



# **PREMIUM NEW CONSTRUCTION LIGHT INDUSTRIAL AND OFFICE OPPORTUNITIES ON ADMIRAL'S ROW.**

**ANCHORED BY WEGMANS, BUILDING 212  
IS THE HEART OF THE NAVY YARD'S NEW  
500,000 SF MULTI-BUILDING RETAIL,  
MANUFACTURING, AND CREATIVE OFFICE  
DEVELOPMENT.**



BLDG 212 AERIAL VIEW

## **THE BNY DIFFERENCE**

- A 300-acre manufacturing, tech, and creative hub
- Future-focused business ecosystem
- Business & workforce development services
- Ardent supporter of MWBE businesses
- Economic development incentives

## **YARD AMENITIES**

- Robust event & exhibition programming
- Extensive B2B networking opportunities
- Space rentable for conferences and pop-ups
- Wegmans, a food hall, a brewery, and a distillery
- On-site parking for employees and guests
- EV charging stations
- A brand-new City MD Urgent Care

## **BLDG 212 FEATURES**

- New construction opened in 2019
- Anchored by Wegmans NYC flagship supermarket
- Adjacent to onsite parking garage and tenant shuttle stop
- Close to Kings County Distillery's tasting room
- Common pantry on each floor
- 2 box truck loading docks

## **GETTING HERE**

- Best-in-class shuttle to/ from BK mass transit hubs, serving 13 subway lines
- Near FiDi, DUMBO, Williamsburg, Fort Greene, and Clinton Hill
- NYC Ferry Stop on-site
- Four secure Yard entrances for cars, trucks, bicycles, and pedestrians
- Multiple Citibike stations in and around the Yard

# BLDG 212

## BUILDING SPECIFICATIONS



ANCHORED BY WEGMANS SUPERMARKET



SANDS ST. GATE / KINGS COUNTY DISTILLERY



PANTRY ON EACH FLOOR

**BUILDING OWNER:**

The City of New York

**PROPERTY MANAGER:**

The Brooklyn Navy Yard Development Corporation

**BUILT:** 2019**ARCHITECTS:** S9 Architecture**LOCATION:**

The hub of the Yard's new 500,000 multi-building urban manufacturing, office and retail development on the Yard's Admiral's Row.

**ANCHOR RETAIL TENANT:**

Wegmans Supermarket

**FLOORS:** 5

Floors 2 - 4: Light industrial use  
Floor 5: Office use

**FLOOR PLATES:** 33,000 SF**UNIT SIZES:** 3,000 - 10,000 SF**COLUMN SPACING:**

Approximately 40'-0" SF on center

**SLAB-TO-SLAB HEIGHT:**

Floors 2-4: 15'-0"  
5th floor: 16'-2"

**PANTRY:**

Common area pantry with seating on each floor

**FLOOR LOAD:** 125 Lbs. / SF**ELEVATORS:**

2 service cars

- Capacity: 5,000 lbs per car
- Cab dimensions: 5'9" W x 9'5" H x 9'
- Cab opening: 4'6" W x 8' H

**LOADING DOCKS:**

2 box truck loading docks

**EXHAUST:**

Exhaust shafts to roof and potential for louvers for air intake / exhaust in tenant spaces.

**POWER:**

480v power available

**TELECOM:**

Verizon

**LIFE SAFETY:**

Fully sprinklered and full fire alarm coverage

**PARKING:**

Tenant parking available in the Yard and in adjacent parking garage

**INCENTIVES:**

Businesses at the Brooklyn Navy Yard are eligible for compelling economic development incentives, including:

- Tax benefits associated with The Yard designation as a Qualified Opportunity Zone
- A city-owned property, BNY tenants are exempt from real estate taxes
- Potential income tax credits available through the Relocation and Employment Assistance (REAP) Program
- Potential cost savings on energy costs through the Energy Cost Savings Program (ECSP)





**BROOKLYN  
NAVY | YARD**

141 FLUSHING AVENUE  
BROOKLYN, NY 11205

**JOSEPH COLISTA**  
SVP, Leasing  
jcolista@bnydc.org  
929-337-1205





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