



48-05 METROPOLITAN AVENUE
RIDGEWOOD, NEW YORK

AVAILABLE FOR LEASE

SPACES RANGING FROM
1,600 - 19,500 SF

**SMALL SPACE PROGRAMS
& FLEXIBLE DIVISIONS**

140,748 RSF

4 STORIES • INDUSTRIAL BACKLOT

FILMFACTORYNYC.COM



**MIXED-USE COMMUNITY
OFFICE/FLEX
RETAIL
INDUSTRIAL
PRODUCTION
STUDIO**

48-05 METROPOLITAN AVENUE — RIDGEWOOD, NEW YORK



NEW, STATE-OF-THE-ART, GROUND-UP CONSTRUCTION DESIGNED TO SUPPORT YOUR BUSINESS.

FROM OPERATIONAL AGILITY TO TRANSPORTATION LOGISTICS,
THE FILM FACTORY HAS YOU COVERED.

**SPACE AND FLEXIBILITY TO
EXPAND YOUR BUSINESS**

**BUILDING OPERATIONS
FOR EFFICIENCY AND WORKFLOW**

**140,748 RSF
STATE-OF-THE-ART
MIXED-USE COMPLEX**



FOR LEASING INFORMATION, PLEASE CONTACT:

JOSHUA A. KLEINBERG
Executive Vice President
203.961.6568
Joshua.Kleinberg@colliers.com

DANIEL MUNDLE
Associate
203.543.2872
Daniel.Mundle@colliers.com



STRATEGY & MARKETING

ELLIOT BAUM
Innovation Strategist
516.637.0084
elliott@esltns.com

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CURB-CUT
ROLL-UP DOOR
VEHICLE ENTRY

OUTDOOR DECKS
& ROOF-TOP DINING

MULTIPLE
RETAIL
STORE-FRONTS

ROOF-TOP
VEHICLE
STORAGE

OFFICE
ENTRANCE

FOURTH FLOOR
OUTDOOR
TERRACE

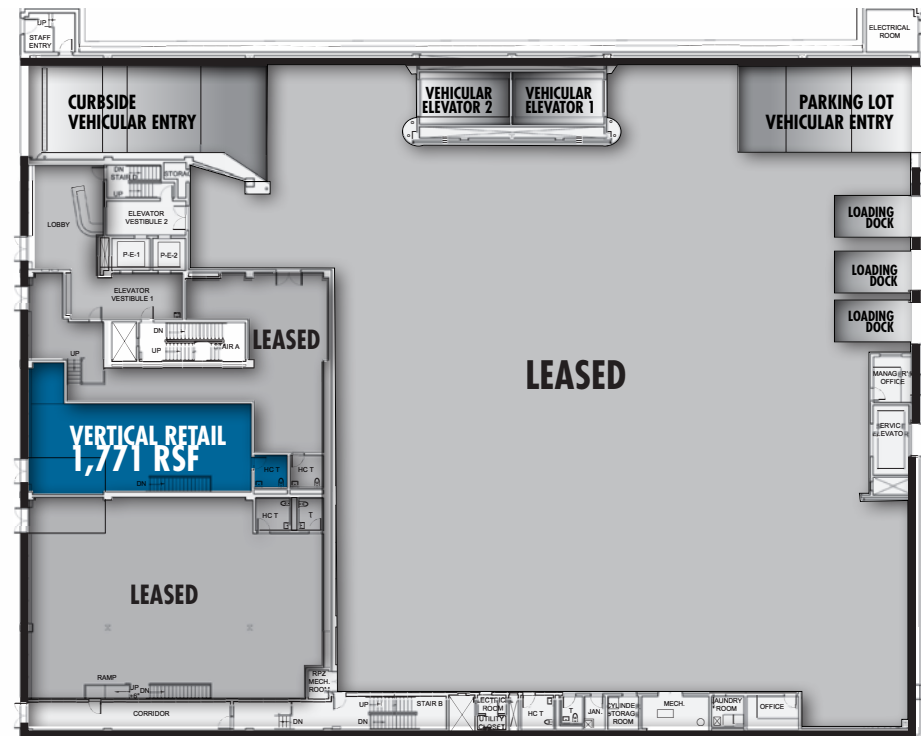


FLOOR PLANS

SUMMER 2025 AVAILABILITIES



CELLAR FLOOR
37,254 RSF

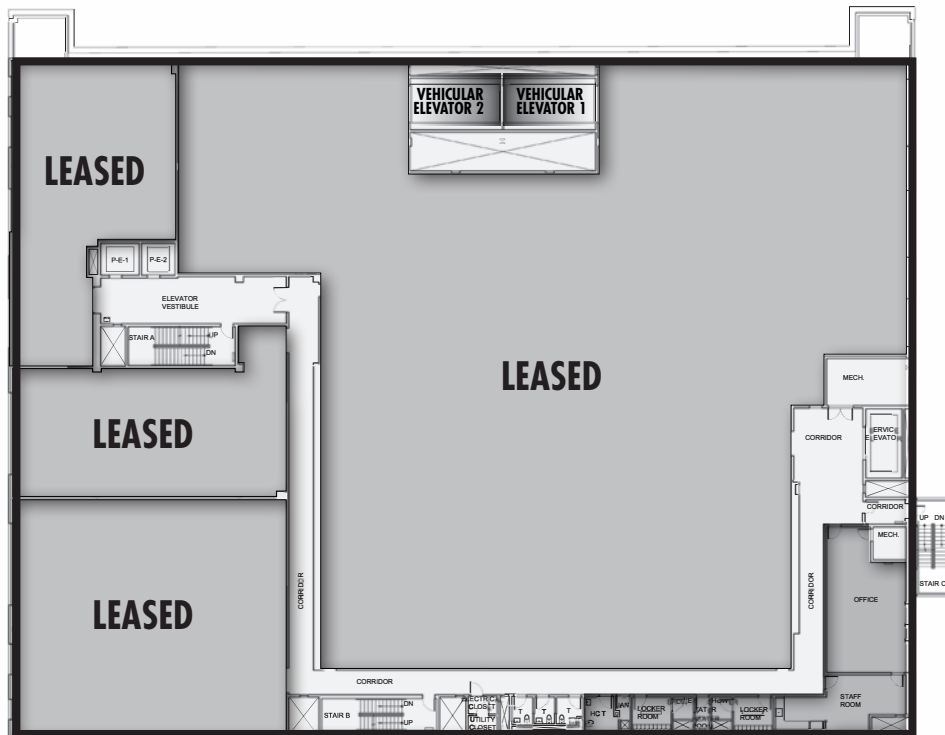


FIRST FLOOR
37,254 RSF

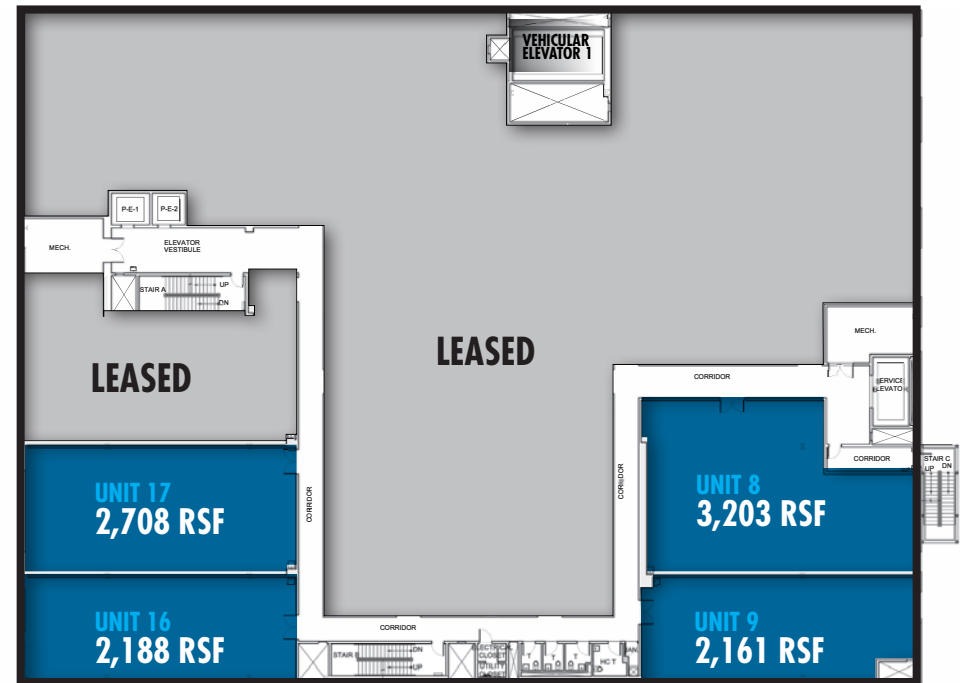
FLOOR PLANS

SUMMER 2025 AVAILABILITIES

48-05
METROPOLITAN AVENUE
RIDGEWOOD, NY



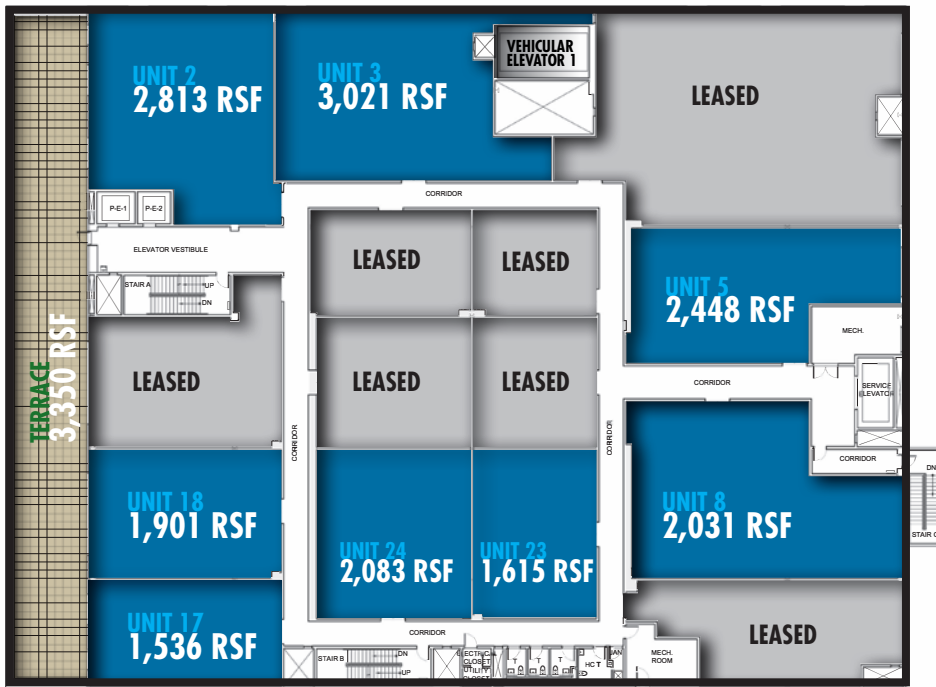
SECOND FLOOR
36,612 RSF



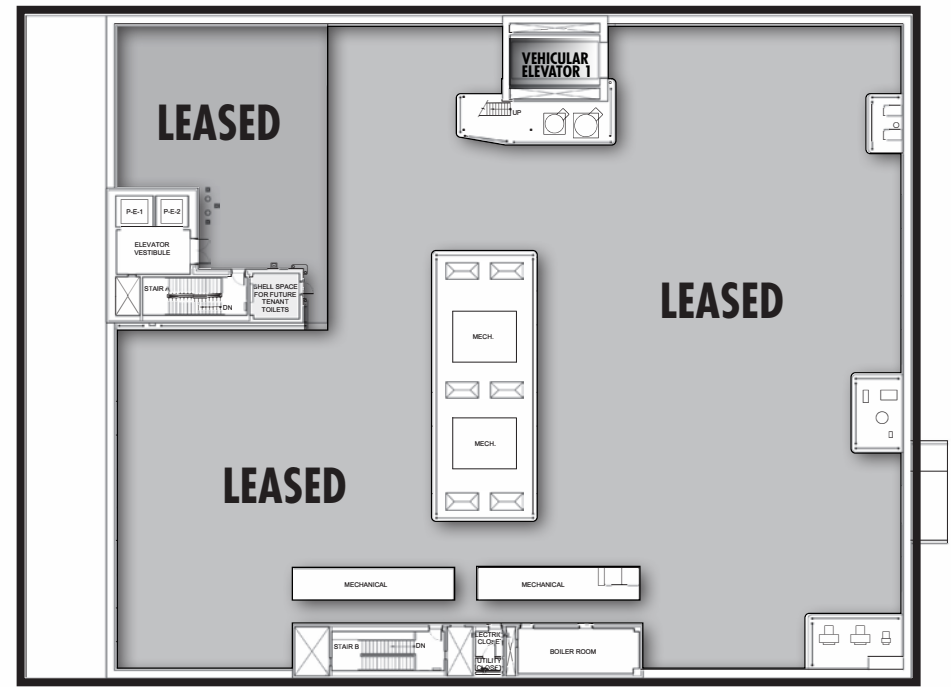
THIRD FLOOR
36,612 RSF

FLOOR PLANS

SUMMER 2025 AVAILABILITIES



FOURTH FLOOR TERRACE
3,350 RSF



ROOF DECK — OUTDOOR EATING
3,200 RSF



MIXED-USE COMMUNITY

FLEXIBLE TERMS & DIVISIONS * SMALL SPACE PROGRAMS
UNLIMITED USES * INCENTIVES FOR QUALIFIED TENANTS



INDUSTRIAL COMPLEX

**1-ACRE
BACK-LOT
& PRIVATE
TENANT
PARKING**



MIXED-USE COMMUNITY
180° TURN
RADIUS &
BACK-IN
LOADING
DOCK





PROXIMITY TO
**MANHATTAN
& ACCESS TO
ALL MAJOR
BOROUGH**



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