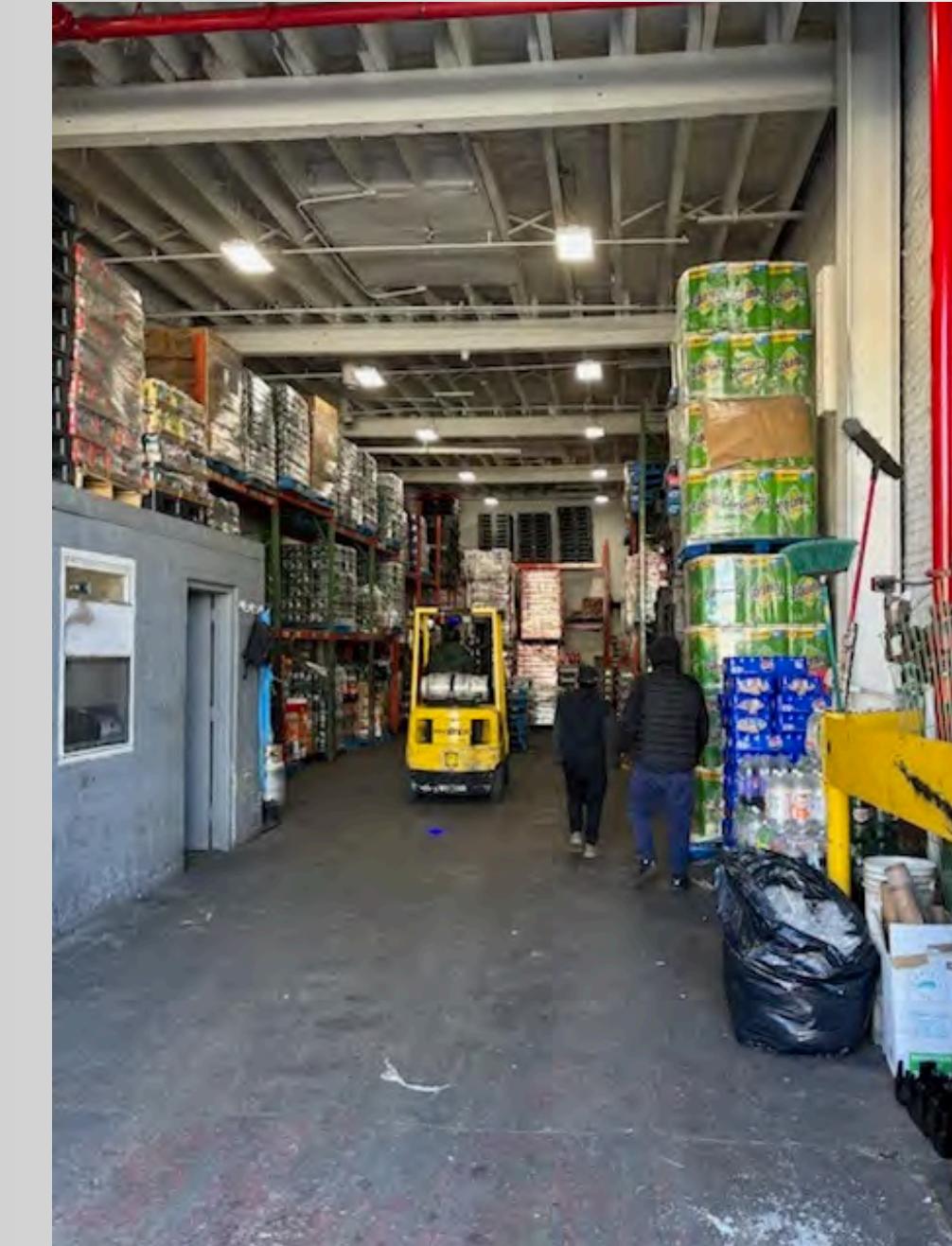
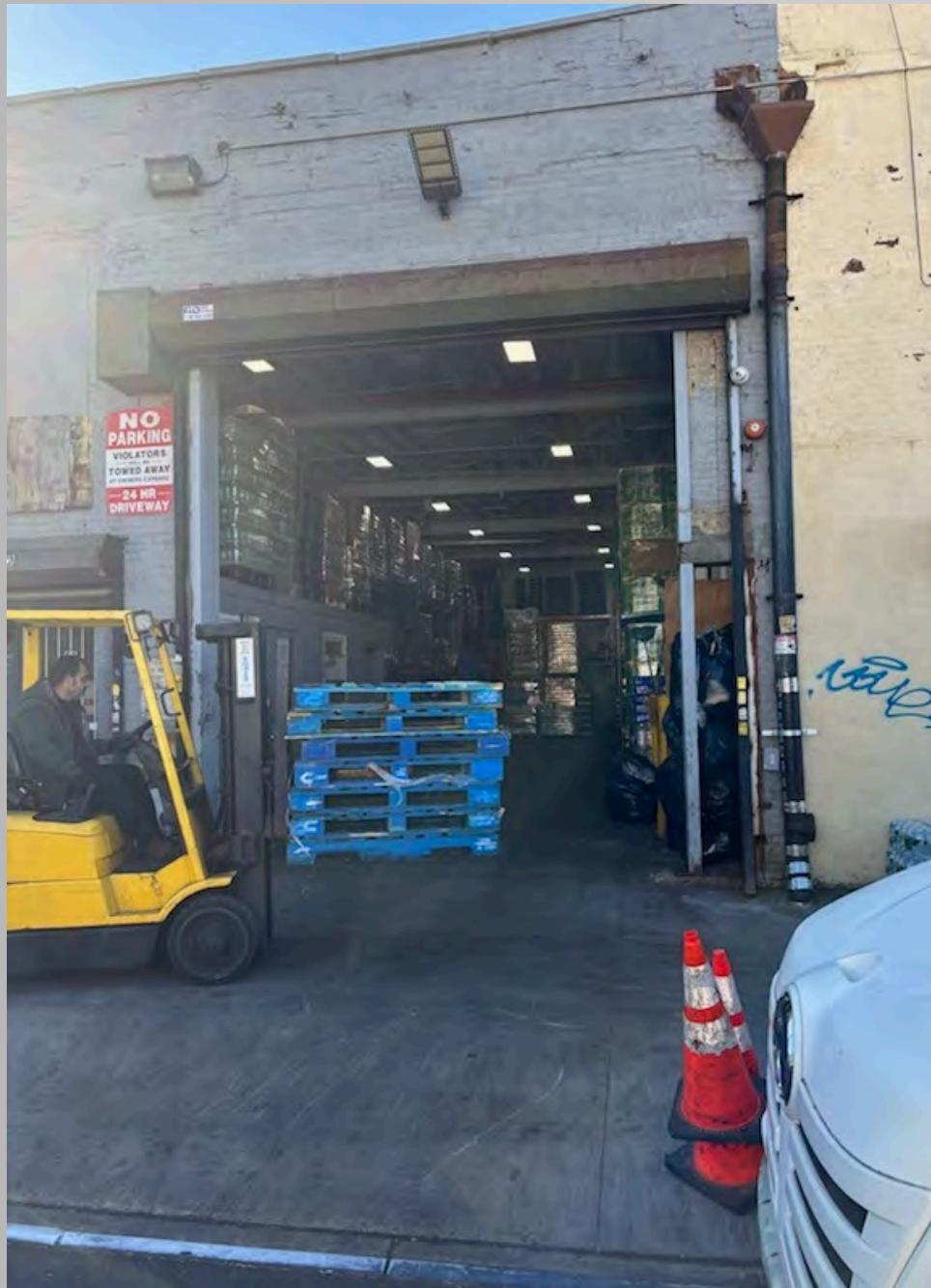


118 44th STREET - BROOKLYN, NY



GROUND FLOOR WAREHOUSE
AVAILABLE 02/01/2026

LEASING INFORMATION CONTACT
Sean Coleman
212-447-9018
sc@colemanrealtycapital.com



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



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NYU Langone
Health

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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



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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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