

303 LOUISIANA AVE

FOR LEASE
NYC'S PREMIER
INDUSTRIAL
DEVELOPMENT



90,560 SF WAREHOUSE | 102,291 SF ROOFTOP PARKING
CLASS A NEW CONSTRUCTION | Q3 2026 DELIVERY

303 LOUISIANA AVE, BROOKLYN, NEW YORK



KEY ADVANTAGES



BUILDING FEATURES

303 LOUISIANA AVE

WAREHOUSE 90,560 SF Logistics Space

ROOFTOP PARKING 102,291 SF Secured, Lit, EV Ready Parking Structure & clearance accommodates Box Trucks, Vans, & Autos Divisible/can be leased separately from warehouse

CEILINGS 19'

COLUMNS 40' x 41'

LOADING 6 Docks
8 Drive-Ins

ACCESS Extra wide streets

TRANSIT  Bus Lines B6, B60 & B82
 L Train Subway

ICAP \$9.8M Real Estate Tax Savings*
*Projection for the first ten years of lease

SPRINKLERS ESFR

POWER 480V / 3,000A



LEED PRE-CERTIFIED

GROUND FLOOR WAREHOUSE

90,560 SF
SIX (6) LOADING DOCKS
EIGHT (8) DRIVE-IN DOORS
19' CLEAR



MALTA ST

WORTMAN AVE

COZINE AVE

90,560 SF
WAREHOUSE

RAMP

LOADING

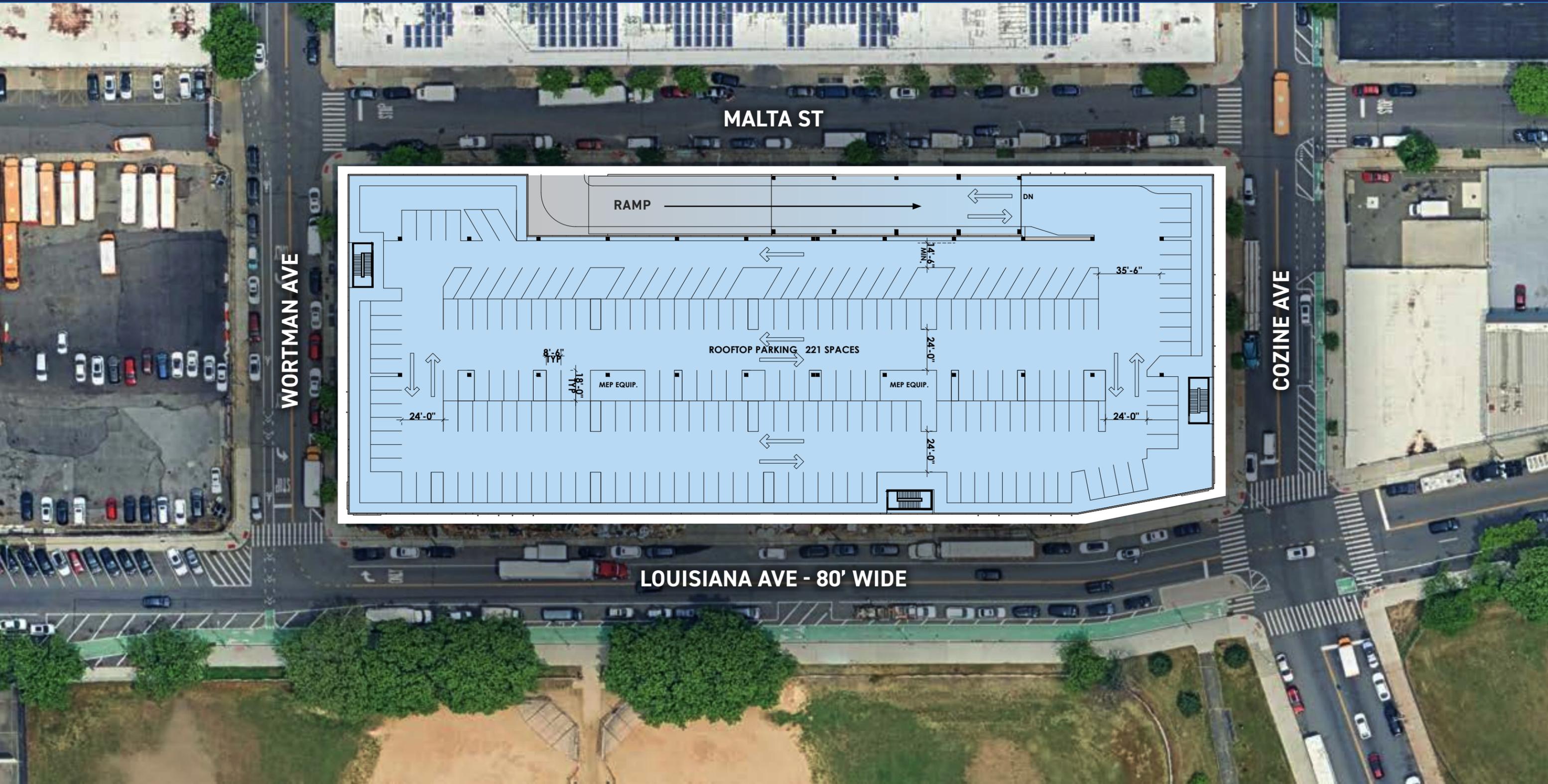
LOUISIANA AVE - 80' WIDE

- DRIVE-IN DOOR
- ▼ LOADING DOCK

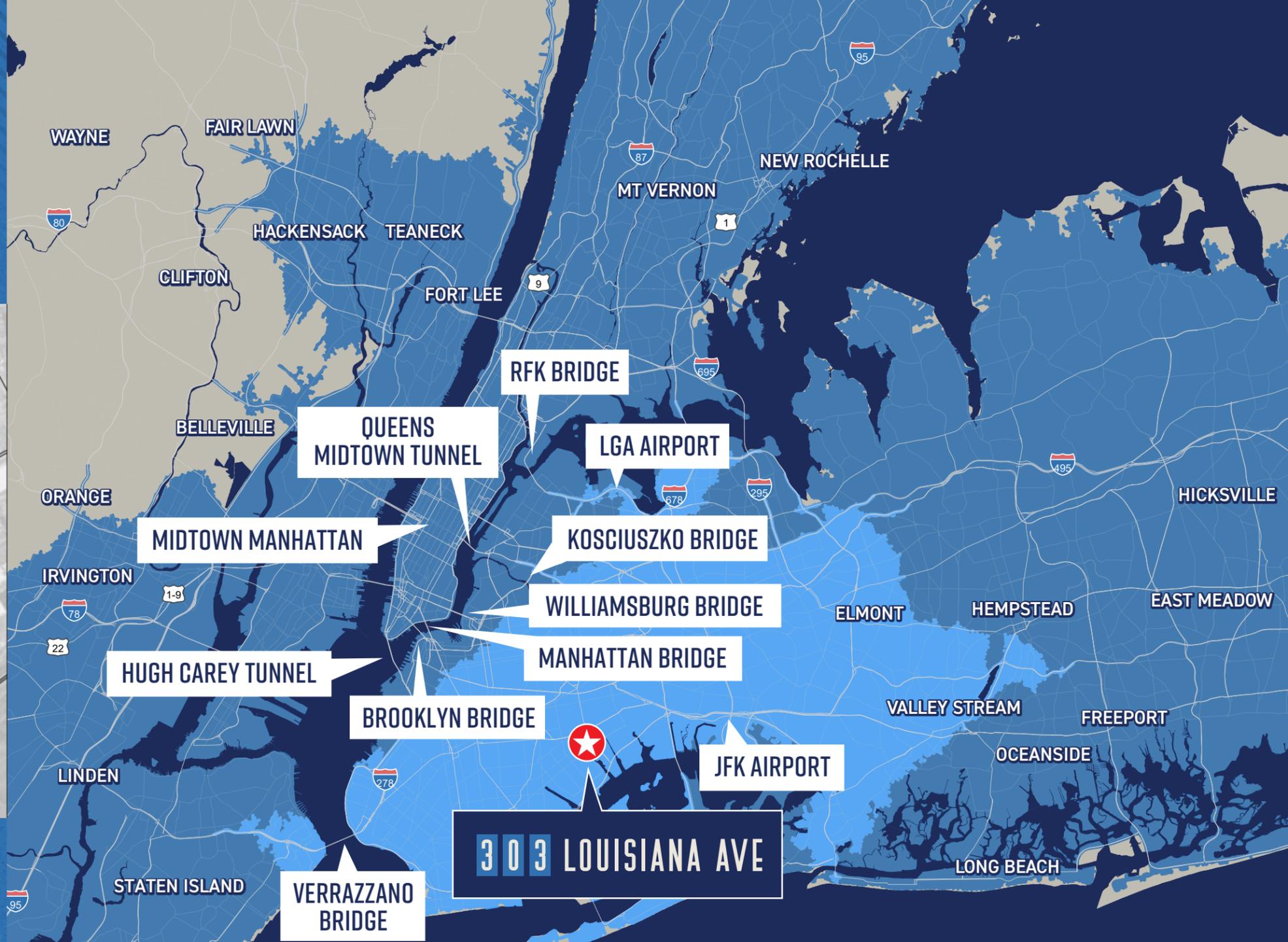
ROOFTOP PARKING

102,291 SF

STRUCTURE & CLEARANCE ACCOMMODATES BOX TRUCKS, VANS, AND AUTOS
DIVISIBLE / CAN BE LEASED SEPARATELY FROM WAREHOUSE
EV READY | SECURED AND WELL-LIT (EXTERIOR LED LIGHTING)



DRIVE TIMES + DEMOGRAPHICS



KEY DESTINATIONS

Williamsburg Bridge	5 miles
Barclays Center	5 miles
Brooklyn Bridge	6 miles
Manhattan Bridge	6 miles
Kosciuszko Bridge	6 miles
JFK Airport	7 miles
Hugh Carey Tunnel	8 miles
Queens Midtown Tunnel	10 miles
LaGuardia Airport	10 miles
Verrazzano-Narrows Bridge	12 miles

REACH OVER 14 MILLION CONSUMERS IN ONE HOUR DRIVE TIME

DRIVE TIME	POPULATION	AVG HH INCOME
30 Mins	4,950,000	\$92,000
60 Mins	14,200,000	\$108,000

303

LOUISIANA AVE



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BROOKLYN, NY

