



276 Greenpoint Avenue

Brooklyn, NY 11222

Experience Greenpoint's industrial legacy revitalized. Discover a transformed factory loft—now upscale retail and office space. With historic charm and modern amenities, these adaptable layouts offer an ideal canvas for your business. Join the evolution of this iconic neighborhood in Brooklyn's thriving commercial landscape.



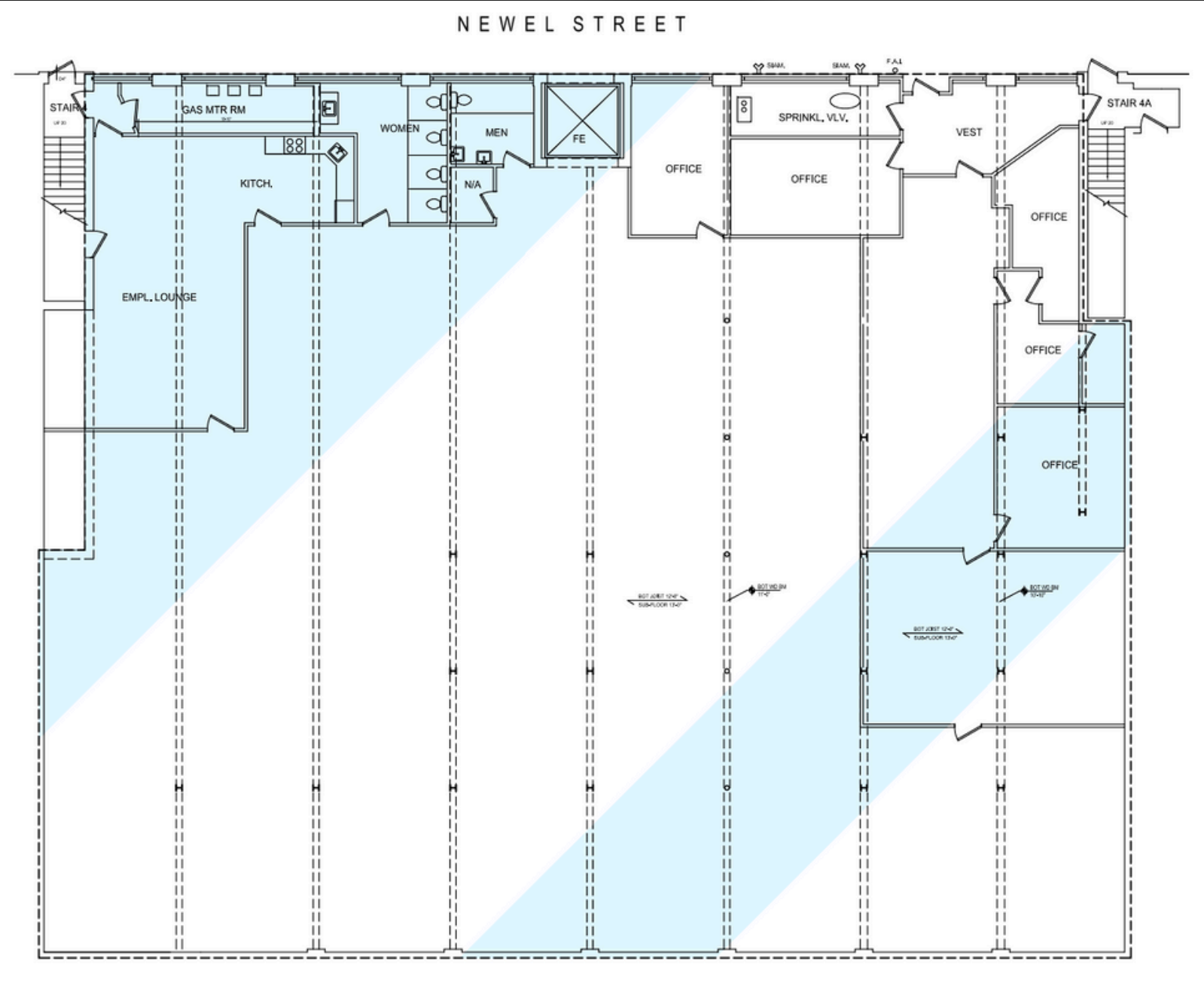
The Greenpoint Industrial Center is poised to be the next great office development in North Brooklyn.

A prewar building with ample windows, natural light, and exposed brick allows for modern upgrades while providing an ode to its industrial past. Elevators are being converted for passengers and spaces are being updated to accommodate office use.

Great opportunities abound for companies both young and old to take upgraded space at an affordable rate. Close proximity to the Greenpoint Avenue G stop makes for a quick commute.



GROUND FLOOR (246 GREENPOINT AVE)



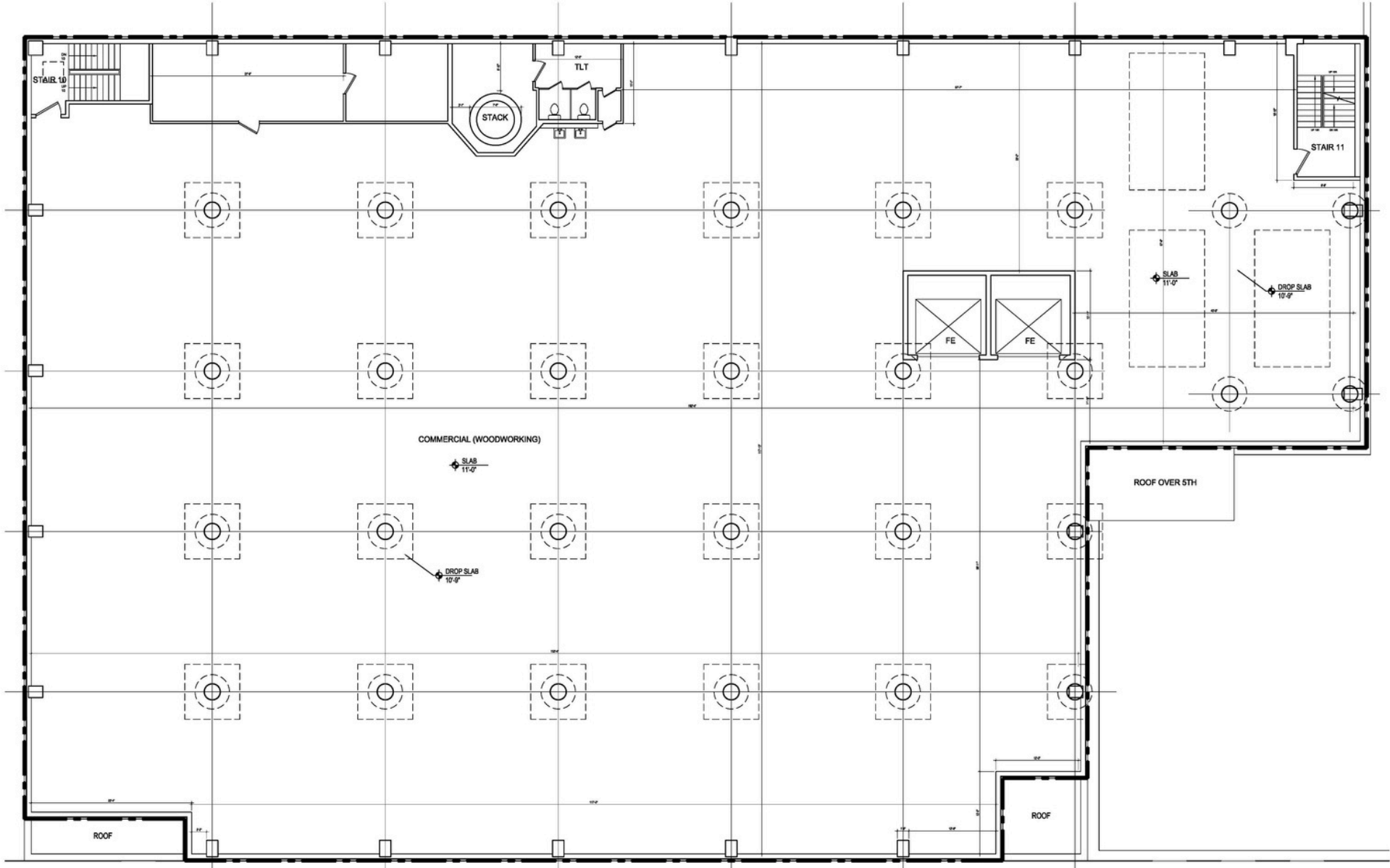
1ST FLOOR FLOORPLAN



3RD FLOOR



6TH FLOOR



6TH FLOOR FLOORPLAN

Location Map

3 Minutes
to Greenpoint Av

G Station

Annual Ridership: 2,092,568 (2022)

Travel time by car:

Midtown Manhattan - 14 minutes

Downtown Manhattan - 9 minutes





Fornino



Cafe Grumpy

The Neighborhood

Where old meets new, and quiet meets lively. Greenpoint has it all: history, culture, art, food, and views. Whether you're looking for a cozy place to stay, a trendy spot to eat, or a scenic walk along the waterfront, you'll find it here.



Bakeri



THE BOX HOUSE HOTEL
- 7 -
BOX ST.



The Brew Inn



FRANKLIN GUESTHOUSE

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Brooklyn, NY 11222

Space Available	Ground Fl: 7,800 SF - \$45 MG 1st Fl: 12,261 SF - \$25 MG 3rd Fl: 2,830 SF - \$40 MG 3rd Fl: 3,960 SF - \$40 MG 6th Fl: 21,000 SF - \$25 MG
Drive Ins	10
Exterior Dock Doors	6
Clear Height	14'
Year Built	1931 (renovated in 1995)
Zoning	M1-1

For viewings and inquiries, please contact:



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