



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



688 COURT STREET

BROOKLYN, NY 11231

3.7 Acre of IOS Parking Available For Lease in Red Hook

TYPE

Land / Parking



SQUARE FT.

160,000 RSF



ZONING

M3-1

LOADING



4 GATE ACCESS



PARCEL ID

621
BLOCK



ELECTRIC POWER

2,600 AMPS

Potential to Add Up to 10 MW
to the Current Plan



1
LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

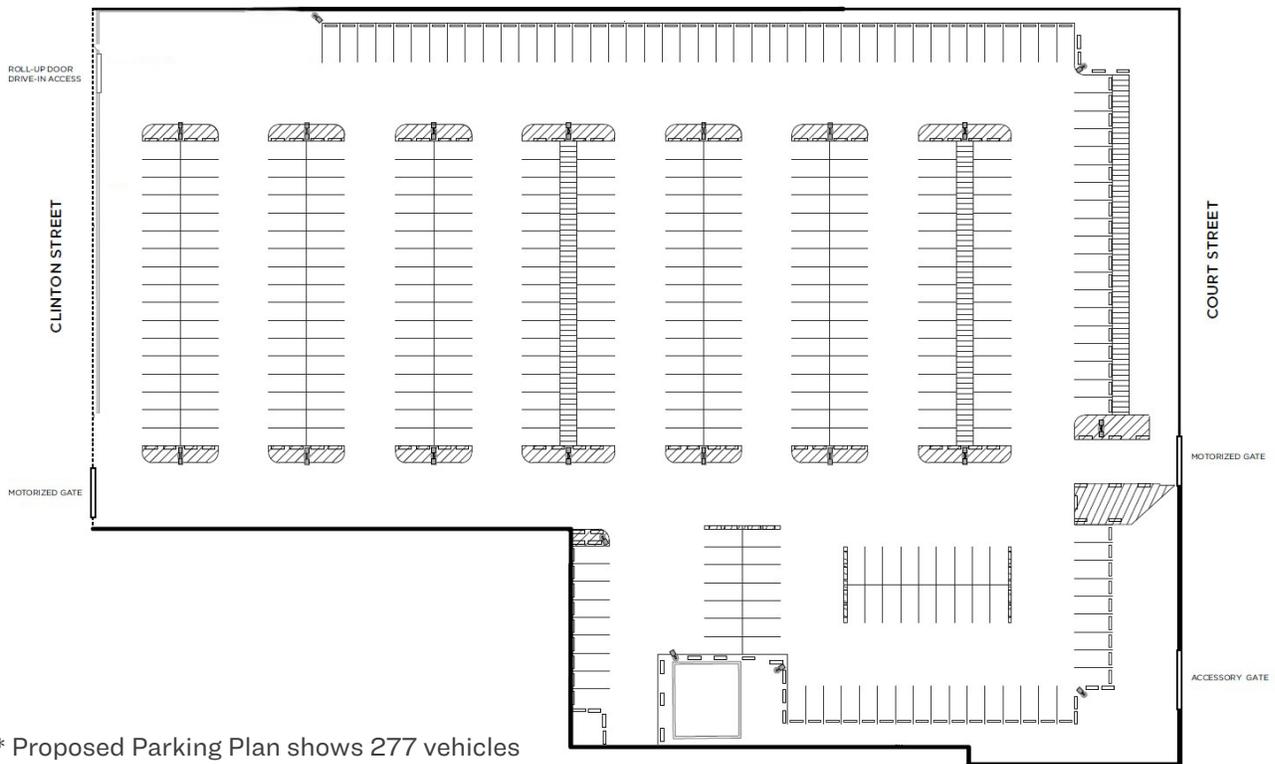
688 Court Street is a 3.7 acre (160,000 sq. ft.) industrial zoned lot located in the Red Hook sub-market of Brooklyn, NY. This is a rare opportunity for tenants with fleet parking requirements, especially those interested in establishing critical mass in Brooklyn or the boroughs.

The property features 605 linear feet of combined, unobstructed frontage with multiple points of access including four (4) gates — two (2) on Court Street and two (2) on Clinton Street.

The site is powered by 2,600 amps of electric service that is sufficient to accommodate electric vehicle charging requirements.

Red Hook is strategically located at the intersection of the Gowanus Expressway / Brooklyn-Queens Expressway (I-278), Hugh L. Carey Tunnel (I-478), and New York State Route 27, which connects 688 Court Street to the boroughs, New Jersey, Long Island, and all major NYC area airports.

PROPOSED PARKING PLAN



* Proposed Parking Plan shows 277 vehicles

*  Proposed charging station median



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

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PROPERTY FACT SHEET

- 160,000 Sq. Ft. Surface Parking Area
- 605 Linear Sq. Ft. of Combined, Unobstructed Frontage along Court Street and Clinton Street
- Paved Open Lot Area with Drainage
- Secured and Gated Site with Perimeter Privacy Wall and Fencing
- Four (4) Gates — Accessible from Court Street and Clinton Street
- New Site Lighting and Security Cameras
- Institutional Ownership
- Professionally Managed



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TRANSPORTATION

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  F G SMITH-9TH STREETS
(0.6 MILES - 12 MINUTE WALK) |  B57, B61: COURT ST / LORRAINE ST
(0.2 MILES - 4 MINUTE WALK) |
|  I-278 GOWANUS EXPRESSWAY
(0.6 MILES) |  IKEA EXPRESS SHUTTLE
(0.6 MILES - 12 MINUTE WALK) |
| HUGH L. CAREY TUNNEL
(0.6 MILES) |  BAY STREET X COURT STREET
(0.1 MILES - 2 MINUTE WALK) |
| I-278 BROOKLYN-QUEENS EXPRESSWAY (0.8 MILES) | HENRY STREET X BAY STREET
(0.2 MILES - 4 MINUTE WALK) |
| NY27 PROSPECT EXPRESSWAY (1.5 MILES) |  LAGUARDIA AIRPORT
(12 MILES - 25 MINUTES) |

Federal, New York State, and Local Economic Incentives

The following is a list of potential incentives that may be available subject to type of business and other factors that should be verified by consulting with an attorney or benefits consultant.

INDUSTRIAL BUSINESS ZONE (IBZ)

The property is located in a designated IBZ that may provide tax credits on a per-employee basis to industrial and manufacturing companies.

Other incentives that may be available include:

- Workforce Programs
- Apprentice NYC
- NYC Industrial Developer Loan Fund
- NYC IDA Industrial Program
- Excelsior Jobs Program
- Relocation and Assistance Program (REAP)
- EDZ Employment Incentive Program (EDZ-EIC)
- Energy Cost Savings Program (ECSP)
- Industrial & Commercial Abatement Program (ICAP)



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FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



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