Newark Airport  
30 min. drive

JFK Airport  
44 min. drive

Easy Access  
Beyond Brooklyn

Verrazano Bridge  
to New Jersey

BQE

Atlantic Terminal

Battery Tunnel  
to Manhattan

Fulton Center

New Jersey

Manhattan

Staten Island

Brooklyn

Upper Bay

Sunset Park

Prospect Park

Sunset Park Ferry

# Over 300,000 SF Available

Spaces to accommodate flex, industrial and office tenants from 250-70,000 SF

## AVAILABLE SUITES

Suite	Type	RSF	Ceiling Height
701	Full Floor	29,500	13'-7.5"
601	Portal Warehousing	29,000	13'-7.5"
501	Portal Warehousing	29,000	13'-7.5"
401	Partial Floor	5,600	13'-7.5"
410N	Partial Floor	9,100	13'-7.5"
416S	Partial Floor	2,000	13'-7.5"
301	Partial Floor	10,900	15'-5"
304N	Partial Floor	15,000	15'-5"
RF2B	Partial Floor	3,800	Rooftop
201	Partial Floor	7,100	15'-5"

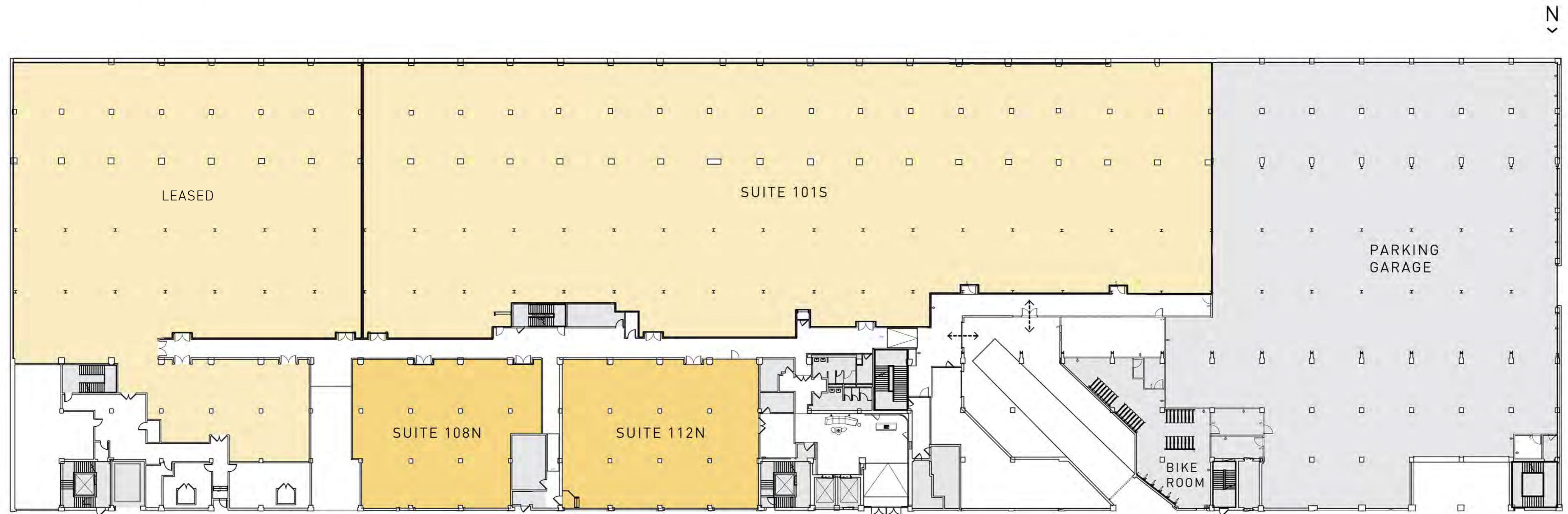
Suite	Type	RSF	Ceiling Height
207N	Partial Floor	1,500	15'-5"
207S	Partial Floor	22,200	15'-5"
208N	Partial Floor	1,600	15'-5"
209N	Partial Floor	3,100	15'-5"
211N	Partial Floor	5,200	15'-5"
218N	Partial Floor	10,300	15'-5"
M22N	Full Floor	11,400	10'-6"
101S	Partial Floor	43,430	19'-4"
108N	Partial Floor	6,500	19'-4"
112N	Partial Floor	6,800	19'-4"



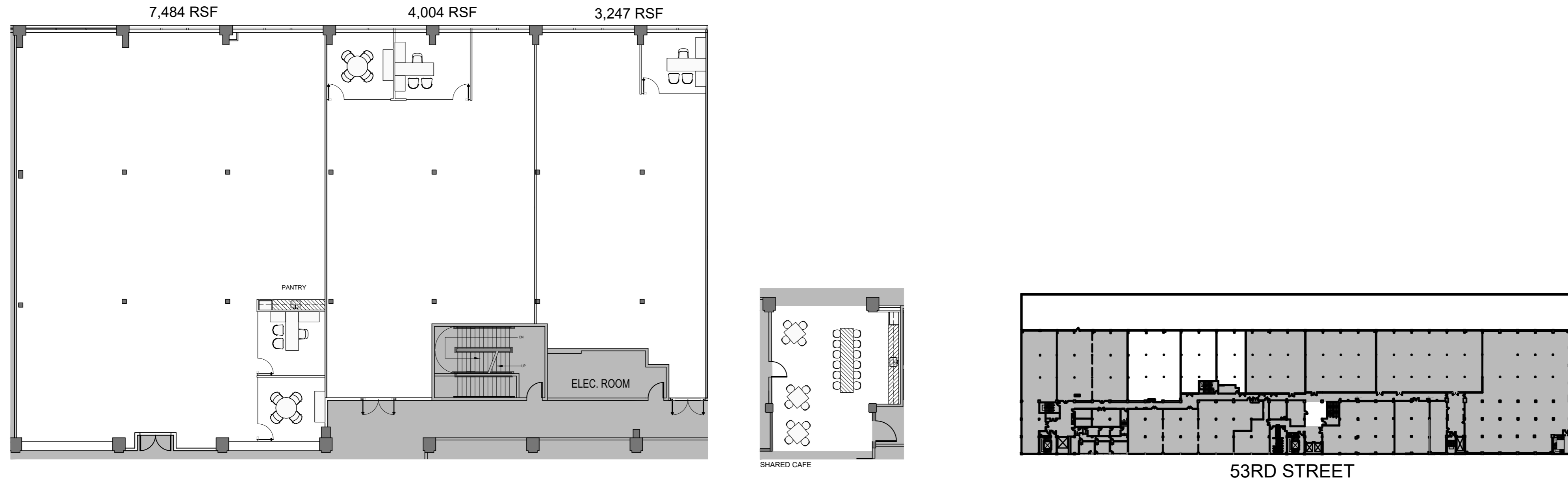
# Industrial/Flex Space

## AVAILABLE SUITES

Suite	Type	RSF
101S	Partial Floor	43,430
108N	Partial Floor	6,476
112N	Partial Floor	6,797

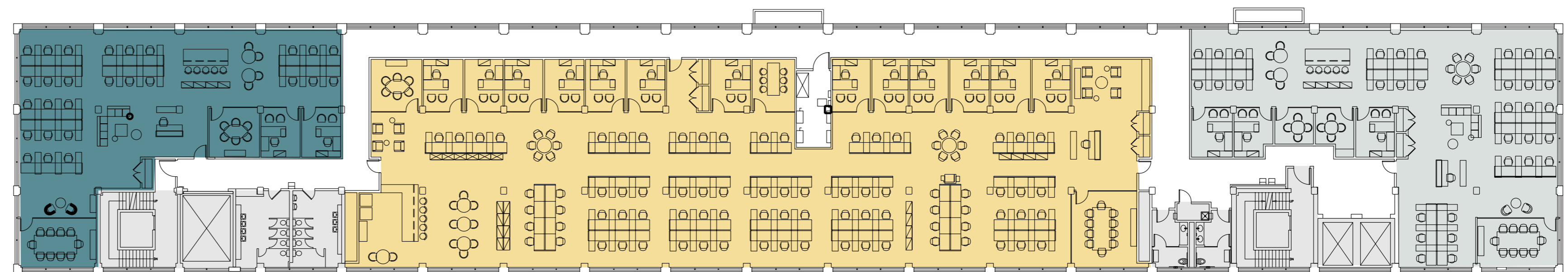


# Test Fits



## MULTI TENANT

Tenant Floor Count	T1	T2	T3
Closed Offices	2	13	3
Conference Rooms	2	3	3
Workstations	27	82	33
Pantry	1	1	1
Common Areas	2	3	2
Open Huddles	2	5	3
<b>Total Head Count</b>	<b>29</b>	<b>95</b>	<b>36</b>



# Economic Incentives & City Initiatives

New York City and New York State also provide various incentive programs geared towards attracting prospective commercial tenants to the area and supporting efficient energy use and commercial development and growth.

PROGRAM	ELIGIBLE BUSINESSES	BENEFIT (1)	DURATION (2)	POTENTIAL SAVINGS
REAP (Relocation & Employment Program)	Relocating office or industrial tenants	\$3,000/ employee	12 years	33.6%
CEP (Commercial Expansion Program)	New, renewal or expansion office or industrial tenants	\$2.50 PSF	5 years, with 2 yr phase out	10.0%
IBZ (Industrial Business Zone)	Relocating office or industrial tenants	\$1,000/ employee	One-time	11.2%
Excelsior Jobs Program	Targeted industries that provide new jobs	Varied	10 years	N/A
ECSP (Energy Cost Savings Program)	Relocating office or industrial tenants	45% electrical & 35% nat gas costs	12 years, with 4 yr phase out	N/A

New York City has also committed to helping support future growth within the sub-market through the Sunset Park Vision Plan, which includes:

**Improving freight transportation systems and policies** to promote environmentally-friendly and efficient practices

**Bush Terminal Park** – multi-sport field, baseball/softball field, viewing areas, comfort station, pedestrian path, and bicycle lanes

**South Brooklyn Marine Terminal** – modern recycling center

**65th Street Rail Yard at BAT** – NYNJ Rail provides service between national freight rail and New York City via the Cross Harbor car float system

# Team & Contacts

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## OWNERSHIP

Capstone  
Equities

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THE **WHALE**

whalebrooklyn.com