



48-05 METROPOLITAN AVENUE
RIDGEWOOD, NEW YORK

AVAILABLE FOR LEASE

SPACES RANGING FROM
1,600 - 19,500 SF

**82%
LEASED**

**SMALL SPACE PROGRAMS
& FLEXIBLE DIVISIONS**

140,748 RSF
4 STORIES • INDUSTRIAL BACKLOT

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

FILMFACTORYNYC.COM



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@estltns.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



DISCOVER THE FILM FACTORY

- SPACES RANGING FROM 1,600 - 19,500 SF FOR MIX OF USES
- 3,200 SF ROOFTOP DINING & FOOD TRUCK PAVILLION
- FULL FLOOR PLATES UP TO 37,000 SF
- 3.3 ACRES OF PRIVATE LAND
- 1-ACRE BACKLOT
- WIDE ENTRY TRUCK EGRESS
- 180° TURN RADIUS
- EASE OF LOADING
- MULTIPLE LOADING DOCKS WITH LEVELERS
- FREIGHT, VEHICLE & PASSENGER ELEVATORS
- EMPLOYEE PARKING LOT & ROOF-TOP CAR STORAGE

PRIVATE LOADING
BACKLOT &
TENANT PARKING

PARKING
STACKERS

FREIGHT
LOAD-IN

ROOF-TOP
VEHICLE
STORAGE

CURB-CUT
ROLL-UP DOOR
VEHICLE ENTRY

VEHICULAR
ELEVATOR
ENTRANCE



48-05
METROPOLITAN AVENUE
RIDGEWOOD, NY

TOTAL SQUARE FEET

Cellar Floor:	37,254 RSF
Ground Floor:	37,254 RSF
Second Floor:	36,612 RSF
Third Floor:	36,612 RSF
Fourth Floor:	33,284 RSF
Fourth Floor Terrace:	3,350 RSF
Roof:	3,200 RSF

PRIVATE PARKING

190+ VEHICLES

LOT SIZE

126,577 SF

CLEAR CEILING HEIGHT

Ground Floor Retail: 22'

Second Floor: 16'

Third & Fourth Floor: 15'

FREIGHT ELEVATORS

13'-8" X 5'-2 1/2" capacity of 8,000 Pounds

VEHICLE ELEVATOR

9'-0" X 20'-7" capacity of 8,000 Pounds

PASSENGER ELEVATORS

2

SPRINKLER

Wet

POWER

3 phase power in each unit

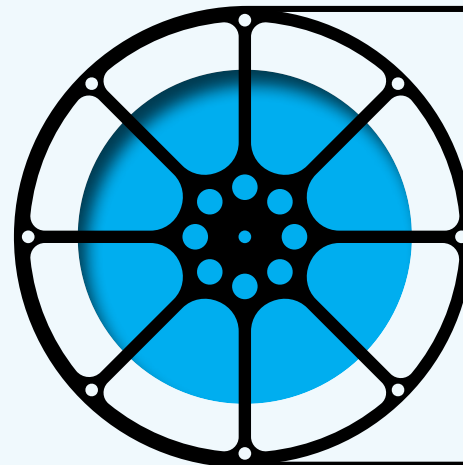
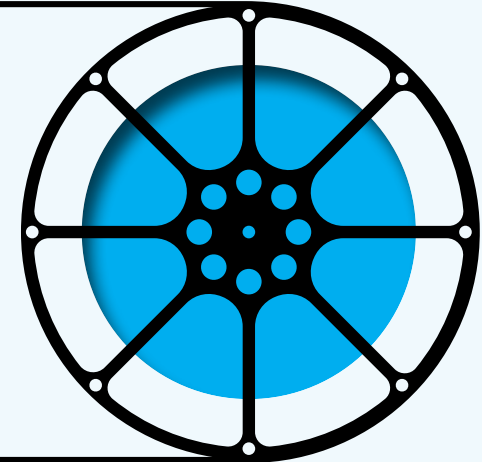
DOCK DOORS

4 with dock levelers

DRIVE IN RAMPS

2

PRIVATE LAND
1-ACRE BACKLOT
WIDE ENTRY TRUCK EGRESS
180° TURN RADIUS
EASE OF LOADING
MULTIPLE LOADING DOCKS WITH LEVELERS



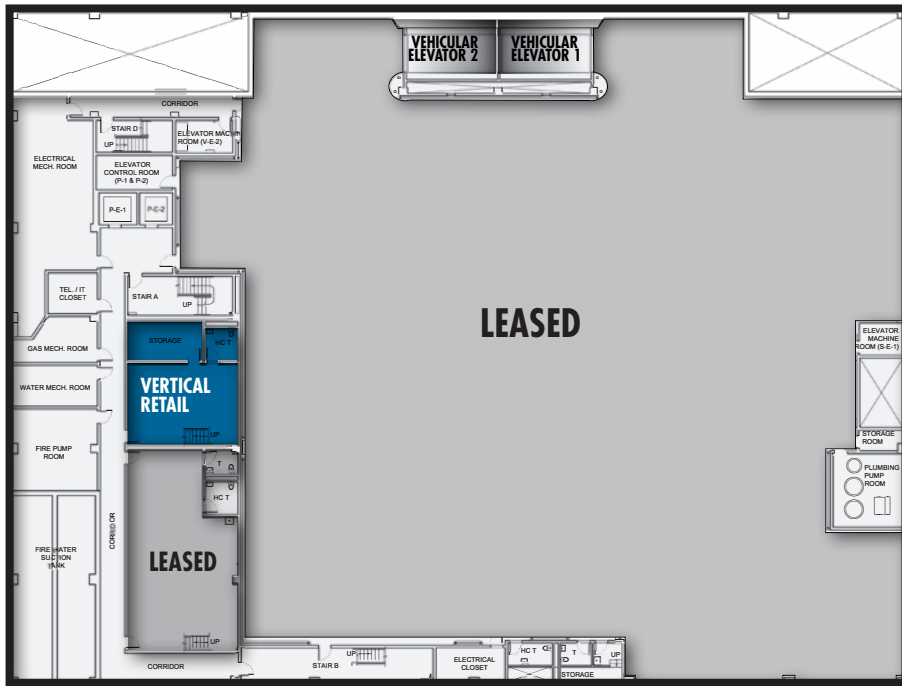
PRIVATE PARKING LOT
VALET TENANT PARKING
CAR LIFT PARKING RACKS
VEHICULAR STORAGE
HEAVY PAYLOADS
FRONT & REAR VEHICLE ENTRY & EXITS



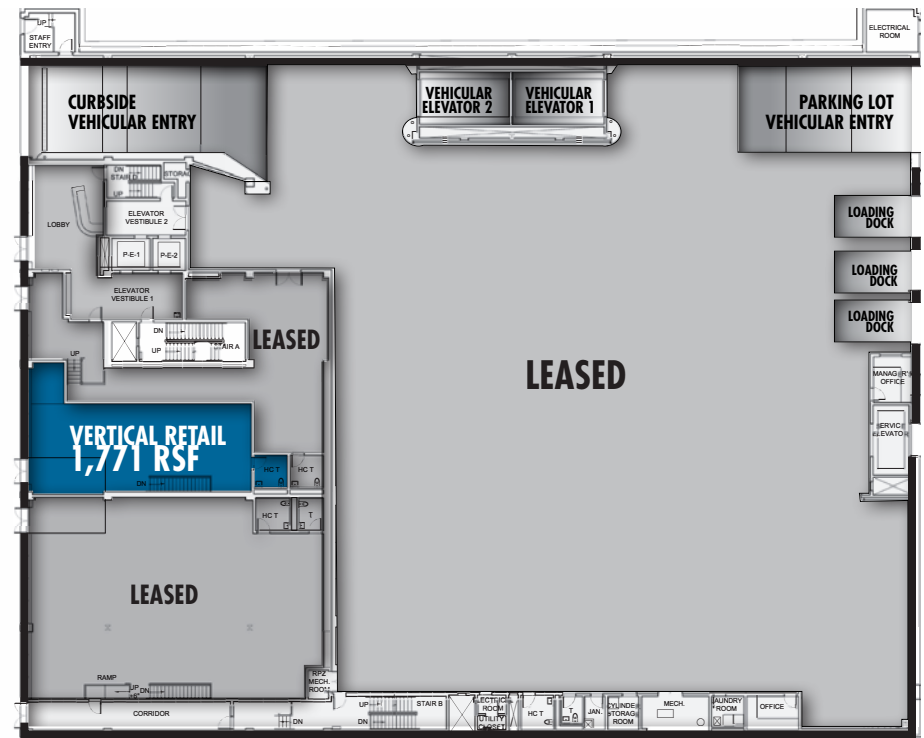


FLOOR PLANS

SUMMER 2024 AVAILABILITIES



CELLAR FLOOR
37,254 RSF

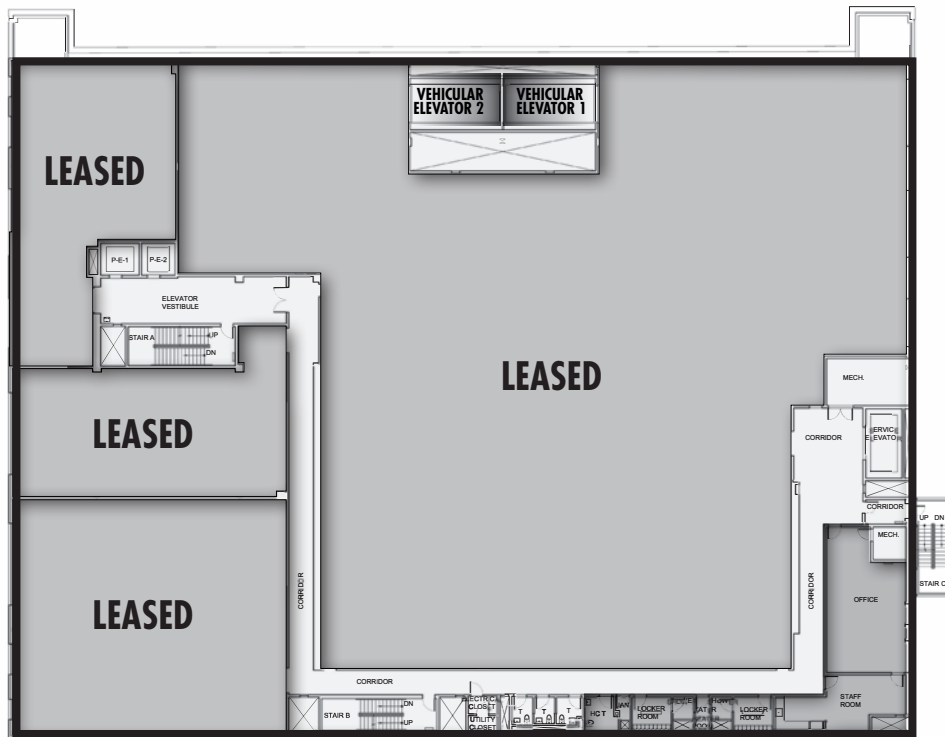


FIRST FLOOR
37,254 RSF

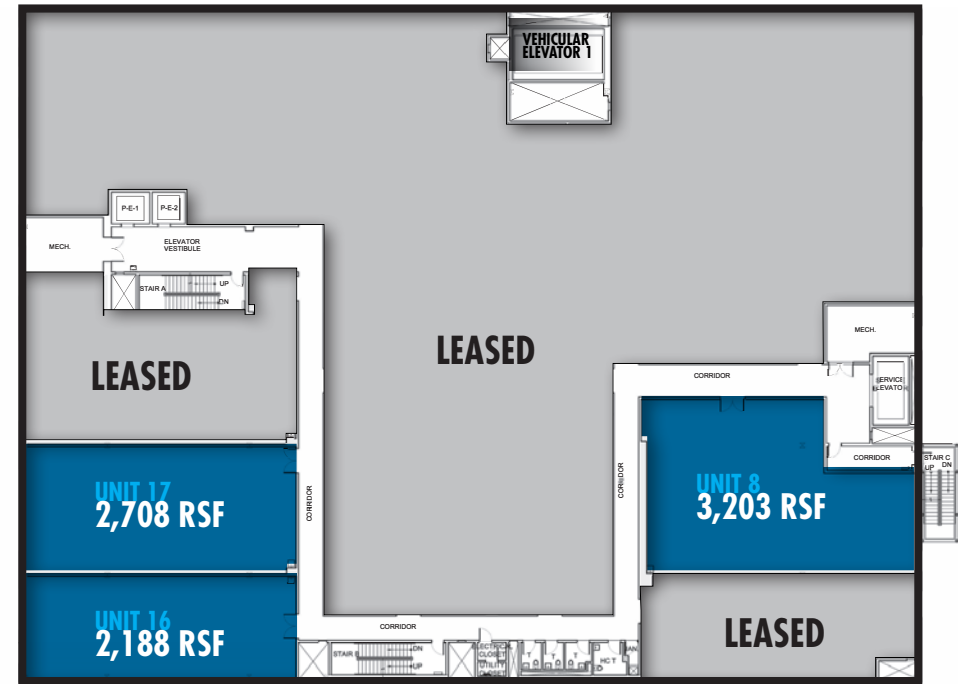
FLOOR PLANS

SUMMER 2024 AVAILABILITIES

48-05
METROPOLITAN AVENUE
RIDGEWOOD, NY



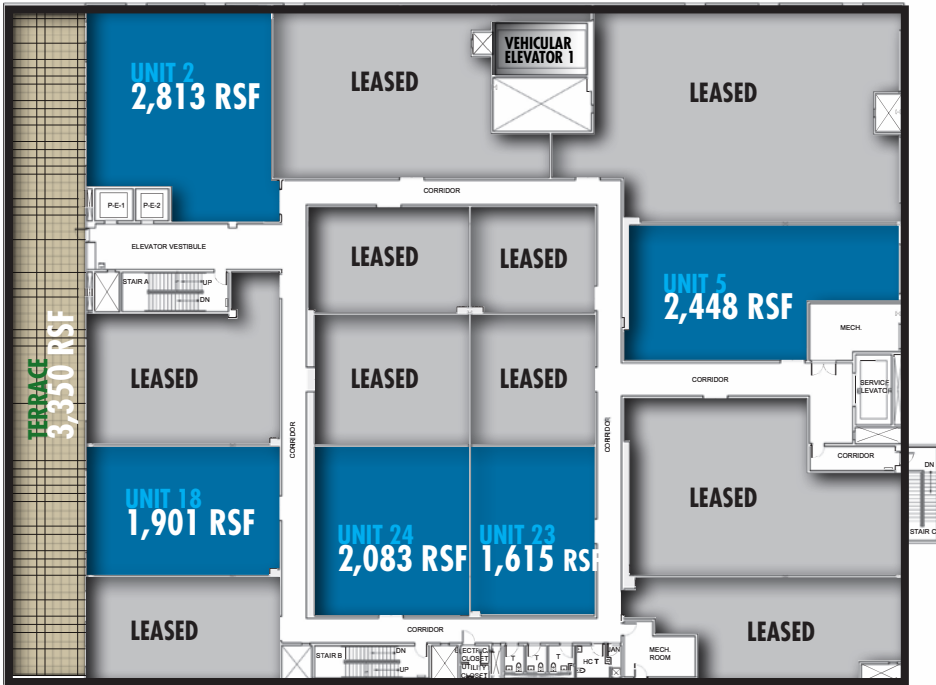
SECOND FLOOR
36,612 RSF



THIRD FLOOR
36,612 RSF

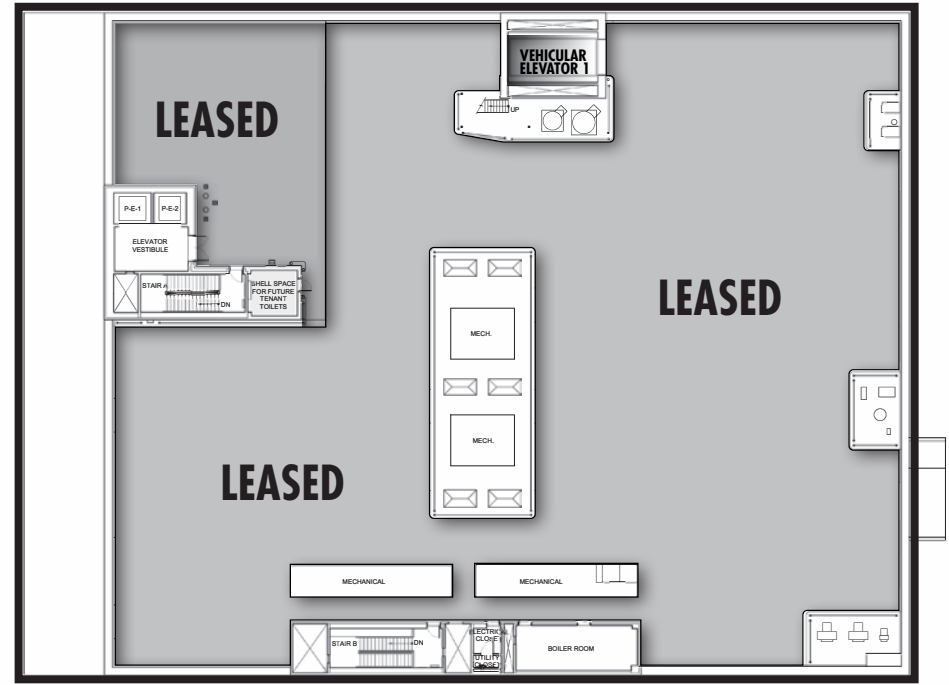
FLOOR PLANS

SUMMER 2024 AVAILABILITIES




FOURTH FLOOR TERRACE
3,350 RSF

FOURTH FLOOR
37,284 RSF



ROOF DECK — OUTDOOR EATING
3,200 RSF



**82%
LEASED**

MIXED-USE COMMUNITY

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



the
Film
Factory

INDUSTRIAL COMPLEX

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



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



INDUSTRIAL COMPLEX & 1-ACRE BACKLOT

140,748 RSF 4 STORIES

180° TURN RADIUS

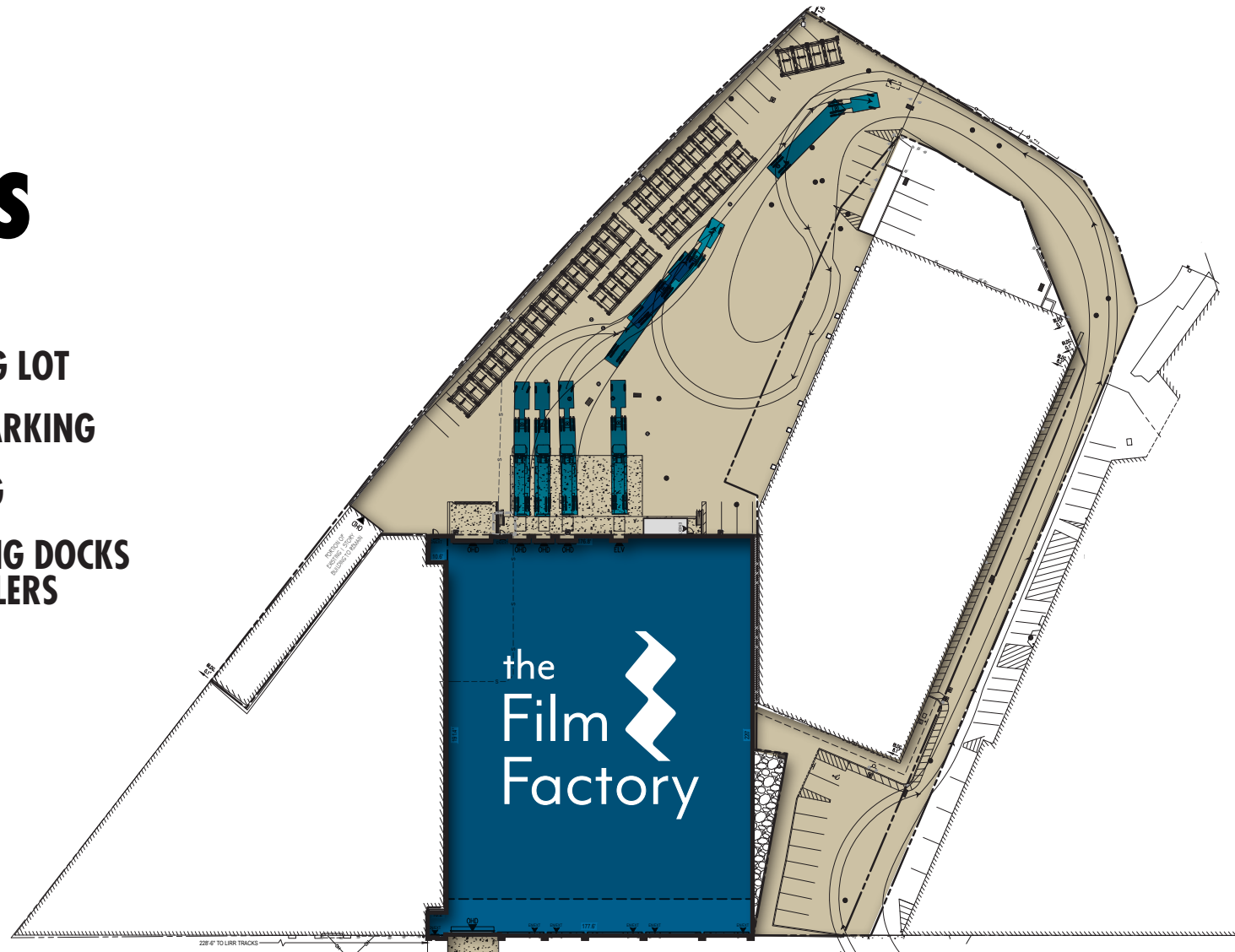
1-ACRE BACKLOT

PRIVATE PARKING LOT

VALET TENANT PARKING

EASE OF LOADING

MULTIPLE LOADING DOCKS
WITH DOCK LEVELERS



48-05

METROPOLITAN AVENUE

180° TURN RADIUS

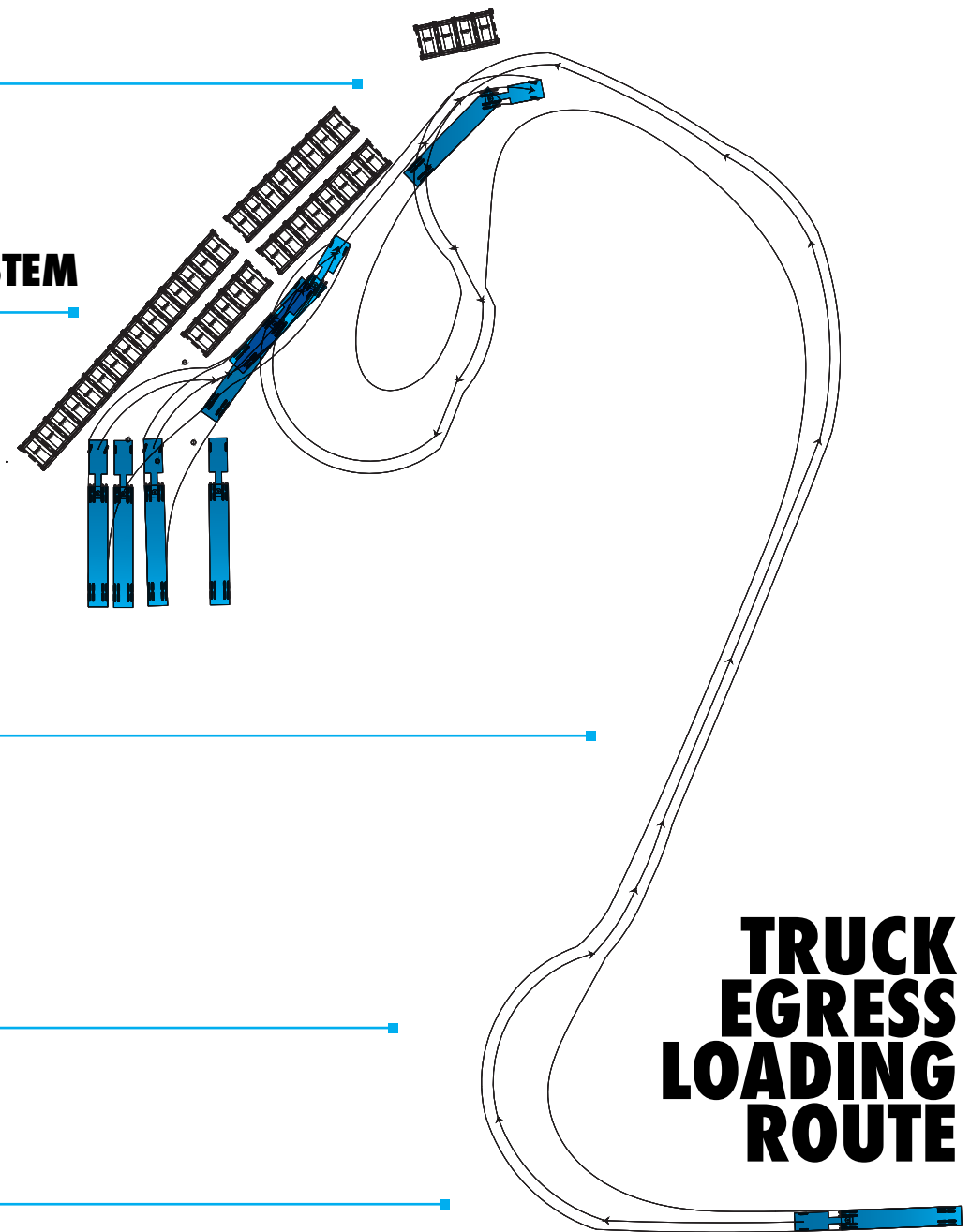
4 LEVEL OUTDOOR CAR PARKING SYSTEM

BACK-IN LOADING DOCK

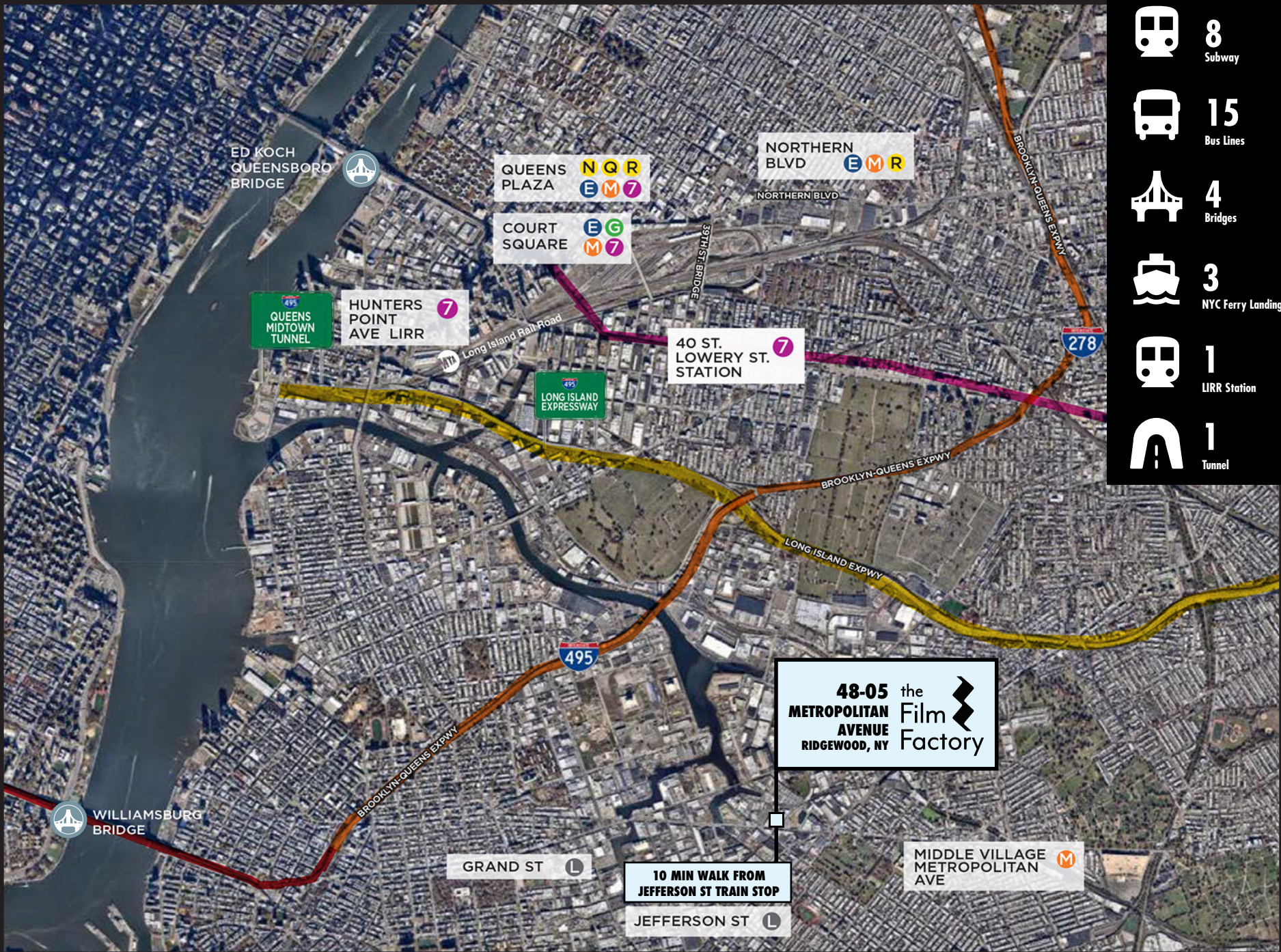
PRIVATE ENTRANCE & DRIVEWAY

WIDE EGRESS TRUCK ENTRANCE

METROPOLITAN AVENUE



**TRUCK
EGRESS
LOADING
ROUTE**




-  8
Subway
-  15
Bus Lines
-  4
Bridges
-  3
NYC Ferry Landings
-  1
LIRR Station
-  1
Tunnel

48-05 the 
METROPOLITAN AVENUE **Film Factory**
 RIDGEWOOD, NY

10 MIN WALK FROM
JEFFERSON ST TRAIN STOP
 JEFFERSON ST 

MIDDLE VILLAGE
 METROPOLITAN 
 AVE

GRAND ST 


ED KOCH
 QUEENSBORO
 BRIDGE 

QUEENS
 PLAZA 

COURT
 SQUARE 

QUEENS
 MIDTOWN
 TUNNEL 

HUNTERS
 POINT
 AVE LIRR 

40 ST.
 LOWERY ST.
 STATION 

LONG ISLAND
 EXPRESSWAY 

495 

278 

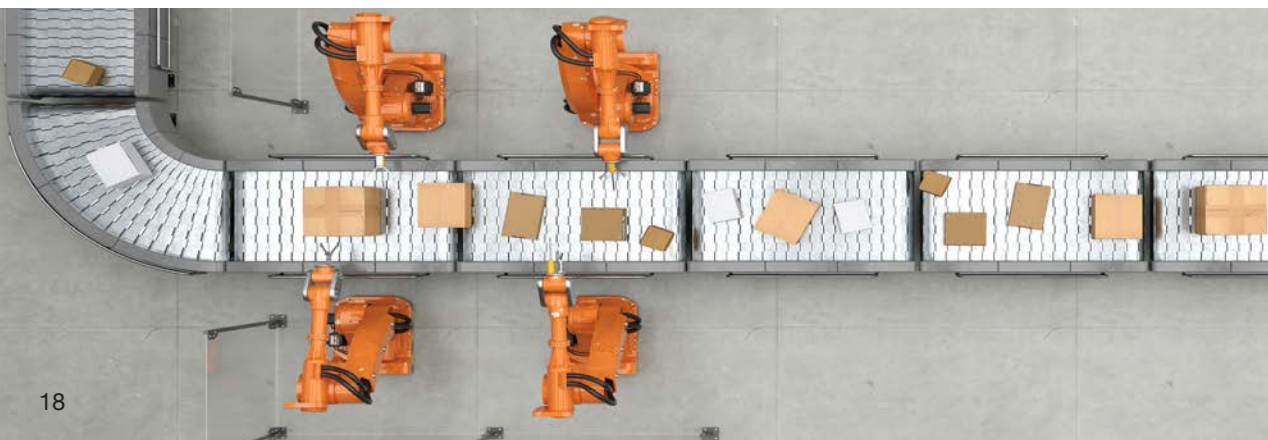
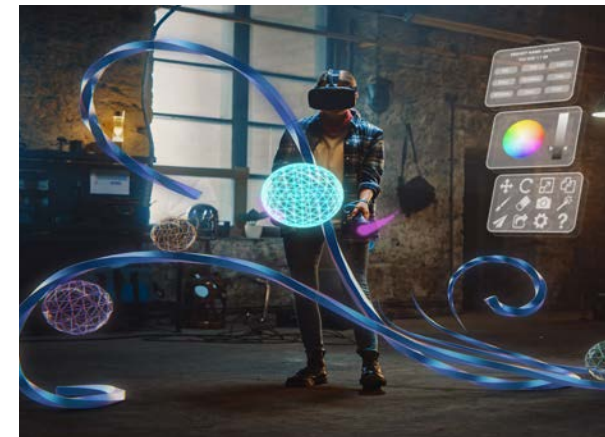
WILLIAMSBURG
 BRIDGE 



PROXIMITY TO
MANHATTAN
& ACCESS TO
ALL MAJOR
BOROUGHS

BUILDING SYNERGIES & MANUFACTURING COMMUNITY

WE'VE BUILT A COLLABORATIVE COMMUNITY WITH AN ENTERPRISE MINDSET.



JOIN OUR COMMUNITY **MAKE YOUR SPACE.**



48-05 METROPOLITAN AVENUE
RIDGEWOOD, NEW YORK

THE FILM FACTORY IS HOME TO MANY MADE-IN-NY SUCCESS STORIES,
LOCAL ENTREPRENEURS THAT ARE DRIVING FORCES IN THE ENTERTAINMENT,
FASHION, ART, FOOD SERVICE, AND BOUTIQUE MANUFACTURING INDUSTRIES.

THE BUILDING IS FIRMLY ROOTED IN THE INDUSTRIAL HERITAGE THAT
CHARACTERIZES THE WESTERN PART OF QUEENS—BUT WITH A CONTEMPORARY
TWIST ON WHAT IT MEANS TO BE A MAKER.

**WE CREATED A BRAND
NEW EVOLUTION OF
OFFICE MAKER SPACE.**

IDEATE. COLLABORATE. MAKE IT HAPPEN!

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