



MADE

BUSH
TERMINAL

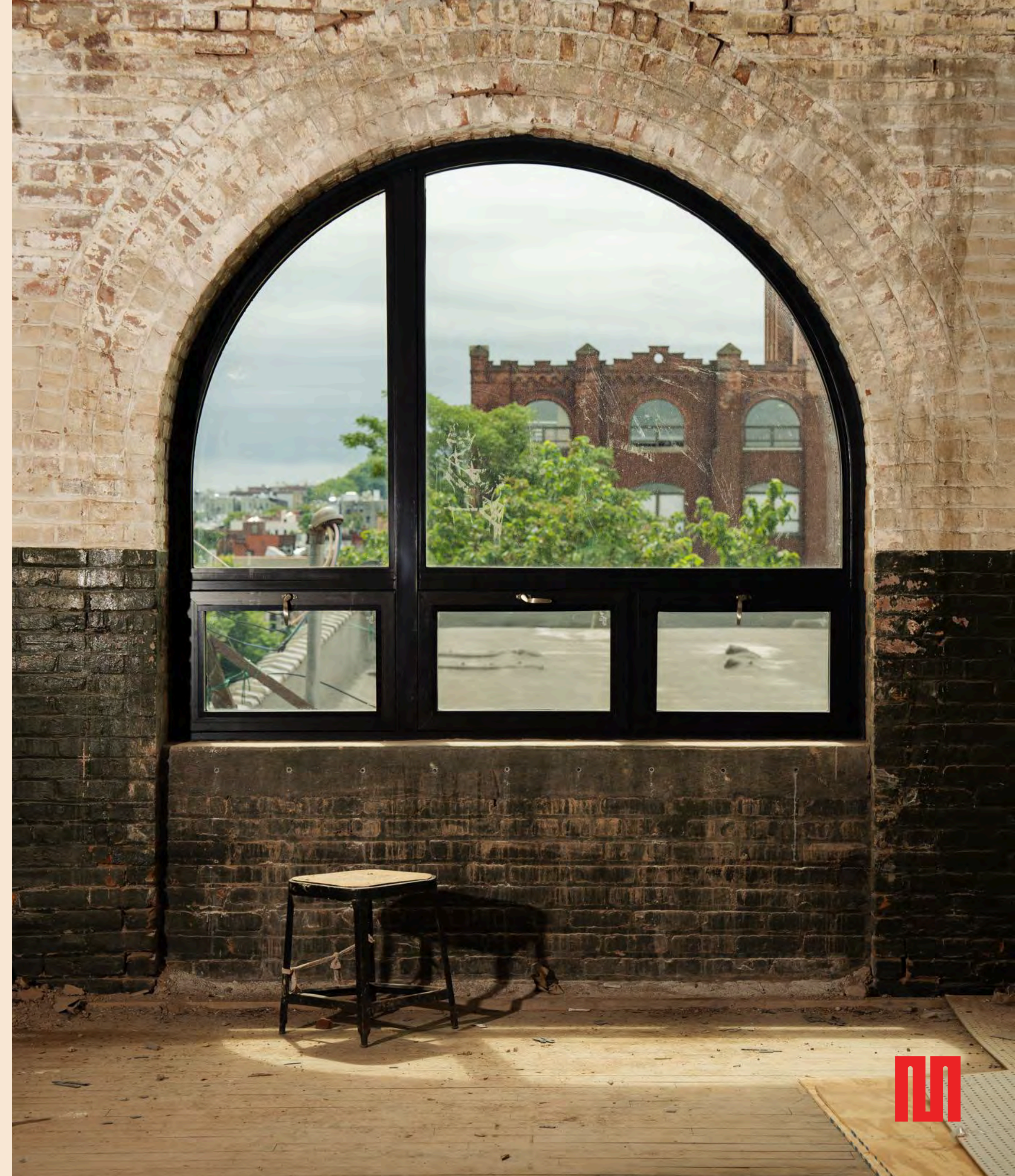
MADEBUSHTERMINAL.NYC ★ @MADEBUSHTERMINAL

13 42ND STREET, BROOKLYN, NY 11232



ENERGIZING LEGACY AND INNOVATION ACROSS A DYNAMIC 20 ACRE WATERFRONT CAMPUS DESIGNED FOR MANUFACTURERS, ARTISANS, DESIGNERS, AND ENTREPRENEURS.

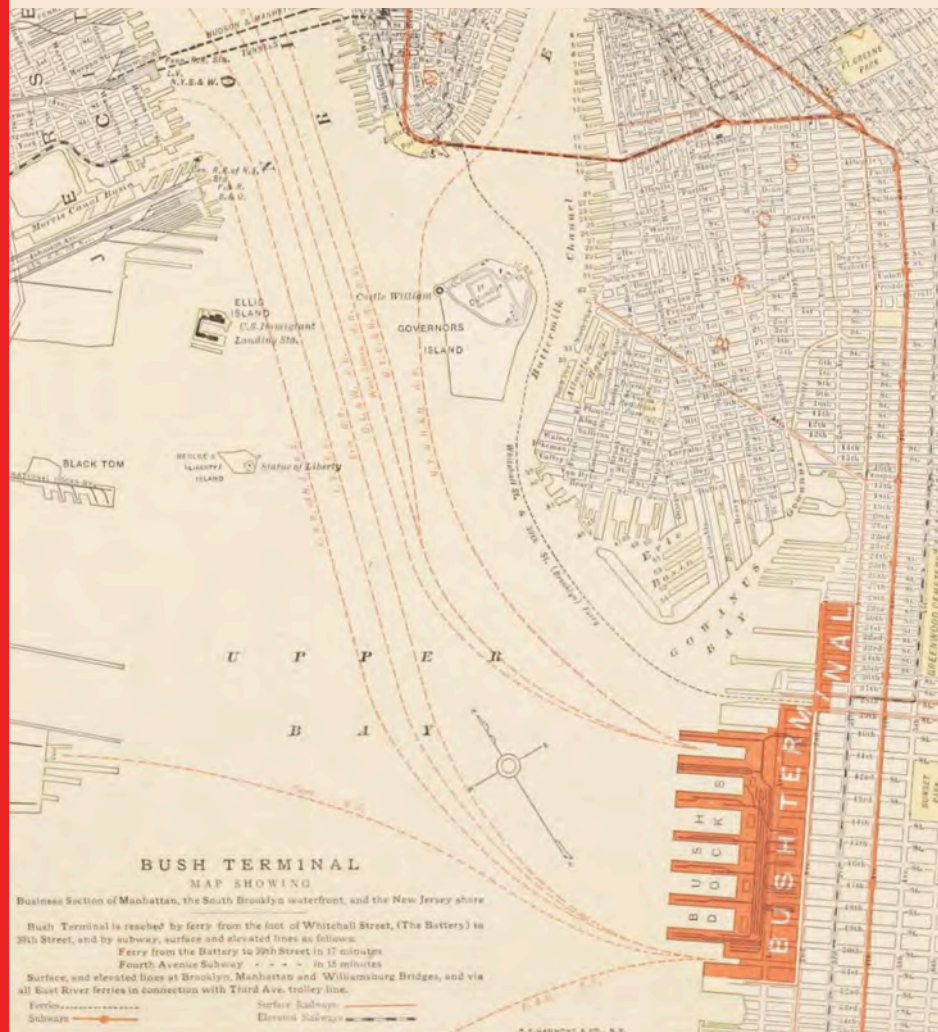
Brooklyn's finest creators come together here, blending industrial heritage with modern ingenuity. Creativity thrives, work ignites, and extraordinary ideas are MADE.





THE HISTORY OF BUSH TERMINAL

Where Legacy Meets Innovation.

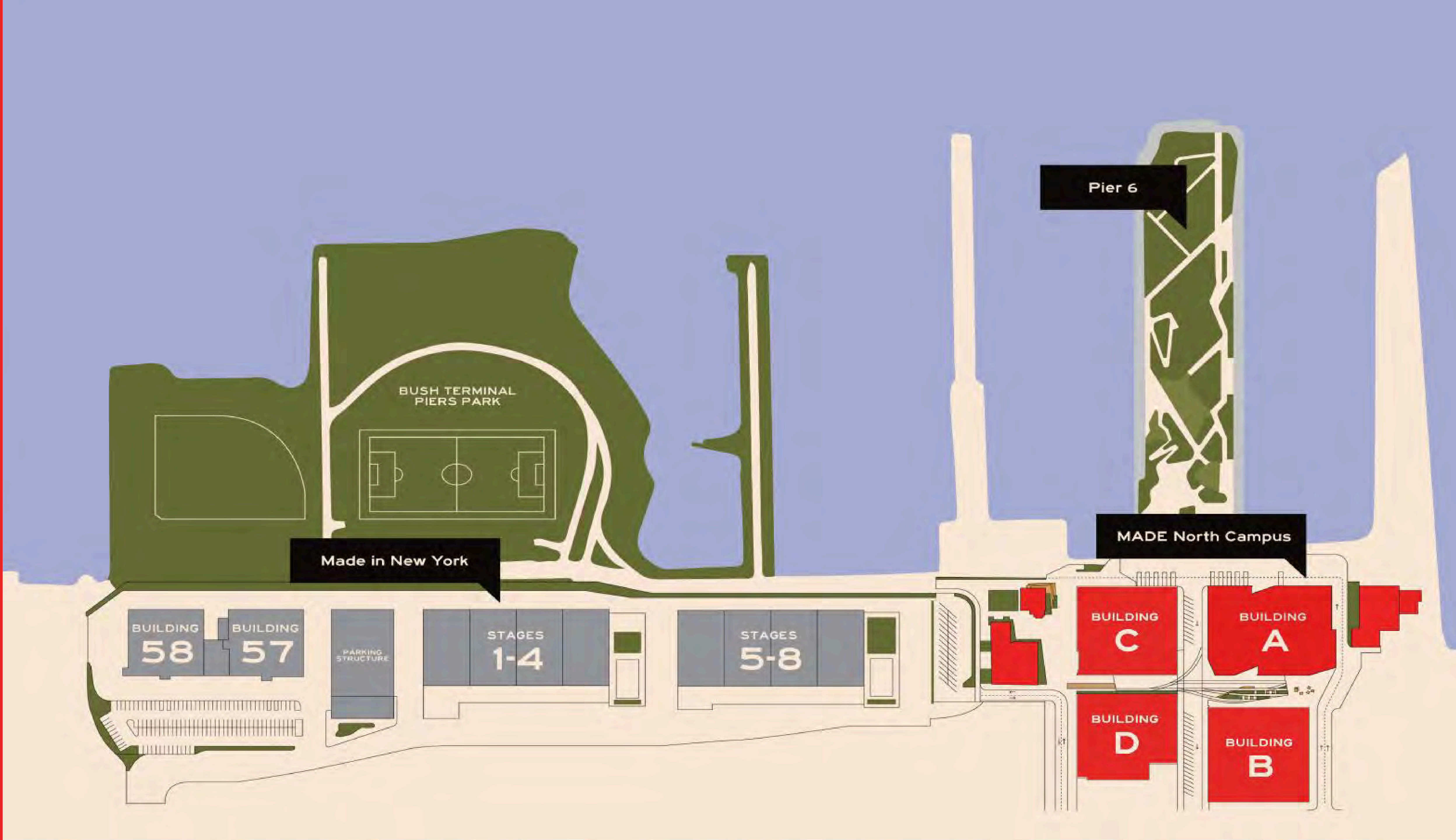


Established in the late 1800s, Bush Terminal was the largest multi-tenant industrial campus in the United States, playing a critical role in New York City's manufacturing and maritime history.

Today, MADE breathes new life into this historic site, transforming it into a center for Manufacturers, Artisans, Designers, and Entrepreneurs.

The spirit of industry endures, blending the past and future to create a space where creativity and innovation are MADE.







AN ICONIC STRUCTURE

Tailor-MADE for Today's Innovation.

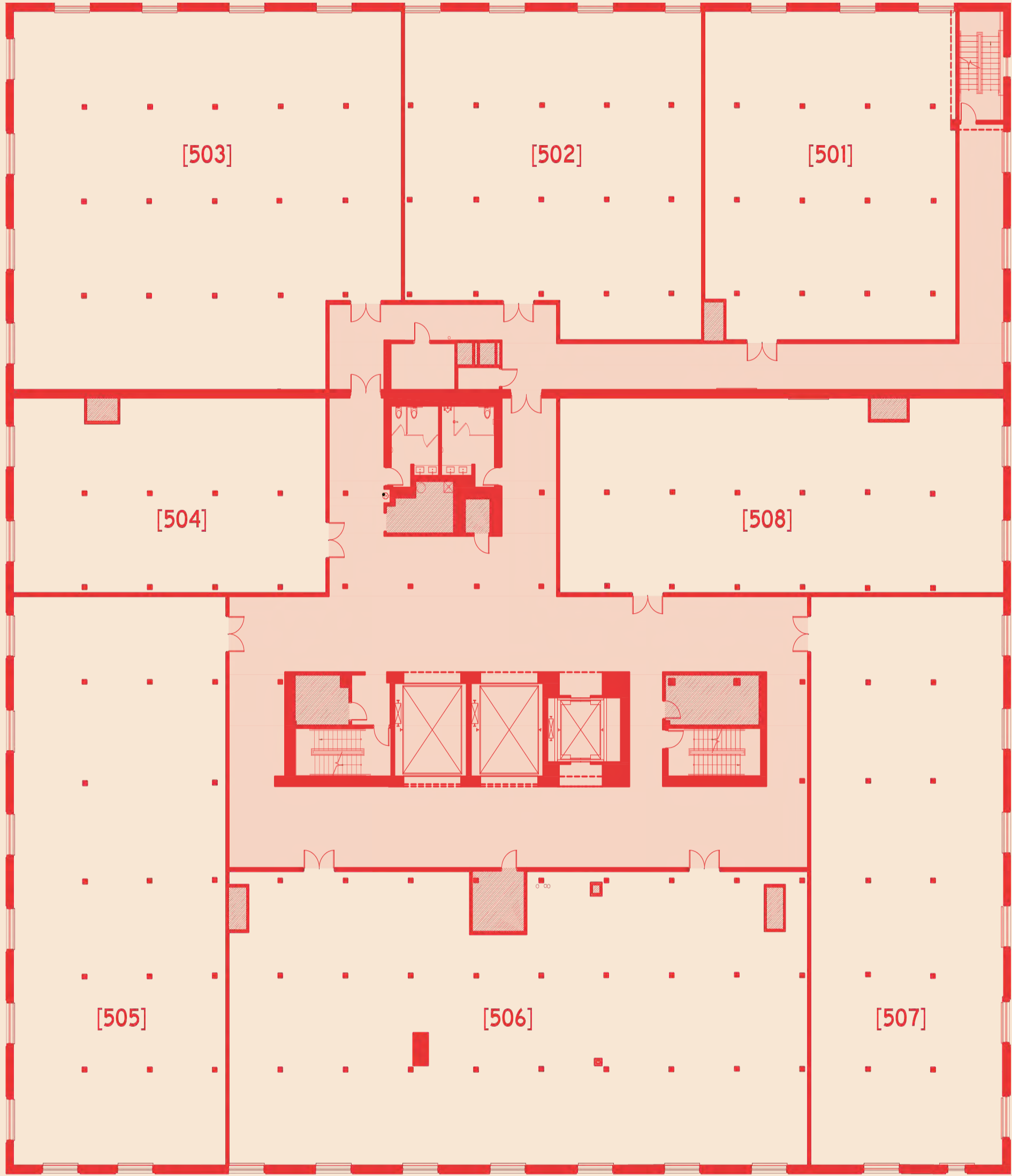


Thoughtfully restored, MADE symbolizes Brooklyn's enduring spirit of innovation.

Versatile workspace offer flexibility to evolve and scale up.

Historic utility meets modern functionality, cultivating an environment for creativity and visionary ideas to be MADE.





TYPICAL FLOOR PLATE

16K LBS

FREIGHT ELEVATOR CAPACITY

178K

TOTAL BUILDING RSF

8K-LB

PASSENGER ELEVATOR

M3

BUILDING ZONING

24/7

ACCESS AND
SECURITY

5

DRIVE-IN
LOADING DOCKS

125 LBS

FLOOR LOADS PSF

10'-14'

CEILING HEIGHTS

FIBER OPTIC

WIRELESS INFRASTRUCTURE





WHERE MANUFACTURERS, ARTISANS, DESIGNERS, AND ENTREPRENEURS CONVERGE

A Community of Innovators Shaping the Future at MADE.



PIER 6

5 Acres of Additional Space Coming 2026.





SUNSET PARK

At MADE, We Celebrate Sunset Park's Legacy of Industry and Innovation.



THE NEIGHBORHOOD



BROOKLYN INDUSTRIAL & TAX INCENTIVES

INDUSTRIAL BUSINESS ZONE RELOCATION CREDIT

BENEFITS

- One-time tax credit: up to **\$1,000 per employee**, max **\$100,000**
- Covers eligible moving costs for firms relocating into an IBZ

ELIGIBILITY

- Must relocate from outside the IBZ
- Must not own the move-out location
- Must operate for 24+ months prior to relocation

MORE INFO: [IBZ Relocation Credit](#)

ENERGY COST SAVINGS PROGRAM (ECSP)

BENEFITS

- Up to **45% savings on electricity** delivery costs
- 8 years of full benefit + 4-year phaseout

ELIGIBILITY

- Businesses relocating, moving into designated buildings, or renovating

MORE INFO: [ECSP Details](#)

BUSINESS INCENTIVE RATE

BENEFITS

- **30–35% reduction** in electric delivery costs for 5–15 years

ELIGIBILITY

- Must apply within 30 days of applying for City/State incentives

MORE INFO: [ConEd BIR Program](#)

SALES TAX EXEMPTION FOR MANUFACTURERS

BENEFITS

- As-of-right sales tax exemption on:
 - Machinery and equipment
 - Supplies
 - Fuel and utilities

MORE INFO: [Sales Tax Exemption](#)

RELOCATION AND EMPLOYMENT ASSISTANCE PROGRAM (REAP)

ADMINISTERED BY NYC DEPARTMENT OF FINANCE

BENEFITS

- **\$3,000 per employee per year** in NYC business tax credits
- Credit lasts up to **12 years** (no phase-out)
- **Refundable** during the first 5 years if credit exceeds liability

MORE INFO: [REAP Program Website](#)

ELIGIBILITY

- Business must have operated **outside NYC** or **below 96th St. in Manhattan** for at least **24 consecutive months** prior to relocation
- Must relocate to a REAP-eligible area, including Sunset Park
- Must relocate employees or hire new employees within 5 years of relocation
- Most retail and hospitality businesses are excluded; manufacturing and office-based businesses are typically eligible

RELOCATION ASSISTANCE CREDIT FOR EMPLOYEES

- For businesses relocating from out of state (cannot have had any NYC presence)
- Can qualify for \$5K per person over 10 years.

MORE INFO: [RACE Program Website](#)

NYCEDC-ADMINISTERED INCENTIVES FOR INDUSTRIAL LEASING

NYC INDUSTRIAL DEVELOPMENT AGENCY (NYCIDA) INDUSTRIAL PROGRAM

ADMINISTERED BY NYCEDC VIA THE NYC INDUSTRIAL DEVELOPMENT AGENCY

BENEFITS

- **Full land tax abatement** (with phase-out after 20 years if in an IBZ like Sunset Park)
- **Sales tax exemption** on construction materials and equipment (Current rate: 8.875%)
- **Mortgage recording tax** reduced from 2.8% to 0.3%

ELIGIBILITY

- Must be making **≥ \$1M capital investment**
- For industrial, green energy, or film studio uses

CONTACT: NYCIDA@edc.nyc

MORE INFO: [NYCIDA Industrial Program](#)

ACCELERATED SALES TAX EXEMPTION PROGRAM (ASTEP)

FACILITATED BY NYCEDC THROUGH NYCIDA

BENEFITS

- Up to **\$100,000 in sales tax exemptions** on eligible construction and renovation costs

ELIGIBILITY

- Industrial and manufacturing businesses in underserved NYC neighborhoods (including Sunset Park)
- Project must begin **within 1 year** of signing benefit agreement

CONTACT: NYCIDA@edc.nyc

INDUSTRIAL DEVELOPMENT LOAN FUND (IDLF)

OFFERED DIRECTLY BY NYCEDC

BENEFITS

- Gap financing covering **up to 20% of project costs**
- Subordinate debt capital to assist with project feasibility
- Loan terms: **18–120 months**; minimum Debt Service Coverage Ratio of 1.15x

ELIGIBILITY

- For-profit and nonprofit developers or companies using/leasing industrial space
- High-impact, job-creating industrial projects that face funding gaps

MORE INFO: [IDLF Application & Guidelines](#)

FIND NEW OPPORTUNITIES IN NEW YORK CITY

Visit **NYCEDC** and **NYC Small Business Services** for additional resources that can help you make it in NYC.

NYCEDC

NYCSBS

Also, check out the **NYC Business Incentives Calculator** to see which incentives and tax credits your business might be eligible for.

CALCULATOR

MAADE

MANUFACTURERS. ARTISANS. DESIGNERS. ENTREPRENEURS.

@MADEBUSHTERMINAL

BRIDGET CHANSAKUL
BCHANSAKUL@EDC.NYC
929.721.0145

ANNELIES DE JONG
ADEJONG@EDC.NYC
646.565.0610

WAVERLY NEER
WNEER@EDC.NYC
929.626.1869

MADEBUSHTERMINAL.NYC