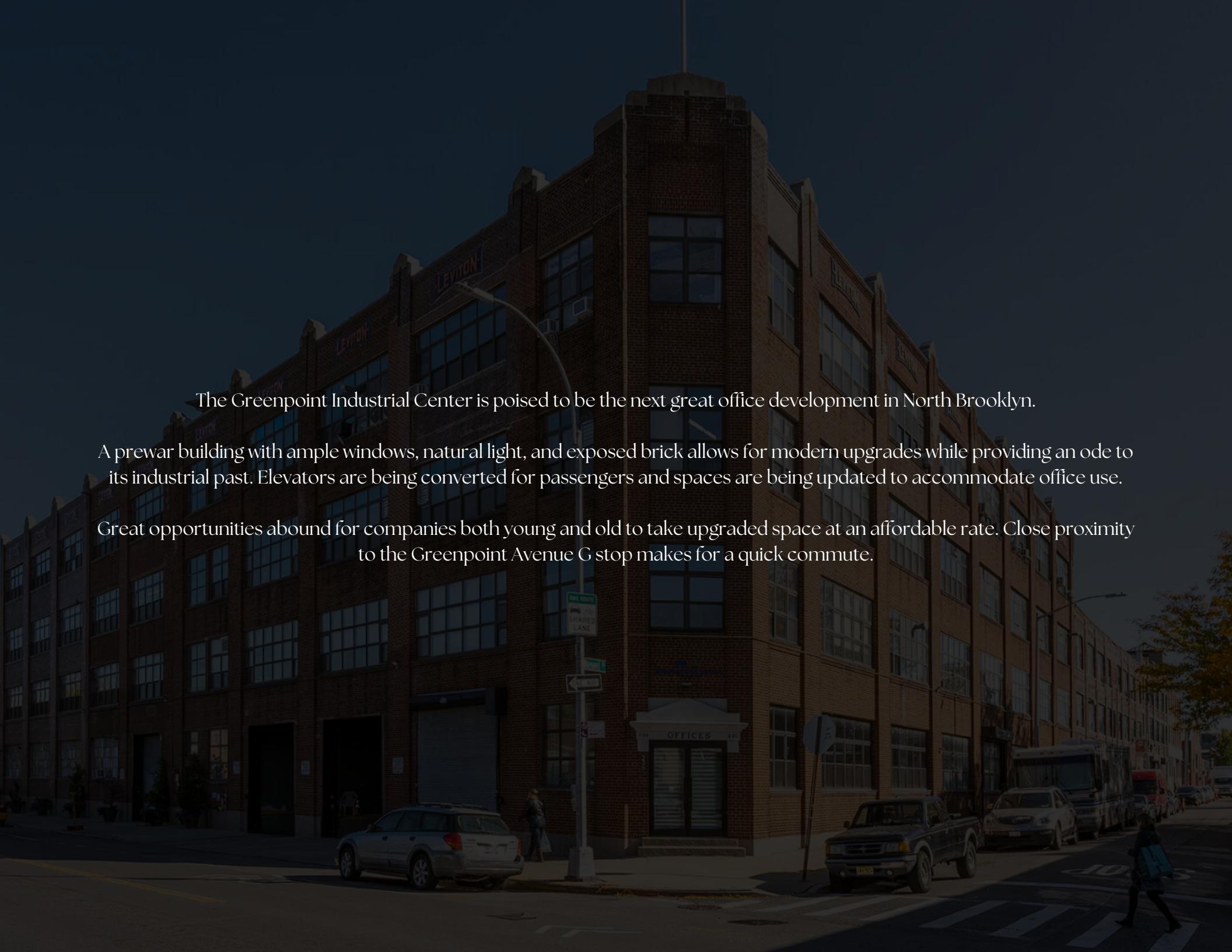




276 Greenpoint Avenue

Brooklyn, NY 11222

Experience Greenpoint's industrial legacy revitalized. Discover a transformed factory loft—now upscale retail and office space. With historic charm and modern amenities, these adaptable layouts offer an ideal canvas for your business. Join the evolution of this iconic neighborhood in Brooklyn's thriving commercial landscape.



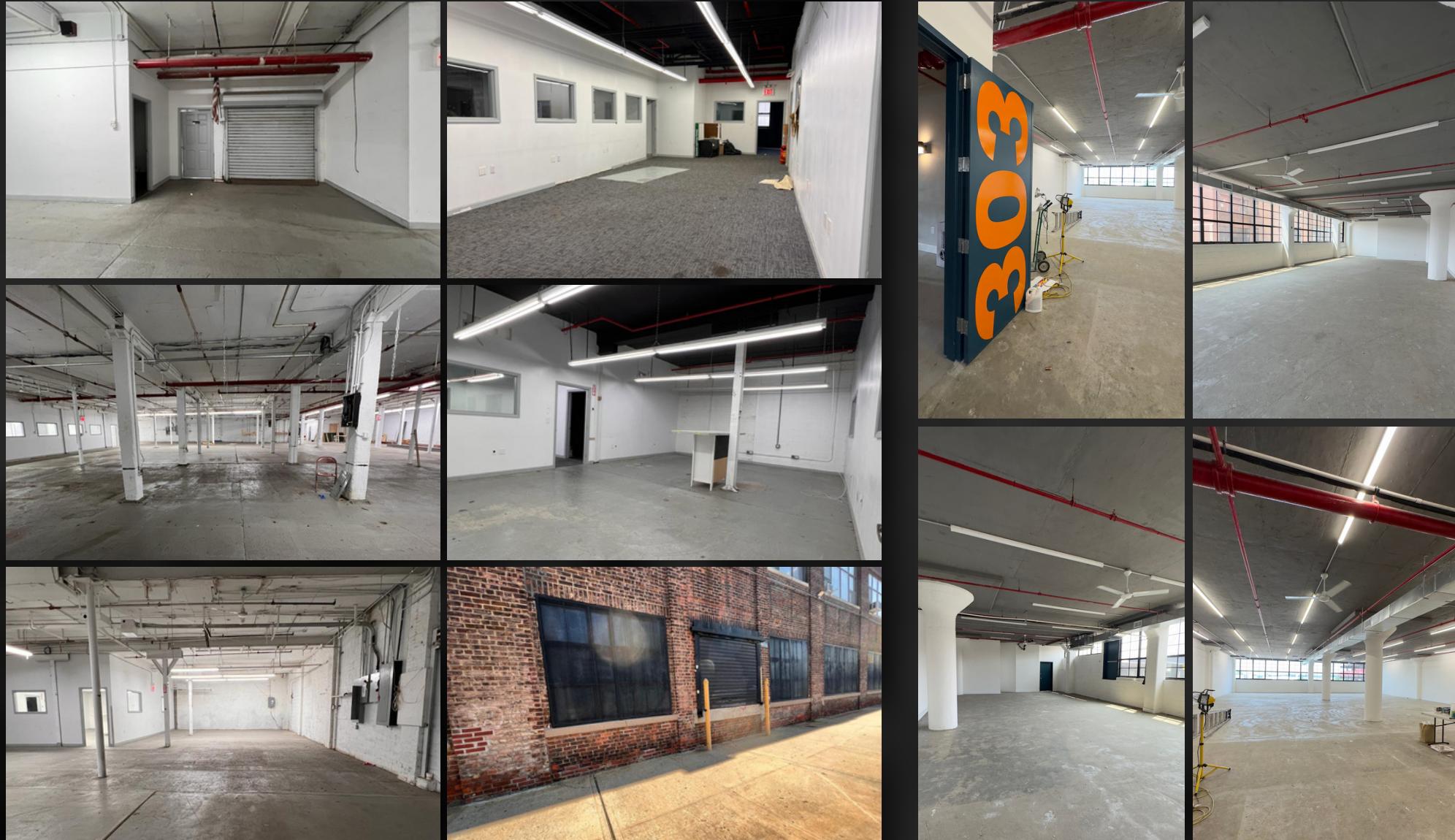
The Greenpoint Industrial Center is poised to be the next great office development in North Brooklyn.

A prewar building with ample windows, natural light, and exposed brick allows for modern upgrades while providing an ode to its industrial past. Elevators are being converted for passengers and spaces are being updated to accommodate office use.

Great opportunities abound for companies both young and old to take upgraded space at an affordable rate. Close proximity to the Greenpoint Avenue G stop makes for a quick commute.

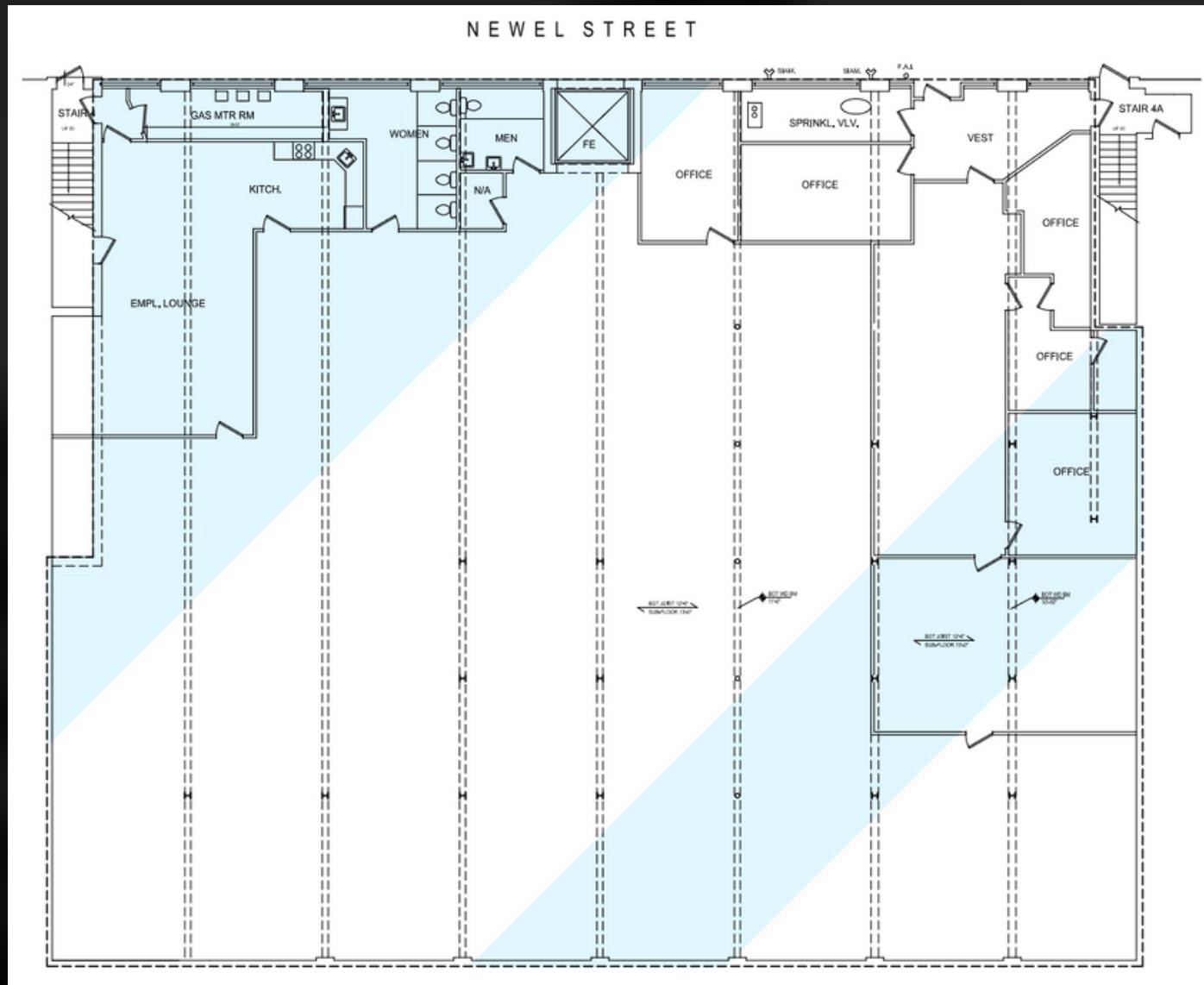
276 GREENPOINT AVE, BROOKLYN, NY 11222

THE
ROEBLING
GROUP



1ST FLOOR

3RD FLOOR



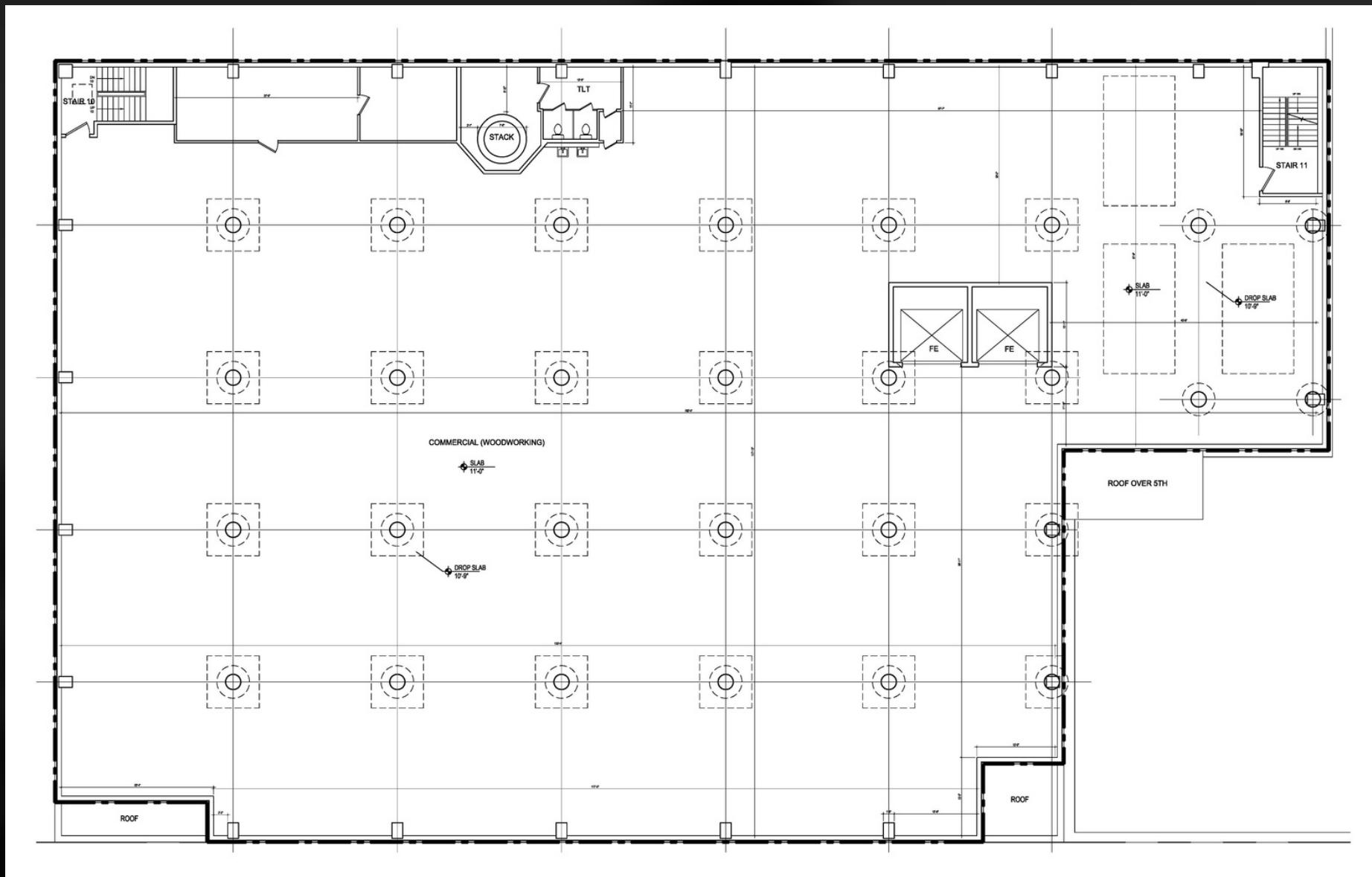
1ST FLOOR FLOORPLAN

276 GREENPOINT AVE, BROOKLYN, NY 11222

THE
ROEBLING
GROUP



6TH FLOOR



6TH FLOOR FLOORPLAN

Location Map

3 Minutes
to Greenpoint Av
G Station

Annual Ridership: 2,092,568 (2022)

Travel time by car:
Midtown Manhattan - 14 minutes
Downtown Manhattan - 9 minutes



The Neighborhood

Where old meets new, and quiet meets lively. Greenpoint has it all: history, culture, art, food, and views. Whether you're looking for a cozy place to stay, a trendy spot to eat, or a scenic walk along the waterfront, you'll find it here.



276 Greenpoint Avenue

Brooklyn, NY 11222

Space Available

Ground Fl: 7,800 SF - \$35 MG
1st Fl: 12,261 SF - \$25 MG
3rd Fl: 2,830 SF - \$40 MG
3rd Fl: 3,960 SF - \$40 MG
6th Fl: 21,000 SF - \$25 MG

Drive Ins

10

Exterior Dock Doors

6

Clear Height

14'

Year Built

1931 (renovated in 1995)

Zoning

M1-1

For viewings and inquiries, please contact:



Corey Cohen
ccohen@roeblinggroup.com | 646.939.7375

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