

Ideal  
Warehouse / Distribution  
Opportunity

606  
COZINE AVENUE  
Brooklyn, New York



JFK Int'l Airport

Cross Bay Bo

Belt Parkway

606 Cozine Avenue







ulevard

Ideal Warehouse / Distribution Opportunity | The Rochlin Organization

606  
Cozine Avenue  
Brooklyn, New York

## The Site

The Rochlin Organization has been retained as the exclusive leasing agent for 606 Cozine Avenue in Brooklyn, New York.

This 57,786 SF building is now available for lease for the first time in over 25-years.

Located in the highly sought after Spring Creek Industrial Market, the Property is strategically located within 5-miles of the JFK Airport, one of the busiest international airports in the United States.

## Contact Information

Adam E. Rochlin  
516.441.7373  
[adam.rochlin@therochlinorganization.com](mailto:adam.rochlin@therochlinorganization.com)

Michael Levenstein  
516.441.7330  
[michael.levenstein@therochlinorganization.com](mailto:michael.levenstein@therochlinorganization.com)



THE ROCHLIN ORGANIZATION



## Construction Details:

Foundation:	Concrete Slab "on-grade"
Structural Frame	Steel
Roof:	Flat Bitumen Membrane with Aluminum Oxide Coating
HVAC:	Ceiling mounted central natural gas-fired furnace
Electrical:	208/120-Volt Service from off-site source
Plumbing:	Copper & Cast-Iron

## About the Area/Site

606 Cozine Avenue is 57,786 square feet and is located in the South Brooklyn Submarket in Brooklyn. The 1.27 acre Property is within 5-miles from JFK International Airport, and close to the Belt Parkway, Van Wyck Expressway, and other major thoroughfares in Queens and Brooklyn. The unparalleled proximity to JFK Airport, and other major thoroughfare makes this an ideal location for distribution to Long Island the NYC Metropolitan Area and beyond.

The current vacancy rate in the Spring Creek Industrial Market is a low 2.9%

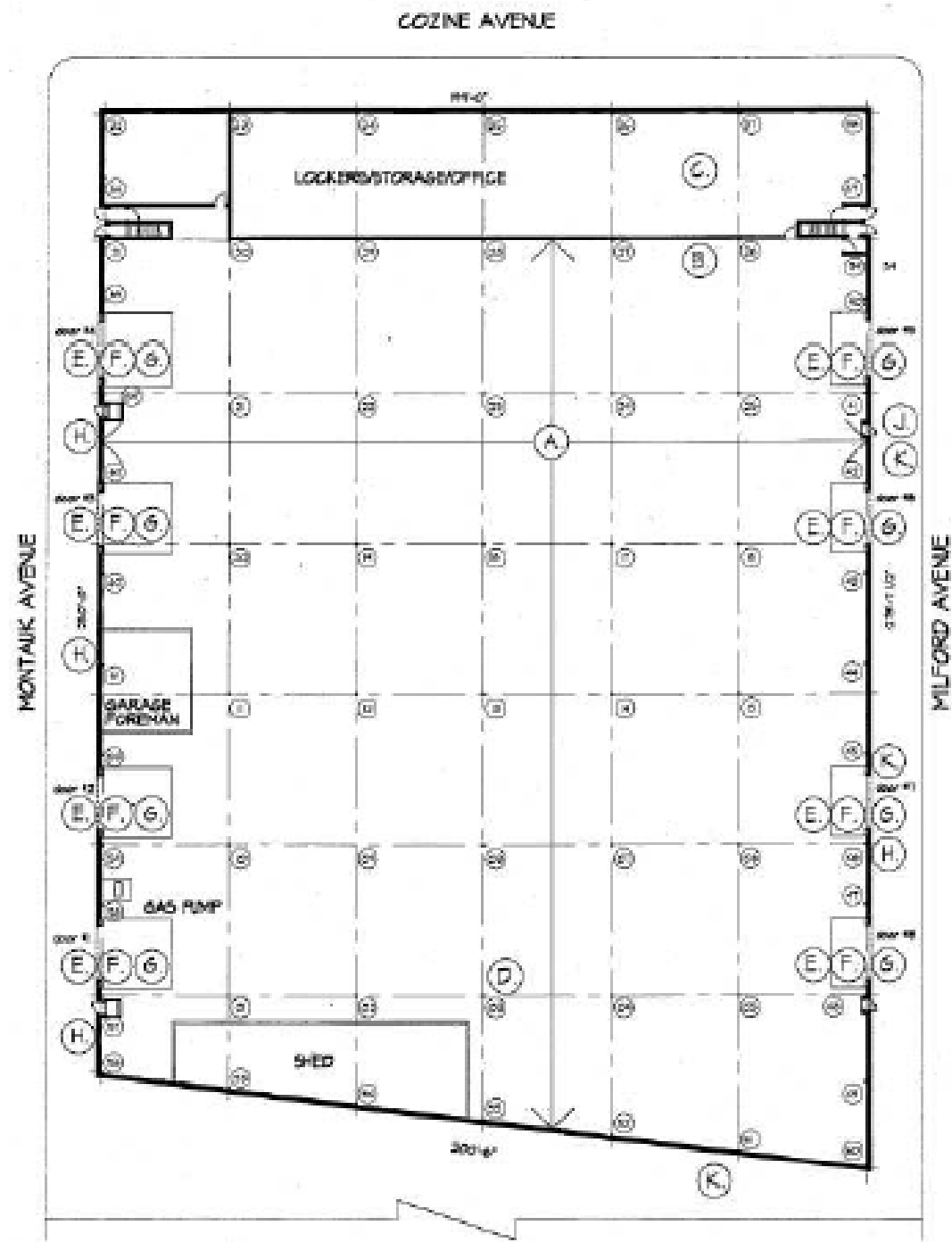
## Build-to-Suit Potential:

- 1<sup>st</sup> Floor & Mezzanine Offices
- 21' Ceiling Heights
- 9 Drive-In Doors
- Street Parking Available

## Zoning Summary:

Jurisdiction:	New York City
Designation:	M1
Description:	Manufacturing District
Permitted Uses:	Light industrial, wholesale services, storage facilities, offices, hotels, & retail

Floor Plan





# MARKET ANALYSIS

606  
Cozine Avenue  
Brooklyn, New York





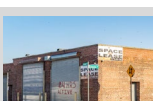



## Spring Creek Market Overview

**606 Cozine Avenue** is situated in the Spring Creek Industrial submarket in Southeast Brooklyn, New York. Brooklyn, is one of the five boroughs of New York City and stands as the most populous, with over 2.5 million residents. As a dynamic and evolving urban market, Brooklyn has seen significant economic and demographic transformation over the past two decades, emerging as a premier destination for residential, commercial, industrial and institutional investment.

The industrial market in Brooklyn, NY remains robust in 2025, characterized by limited supply and consistently high demand, particularly for last-mile distribution and logistics operations. Average asking rents are among the highest in the country for urban industrial markets, often exceeding \$25 per square foot and reaching over \$30 in prime areas such as East Williamsburg, Sunset Park, and Red Hook.

The current vacancy rate in the Spring Creek Industrial Market is a low 2.9%

## Competitive Set

Property Photo	Address	Total SF	SF Vacant	Asking Rental Rate PSF
	802-848 Georgia Avenue Brooklyn, New York	87,900	80,000	\$24/SF Gross
	800-810 Snediker Avenue Brooklyn, New York	68,500	45,500	\$20/SF NNN
	625 Wortman Avenue Brooklyn, New York	59,000	59,000	\$24/SF NNN
	1012 Stanley Avenue Brooklyn, New York	50,000	35,000	\$20/SF NNN
	870 Stanley Avenue Brooklyn, New York	39,500	13,000	\$20/SF Gross
	529 Cozine Avenue Brooklyn, New York	38,000	19,000	\$23/SF Gross
	721-731 Berriman Street Brooklyn, New York	14,000	14,000	\$23/SF Gross
Sub-Total		551,348	31,141	Avg: \$22.43/SF
	606 Cozine Avenue Brooklyn, New York	57,786		
Total		602,927	40,713	



GTJ REIT, INC.

# 606

## Cozine Avenue

Brooklyn, New York

THE  ORGANIZATION

401 broad hollow road, suite L1  
melville, new york 11747  
516.935.8300  
[www.therochlinorganization.com](http://www.therochlinorganization.com)