

18 Bay Street – Lower-Level | 8,000 SF

Red Hook, Brooklyn | Commercial Lease Opportunity



HL Dynasty Real Estate | (718) 834-8675 | brokerage@hl-dynasty.com

Investment Highlights

- 8,000 SF industrial warehouse with flexible zoning
- Drive-in loading dock for easy shipping & logistics
- Modern layout with 2 bathrooms, office area, and clean finishes
- 15-Year lease option ensure long-term operational stability
- NNN lease structure; move-in ready condition
- Prime Red Hook location with access to IKEA, ferry, D train, and BQE
- Surrounded by active businesses, makers, and fulfillment centers
- Ideal for logistics, storage, light manufacturing, or creative industrial use
- Fully built and ready for occupancy



Property Overview

ADDRESS

18 Bay Street, Brooklyn, NY 11231-1905

NEIGHBORHOOD

Red Hook, Brooklyn

AVAILABILITY

8,000 SF – Turnkey Industrial Warehouse

ASKING RENT

Upon Request

LEASE TYPE

NNN (Tenant pays utilities & taxes)

ZONING

Industrial – Flexible Use

CEILING HEIGHT

Standard warehouse height

ACCESS

Drive-in loading dock

POWER

Standard Commercial Power

CONDITION

Turnkey – Clean buildout with office + bathrooms



Building Specifications

RBA

55,196 SF

FLOORS

1

TYPICAL FLOOR

27,598 SF

YEAR BUILT

1981 (Renovated 2017)

CONSTRUCTION

Industrial/Warehouse

SPRINKLERS

Wet

ELEVATORS

N/A

LAND AREA

1.27 AC

UTILITIES

Gas, Heating, Sewer, Water, Lighting

APN/PARCEL ID

00601-0001



18 Bay Street – Lower-Level | 8,000 SF



HL Dynasty Real Estate | (718) 834-8675 | brokerage@hl-dynasty.com

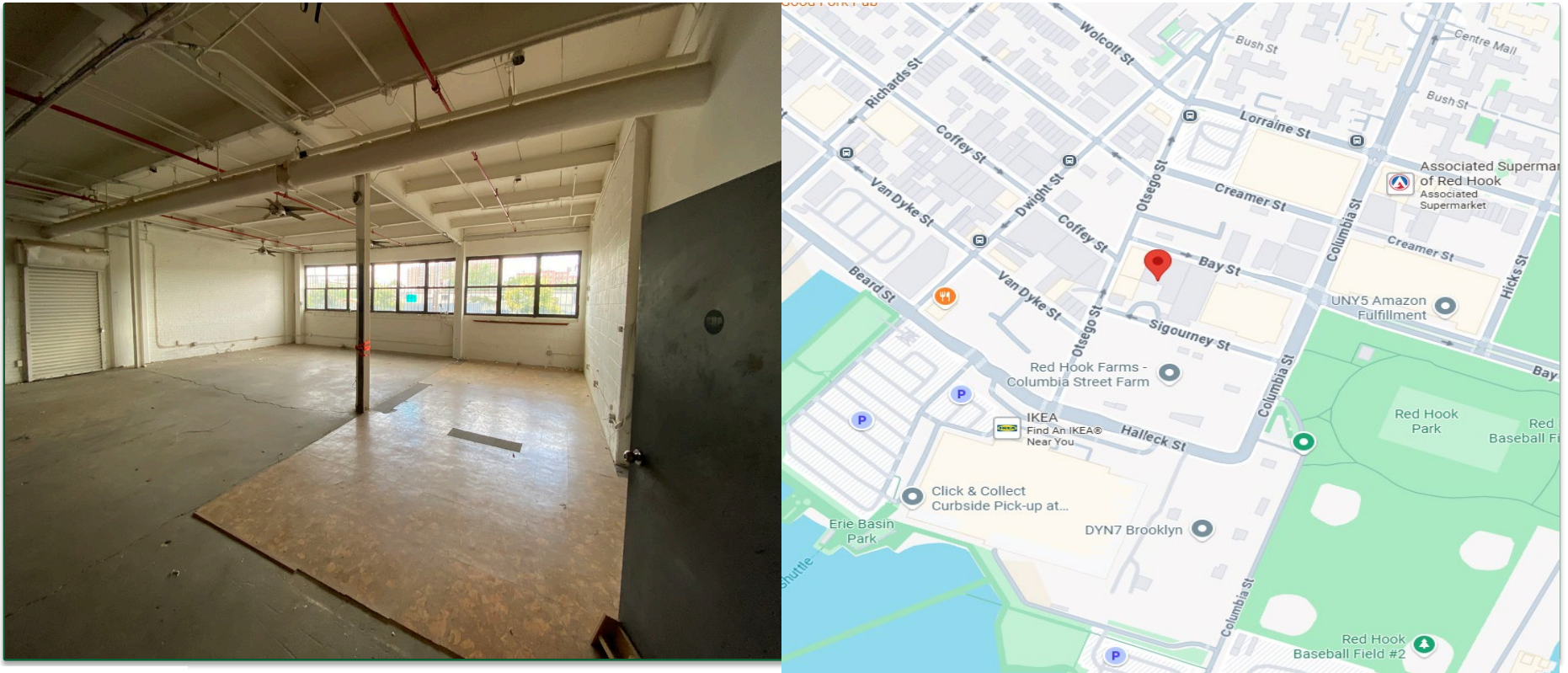
18 Bay Street – Lower-Level | 8,000 SF



HL Dynasty Real Estate | (718) 834-8675 | brokerage@hl-dynasty.com

Location

Located in the heart of Red Hook, 18 Bay Street offers proximity to IKEA, Red Hook Ferry, the D Train, and multiple bus routes. Its quick access to the BQE and Manhattan positions it ideally for logistics, e-commerce, fulfillment, or creative industrial use. Surrounded by a vibrant community of manufacturers, makers, and small brands, this property sits within one of Brooklyn's most active industrial corridors.



HL Dynasty Real Estate | (718) 834-8675 | brokerage@hl-dynasty.com

Terms & Contact

Transaction Terms

- **Availability:** Immediate
- **Asking Rent:** Upon Request
- **Lease Type:** Triple Net (NNN)
- **Uses:** Warehouse | Fulfillment | Storage | Creative Industrial | Light Manufacturing

Contact

HL Dynasty Real Estate
T: (929) 655-0325 | (718) 834-8675
E: Chris@hl-dynasty.com
brokerage@hl-dynasty.com
W: hldynastyre.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This Offering Memorandum is subject to prior sale, lease, change in price or terms, or withdrawal without notice.



HL Dynasty Real Estate | (718) 834-8675 | brokerage@hl-dynasty.com