



# Brooklyn Army Terminal

ON A MISSION

[BROOKLYNARMYTERMINAL.COM](https://brooklynarmyterminal.com)



[@BROOKLYNARMYTERMINAL](https://www.instagram.com/brooklynarmyterminal)

140 58TH STREET, BROOKLYN, NY 11220



## THE BUILDING

# DREAM BIG MAKE BIGGER

Rooted in a legacy of strength and innovation, the Brooklyn Army Terminal has contributed to Sunset Park's bustling waterfront for more than a century as a beacon of progress.

Today, the Brooklyn Army offers 4.1 million square feet of affordable manufacturing space for 4,000 employees across 100+ companies.

From cutting-edge manufacturing to food production, upcycling to climate tech prototyping, the Brooklyn Army Terminal's robust infrastructure provides the resources and collaborative community for tenants to thrive.



ON A MISSION





# BY THE NUMBERS

59

ACRE CAMPUS

118

OFF-STREET SHARED  
LOADING DOCKS

100+

BUSINESSES ON CAMPUS

4K

EMPLOYEES ON CAMPUS

250

LBS/SF FLOOR LOAD  
CAPACITY

20K

LBS CAPACITY OVERSIZED  
FREIGHT ELEVATORS

4.1M

TOTAL SQUARE FEET OF SPACE





START UPS TO SCALE UPS

# ROOM TO EXPLORE AND EXPAND

Opened by the Army in 1919, the Brooklyn Army Terminal is a marvel of 20th-century engineering. This site's historical innovations in cargo movement now provide our dynamic tenant mix with the tools and space they need to grow and succeed.





SECTORS

# LAUNCH YOUR VISION HERE

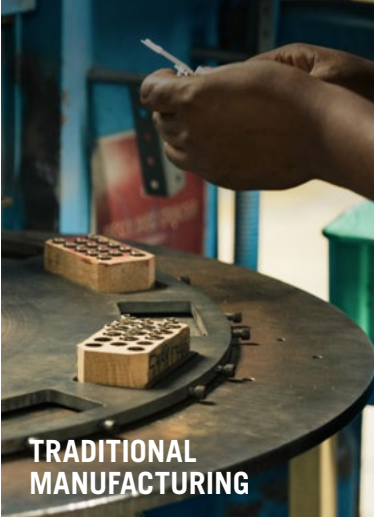
Committed to building a dynamic industrial ecosystem, the Brooklyn Army Terminal serves as a hub for people driving progress—from climate tech, food manufacturing and fashion production to traditional and advanced manufacturing.



FOOD PRODUCTION



FASHION PRODUCTION



TRADITIONAL  
MANUFACTURING



THEN AND NOW

# BATWorks™

## THE NEXT HUB FOR CLIMATE INNOVATION

Leasing space at BAT means joining a vibrant, mission-driven campus on the rise. Building on BAT's legacy of innovation, BATWorks—led by the Los Angeles Cleantech Incubator (LACI) and the Cambridge Innovation Center (CIC)—will anchor a growing ecosystem along the New York Harbor to develop, pilot, prototype and deploy new solutions to combat the effects of climate change. Opening in 2028, BATWorks will bring fresh energy, cutting-edge talent and a shared commitment to shaping a more sustainable future to BAT.





## AMENITIES

# TENANT ADVANTAGES

### TRANSPORTATION

Easy access to highways, subways, buses, ferry, freight rail, and port facilities.

### PARKING

Dedicated parking for tenants.

### AFFORDABILITY

Long lease terms, competitive rents, utility abatements, and no real estate taxes.

### WORKFORCE DEVELOPMENT

Complimentary workforce training and consultations on labor placement, financial assistance, and incentives.

### CHILD CARE CENTERS

Private daycare and DOE pre-school offers full-day programs for children aged 2-5.

### 24/7 ACCESS & SECURITY

Robust security and round-the-clock access for flexible work and production schedules.

### MAKERSPACE

A 20,000-square-foot manufacturing center for entrepreneurs and businesses to access high-tech equipment and trainings.

### ON-SITE MANAGEMENT

Professionally managed by NYCEDC, capable of addressing all tenant needs promptly.

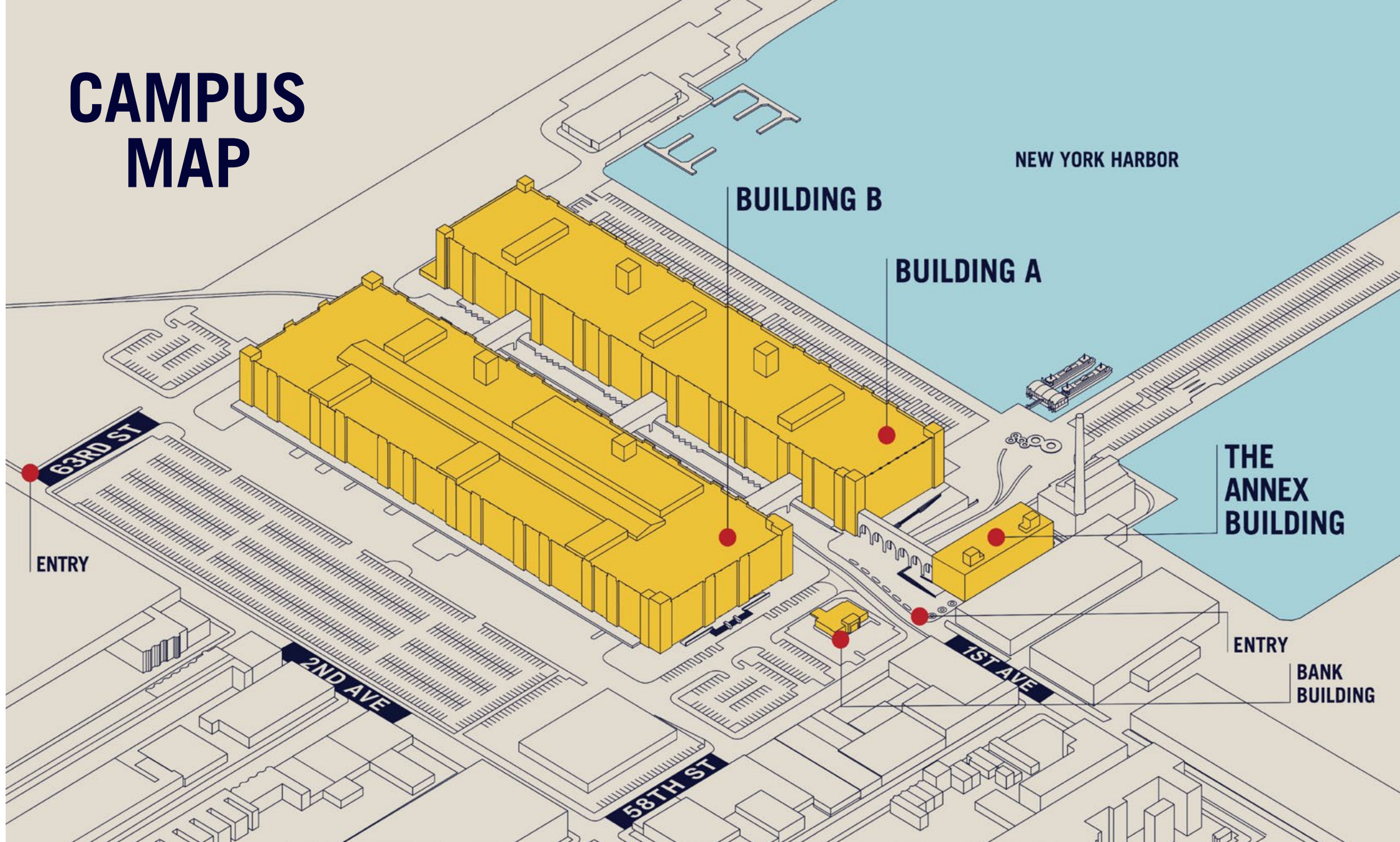
### EVENTS

Versatile indoor space and outdoor space for up to 10,000 guests. Vibrant public events programmed throughout the year.



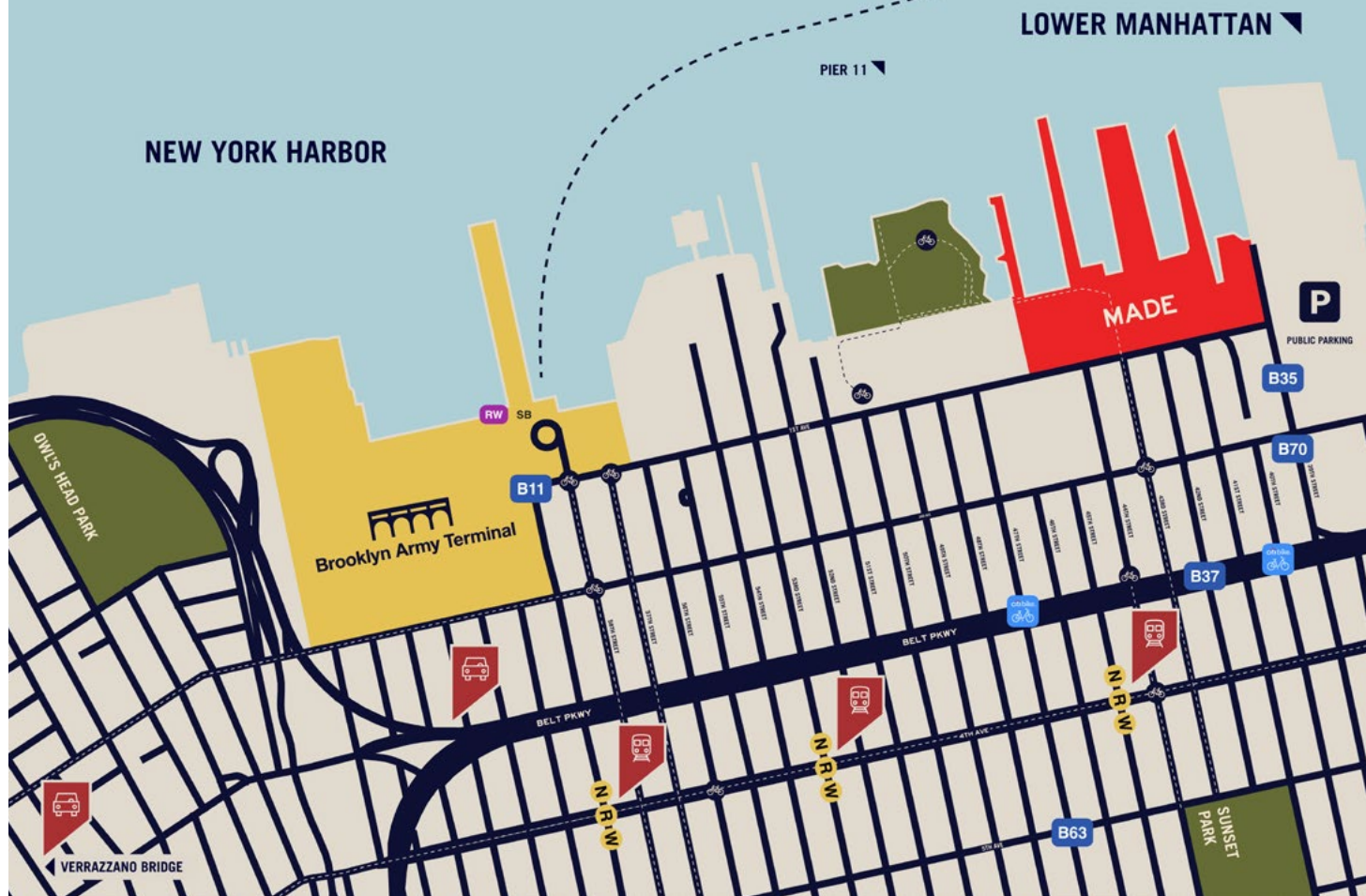


# CAMPUS MAP





# SEAMLESS CONNECTIVITY



## FERRY TERMINAL

- 11 min from Lower Manhattan to Brooklyn Army Terminal
- Connection to all Innovation Clusters via NYC Ferry

## PORTS & RAIL

- 23 min from New York Container Terminal
- Connected to New York-New Jersey rail system

## SUBWAY

- 12 minute walk from N,R subways at 59th St.
- 23 min to Atlantic Avenue/Barclays Center
- 47 min to Penn Station
- 50 min to Grand Central

## AIRPORTS

- 28 min drive to JFK
- 35 min drive to LaGuardia and Linden Airport
- 36 min drive to Newark Liberty

## CAR

- 1 min from 65th St. on-ramp to Gowanus Expy/Belt Pkwy
- 16 min from Lower Manhattan to Brooklyn Army Terminal
- 8 min to Verrazano Bridge



## “THE STAFF IS FAST, HELPFUL, AND FLEXIBLE”

On-site management and workforce development programs offer unlimited support and tailored solutions to each of Brooklyn Army Terminal’s tenants, ensuring optimal performance and sustainable business growth for all businesses involved.



## “THE BROOKLYN ARMY TERMINAL ALLOWS ME TO GROW”

Leasing opportunities range from spaces starting at 1,500 square feet to floor plates up to 200,000 square feet—designed to allow tenants to expand, innovate, and grow with us while meeting evolving needs.



## “WE FELL IN LOVE WITH THE SPACE—IT’S MAJESTIC, IT’S INDUSTRIAL”

Managed by New York City Economic Development Corporation, the Brooklyn Army Terminal offers no property taxes, employee recruitment, energy discount programs, and more.



## “GREAT SPACE, LAY-OUTS, AND TRANSIT CHOICES”

An easy commute with access to the NYC Ferry; N, R, and D trains; multiple bus lines; 1,500 on-site parking spaces with complimentary visitor parking.









# 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

### 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

MORE INFO: [REAP Program Website](#)

### 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](mailto: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](mailto: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



# CONTACT US

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Managed by

**NYC / EDC**



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