

# 128 44th STREET - BROOKLYN, NY



**GROUND FLOOR WAREHOUSE AND OFFICE**  
**AVAILABLE 01/01/2026**

**LEASING INFORMATION CONTACT**  
Sean Coleman  
212-447-9018  
[sc@colemanrealtycapital.com](mailto:sc@colemanrealtycapital.com)





# GROUND FLOOR WAREHOUSE

- 20,000 SF Column Free Ground Floor Warehouse
- 33' Clear Ceiling Height
- Over 600,000 Cubic Feet of storage capacity
- 10" Reinforced concrete slab rated 400 LBs PSF
- 2,000 amps of electrical service
- Two interior loading docks
- Dock 1: 16' W x 23' H x 55' D
- Dock 2: 36' W x 23' H x 55' D
- Fully sprinklered throughout the building
- Delivered vacant



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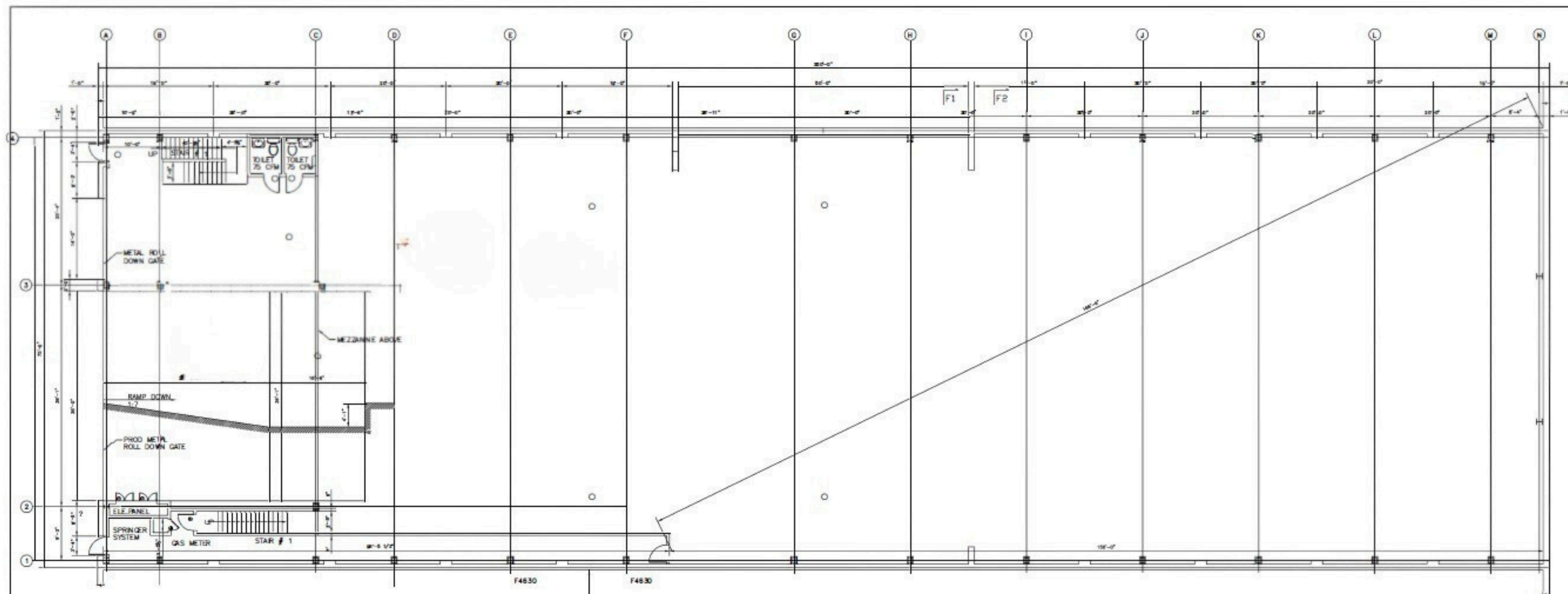
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# GROUND FLOOR WAREHOUSE





# 2ND & 3RD FLOOR OFFICE SPACE

- 5,000 SF of Turnkey Office Space
- Private restrooms within the office suite
- Existing IT and data infrastructure in place
- Climate controlled office environment
- Efficient layout supporting both private offices and open work areas
- Designed to seamlessly support warehouse and operational staff



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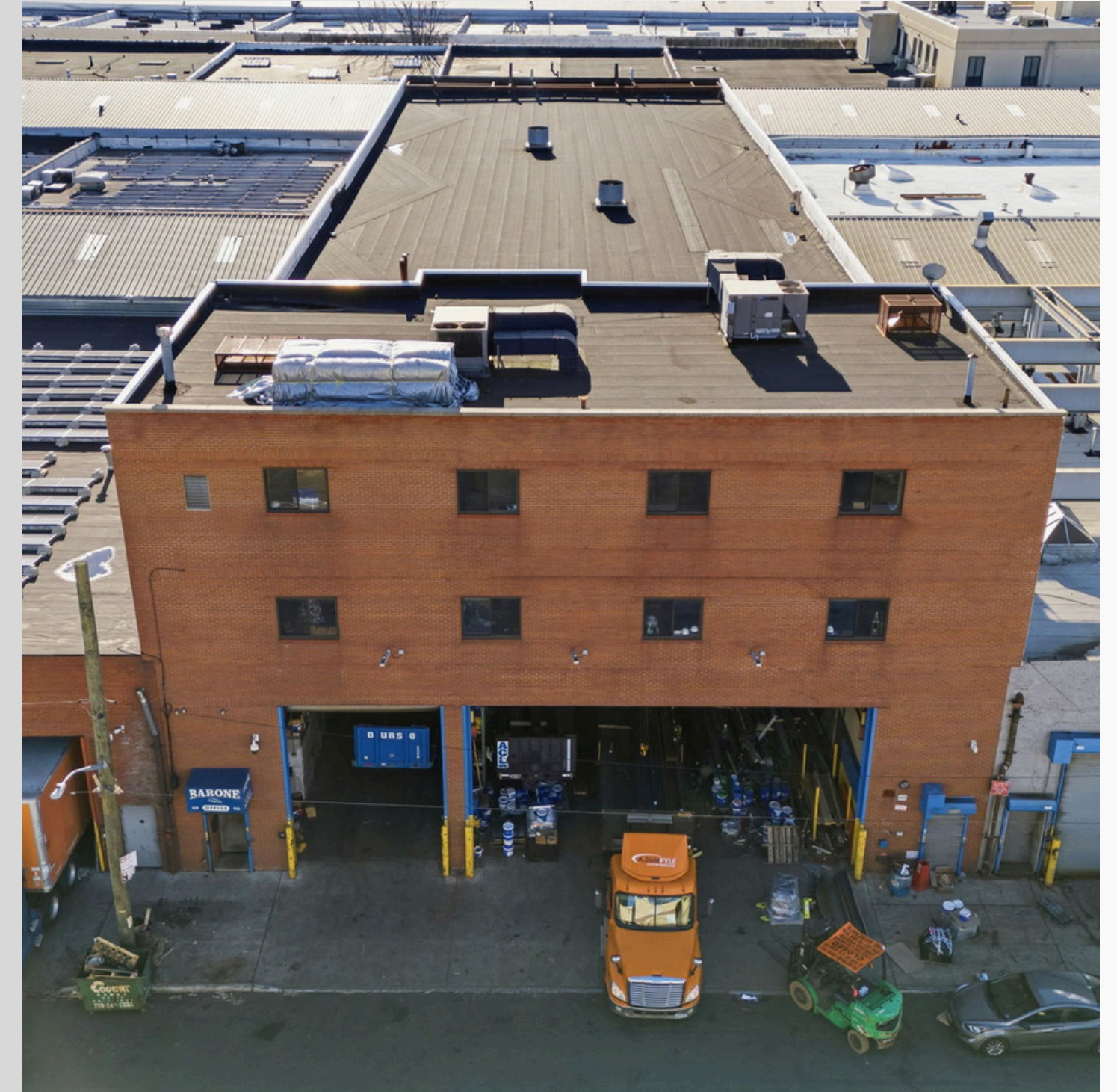
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# AERIAL IMAGERY





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## BY CAR TO 128 44th STREET

DOWNTOWN BROOKLYN	9 - 15 Mins
FINANCIAL DISTRICT	10 - 18 Mins
UNION SQUARE - 14th ST	18 - 30 Mins
PENN STATION - 34th ST	20 - 30 Mins
GRAND CENTRAL - 42nd ST	20 - 35 Mins

## BY SUBWAY TO 128 44th STREET

ATLANTIC AVE - BARCLAYS CENTER	<b>D</b> <b>N</b> → <b>R</b>
FULTON ST	<b>2</b> <b>3</b> <b>4</b> <b>5</b> <b>N</b> → <b>R</b>
UNION SQUARE - 14th ST	<b>N</b> → <b>R</b>
GRAND CENTRAL - 42nd ST	<b>4</b> <b>5</b> → <b>R</b>

## GETTING TO 128 44th STREET



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# TENANT INCENTIVES

- **RELOCATION AND EMPLOYMENT ASSISTANCE PROGRAM (REAP)**

Eligible companies relocating to NYC receive a NYC business income tax credit for 12 years equal to \$3,000 per relocated or newly hired employee, and \$1,500 per part-time employee. A company's tax credit for the first five years, to the extent the credit exceeds the liability, is refundable in cash.

- **ENERGY COST SAVINGS PROGRAM (ECSP)**

Eligible companies are eligible for savings of up to 22.5% annual energy costs.

- **COMMERCIAL RENT TAX (CRT) WAIVER**

Eligible companies are exempt from NYC's 3.9% Commercial Rent Tax.

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