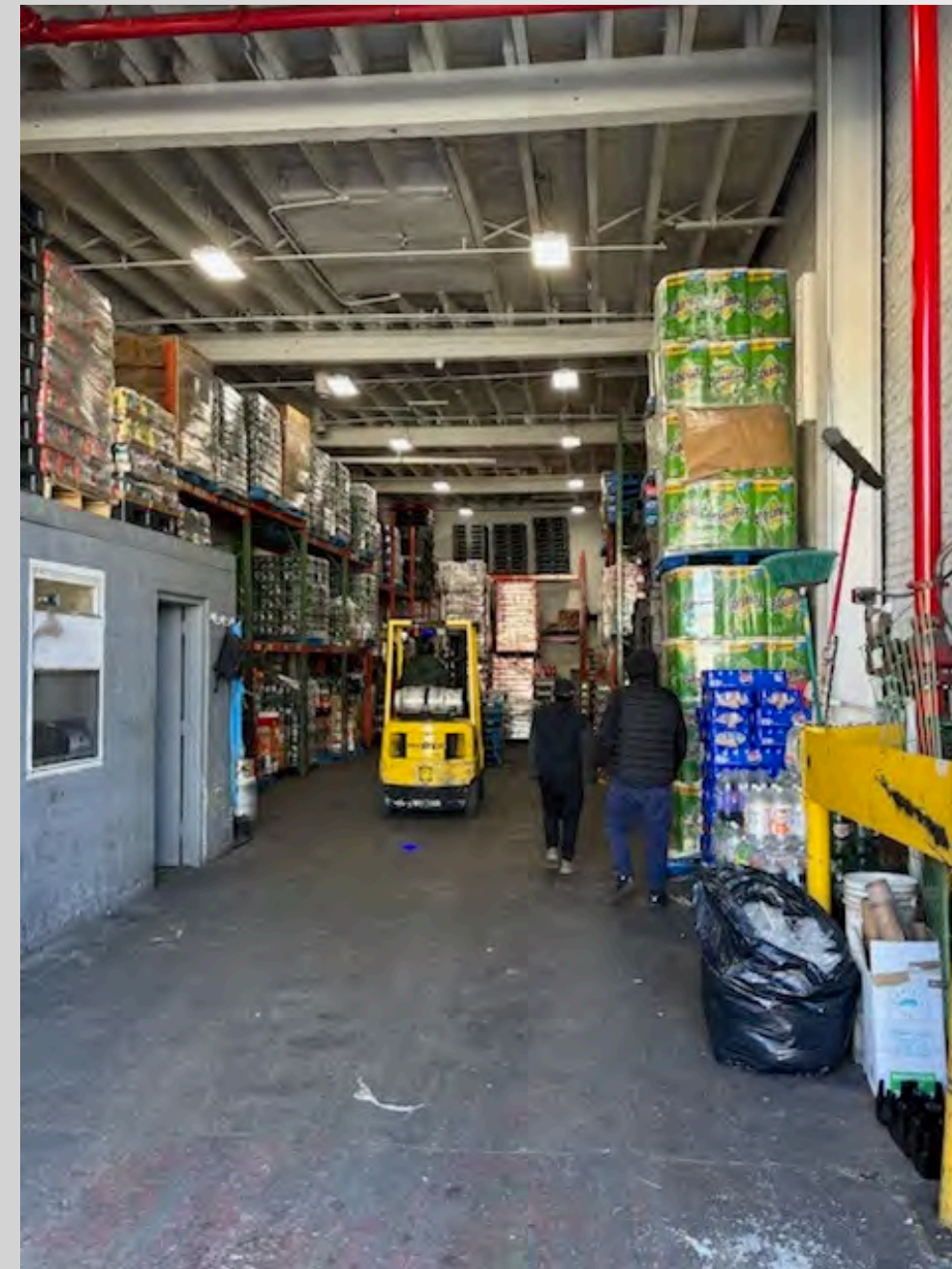


118 44th STREET - BROOKLYN, NY



**GROUND FLOOR WAREHOUSE
AVAILABLE 02/01/2026**



GROUND FLOOR WAREHOUSE

2,500 SF - \$6K Monthly / \$72K Annually

- **GROUND FLOOR WAREHOUSE WITH DIRECT ACCESS TO 44TH STREET**
- **BUILT IN OFFICE AND BATHROOM**
- **14' X 14' OVERHEAD DOOR**
- **23' CEILING**
- **FULLY SPRINKLERED BUILDING**
- **400 AMPS POWER**
- **GAS HEAT**
- **BUSINESS ADVERTISING PER NYC AND DOB**



LEASING INFORMATION CONTACT

Sean Coleman

212-447-9018

sc@colemanrealtycapital.com





LEASING INFORMATION CONTACT

Sean Coleman

212-447-9018

sc@colemanrealtycapital.com



BY CAR TO 118 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 118 44th STREET

ATLANTIC AVE - BARCLAYS CENTER

D **N** → **R**

FULTON ST

2 **3** **4** **5** **N** → **R**

UNION SQUARE - 14th ST

N → **R**

GRAND CENTRAL - 42nd ST

4 **5** → **R**

GETTING TO 118 44th STREET



LEASING INFORMATION CONTACT

Sean Coleman

212-447-9018

sc@colemanrealtycapital.com



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.

LEASING CONTACT

Sean Coleman

212-447-9018

sc@colemanrealtycapital.com

