



160 Dikeman St. Red Hook, NY 11231



Creative - Office - Industrial

***Available for
SALE or LEASE***

A Modern M2-1 Creative Industrial Asset in Red Hook's IBZ

160 Dikeman St. Red Hook, NY 11231

A Vertically Creative Ecosystem

160 Dikeman Street offers a rare configuration in Red Hook — a modern steel-constructed building designed to function floor-by-floor or as a cohesive whole. Each level operates independently, supporting a flexible mix of creative, production, showroom, or office users.

Unlike traditional loft or legacy warehouse buildings, 160 Dikeman delivers clean infrastructure, outdoor space, on-site parking, and white-box flexibility — built for long-term adaptability within a neighborhood defined by makers and independent operators.

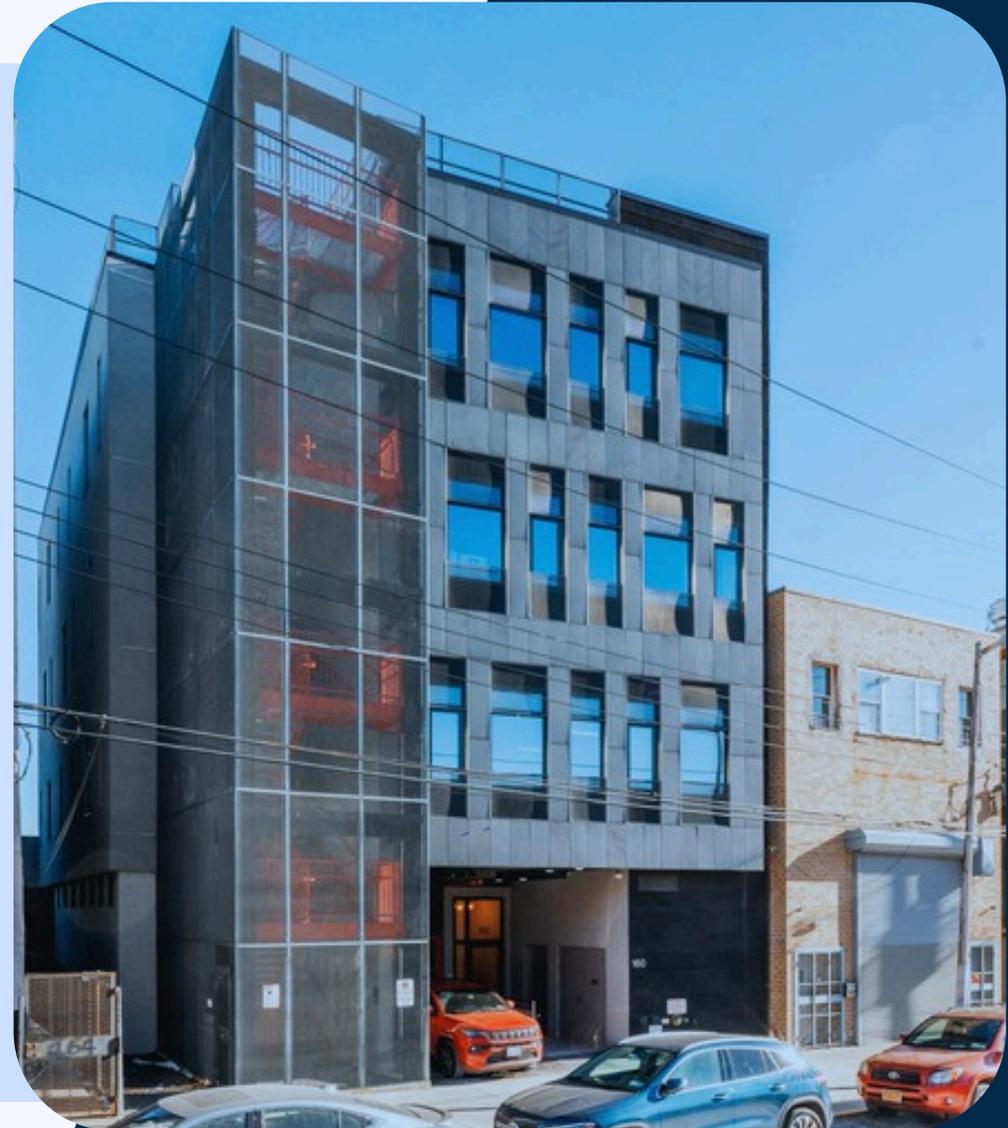


Building Overview

160 Dikeman Street is a five-story, steel-constructed flex building totaling 14,532 square feet, designed to accommodate creative production, light manufacturing, studio, showroom, and office users within Brooklyn's Industrial Business Zone.

Built in 2020 and configured with efficient ~3,052 SF floorplates, the property offers vertical flexibility — allowing ownership or tenants to occupy individual floors or combine multiple levels. Each available floor will be delivered in clean white-box condition, providing a blank canvas for customized build-outs.

With on-site parking, loading capability, outdoor terraces, and a penthouse roof deck, 160 Dikeman bridges functional industrial infrastructure with architectural presence — positioned within one of Brooklyn's most authentic creative industrial neighborhoods.





NYCIA

NEW YORK CITY INDUSTRIAL ADVISORS

NYCIA.US/160-dikeman-st

Building Configuration

Total Building Area: 14,532 SF

Lot Size: 4,999 SF (50' x 100')

Property Taxes: \$24,784 (22/23)

Zoning: M2-1

Construction: Fireproof Steel

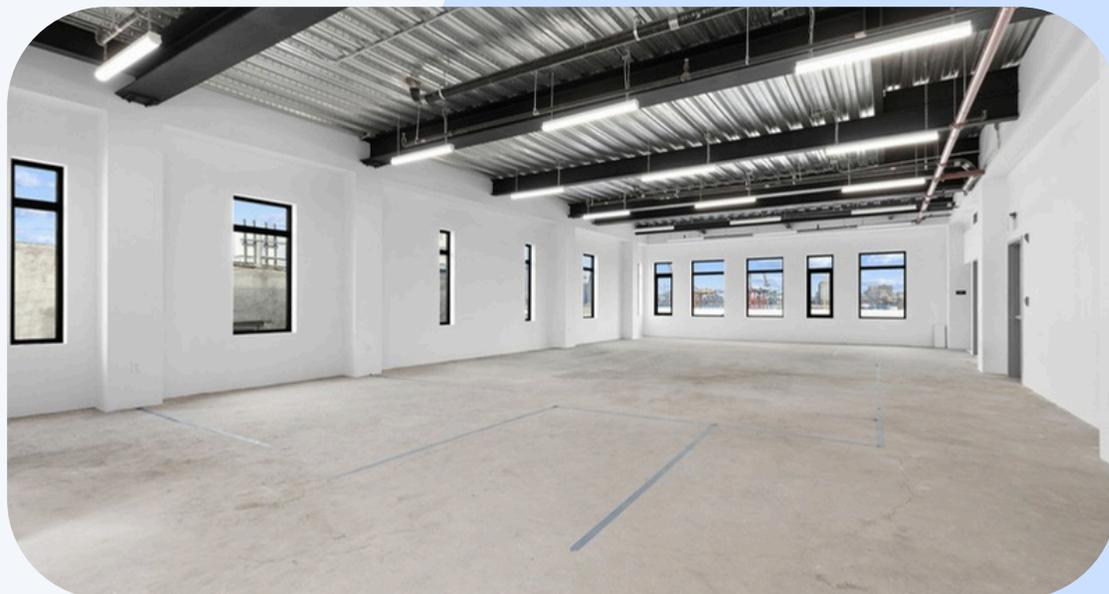
Year Built: 2020

Floors: 5

Outdoor Space:
2nd Floor Terrace + Roof Deck

Parking: 8-12 Cars

Ground Floor:
Lobby, parking, delivery, storage



160 Dikeman St. Red Hook, NY

FOR SALE OR LEASE



NYCIA

NEW YORK CITY INDUSTRIAL ADVISORS

NYCIA.US/160-dikeman-st

Floor Breakdown

2nd Floor - ±3,052 SF (Available)

- Office / Creative Flex / light Industrial
- Private Terrace
- 2 Bathrooms
- Conference Room
- Pantry

3rd Floor - ±3,052 SF (Available)

- Office / Creative Flex / light Industrial
- 2 Bathrooms
- Conference Room
- Pantry

4th Floor - ±3,052 SF (Leased)

- Office / Creative Flex / light Industrial
- 2 Bathrooms
- Pantry
- Conference Room

Penthouse - 1,061 SF (Available)

- Roof Deck Access
- Lounge
- 2 Bathrooms

All available floors will be delivered in white-box condition, offering incoming tenants a flexible foundation for studio, creative production, light industrial, or office configurations.

2nd Floor - Floor Plan



3rd & 4th Floors Floor Plan



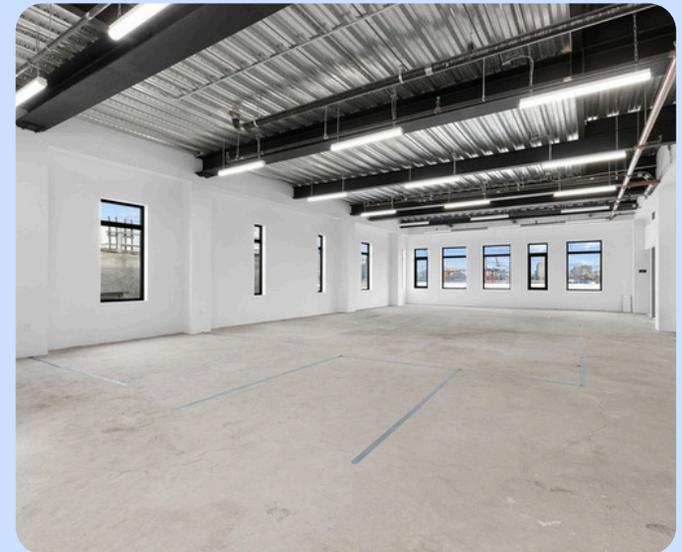
160 Dikeman St. Red Hook, NY

FOR SALE OR LEASE



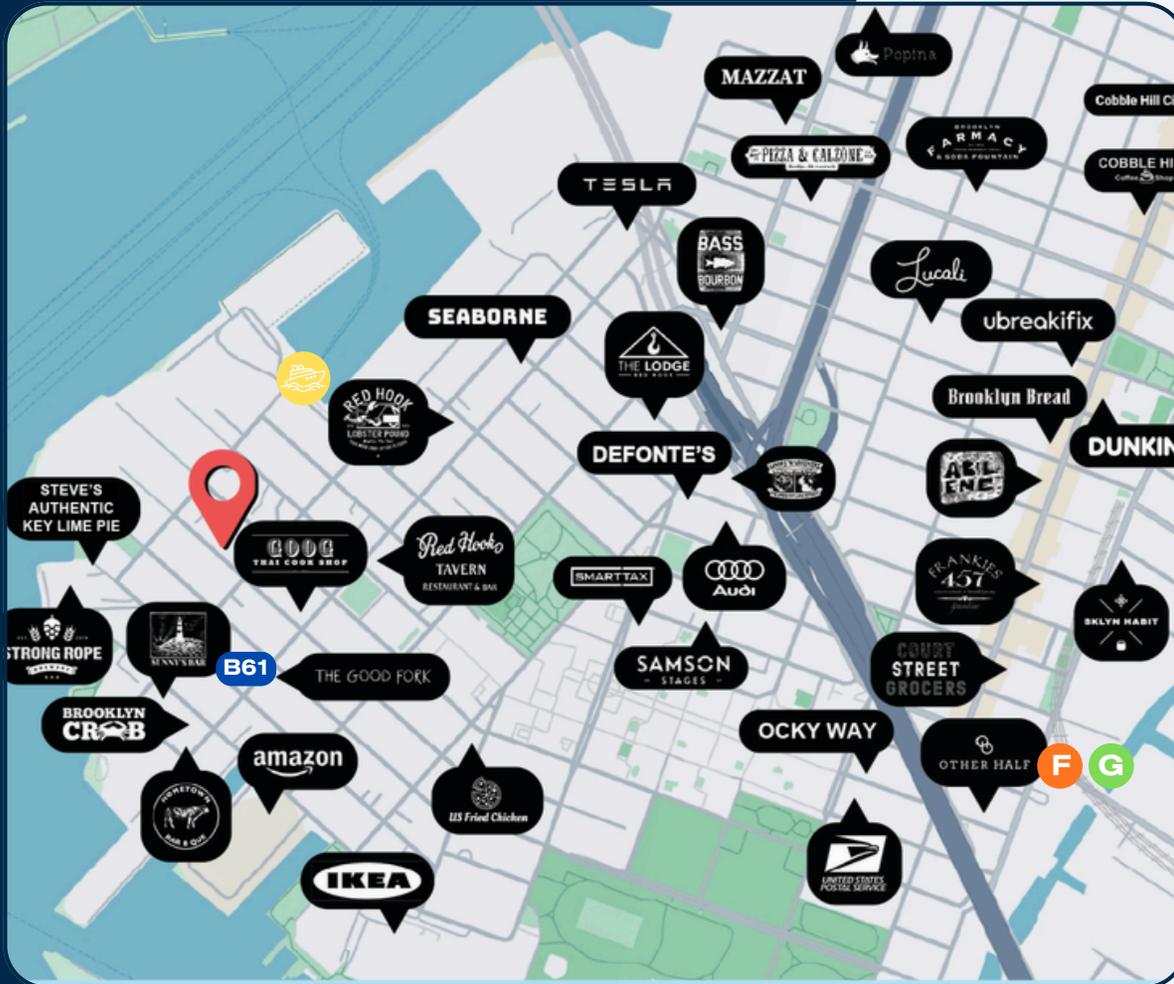
Ideal Uses

- Creative Production Studios
- Artists & Fabricators
- Furniture & Design Workshops
- Specialty Manufacturing
- Experiential Showrooms
- Architecture & Design Firms
- Hybrid Office + Production Users
- Boutique Multi-Tenant Investment





Local Access



Hugh Carey Tunnel

Downtown Manhattan: ~10 Minutes

Midtown Manhattan: ~20 Minutes

Brooklyn Queens Expressway

To North Brooklyn & Queens

~4 Minutes to Access

Gowanus Expressway

To South Brooklyn

~ 4 minutes to access

Public Transportation

Subway

Smith-9th St Station **F** **G**

Bus

Van Brunt St/Verona St **B61**

Ferry

Brooklyn Cruise Terminal **SB**



NYCIA

NEW YORK CITY INDUSTRIAL ADVISORS

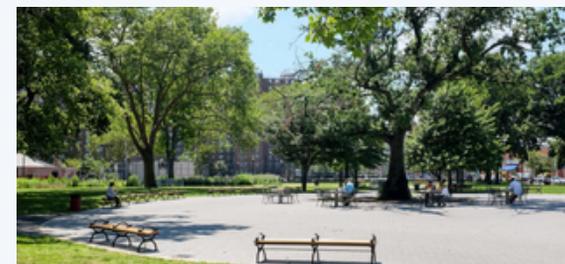
NYCIA.US/160-dikeman-st

About Red Hook

Red Hook is a one-of-a-kind Brooklyn waterfront neighborhood known for its creative energy, industrial character, and unmatched harbor views. Set apart from the city's congestion, it offers a calm, inspiring environment with wide streets, open space, and a strong sense of community.

Former industrial buildings now house studios, offices, and maker spaces, attracting artists, designers, and innovative businesses. The neighborhood's waterfront delivers iconic views of New York Harbor and the Statue of Liberty, making the setting as memorable as it is motivating.

Anchored by Van Brunt Street, Red Hook features a well-regarded mix of restaurants, cafés, breweries, and local shops, alongside waterfront parks and cultural destinations. With ferry access to Manhattan and convenient Brooklyn connections, Red Hook blends accessibility with a distinctly relaxed, authentic atmosphere—an ideal setting for creative and forward-thinking tenants.



FOR SALE OR LEASE



Additional Sales Information

Flexible Ownership Structure

160 Dikeman Street presents multiple acquisition and leasing strategies for investors and users.

- Building can be delivered vacant
- Potential long-term leaseback of the 2nd floor providing substantial in-place income
- Ability to operate on one or two floors while leasing remaining levels
- Configurable as a boutique multi-tenant creative industrial building
- Vertical floor-by-floor leasing flexibility

The building's design allows for staggered lease-up or phased occupancy without operational conflict between tenants.

Eligible Incentives & Cost Advantages

The property is located within Brooklyn's Industrial Business Zone (IBZ) and may qualify for:

- Industrial Business Zone (IBZ) Benefits
- ICAP (Potential 25-Year Property Tax Abatement)
- Opportunity Zone Eligibility
- Relocation Employment Assistance Program (REAP)
- Commercial Rent Tax (CRT) Savings
- Energy Cost Savings Program (ECSP)

These programs may provide meaningful operational and tax advantages for qualified users or investors.

White-Box Delivery

All available floors will be delivered in clean white-box condition, offering incoming tenants or ownership a flexible foundation for customized build-outs.

Open floorplates, modern infrastructure, and efficient ~3,052 SF layouts allow for:

- Studio & creative production
- Light manufacturing
- Fabrication & workshop use
- Showroom
- Hybrid office + industrial configurations

This flexibility broadens the potential tenant pool and enhances long-term leasing resilience.



NYCIA
NEW YORK CITY INDUSTRIAL ADVISORS

NYCIA.US/160-dikeman-st

**For more information,
please contact:**

**Dan Morici
Managing Partner**

**Dan@NYCIA.US
(516) 361-0456**

**Brian Petracca
COO**

**Brian@NYCIA.US
(516) 551-8450**

160 Dikeman St. Red Hook, NY

*The information contained in this marketing brochure has been compiled from sources believed to be reliable, including ownership representation, third-party data providers, and NYCIA's market research. While every effort has been made to ensure accuracy, all information, figures, and property details are provided for general informational purposes only and should be considered approximate. Availability, pricing, and specifications are subject to change without notice. NYCIA makes no representation or warranty, express or implied, as to the accuracy or completeness of the information herein.

