

Vacant Commercial Modern Facility with Adaptive Reuse Potential

229 49TH STREET, BROOKLYN, NY 11220



PROPERTY HIGHLIGHTS

Formerly the headquarters of Empire City Laboratories, this purpose-built commercial facility is being offered vacant following the successful sale of the laboratory business, presenting an exceptional opportunity for owner-users, institutional investors, and developers seeking a highly functional asset in one of Brooklyn's most rapidly expanding commercial districts. Originally designed and constructed to support sophisticated medical laboratory operations, the property incorporates robust building infrastructure rarely found in conventional commercial buildings. Most notably, it features significantly upgraded electrical service and power distribution systems installed to support advanced laboratory and technical equipment, providing substantial capacity for power-intensive operations. Combined with modern mechanical infrastructure and a flexible floor plan, the building is well suited for a wide variety of uses, including life sciences, biotechnology, medical, healthcare, research and development, advanced manufacturing, technology, educational, professional office, and other commercial applications.

Strategically positioned in the heart of Sunset Park, the property benefits from exceptional regional accessibility. It offers immediate access to the Brooklyn-Queens Expressway (I-278), the Gowanus Expressway, the Brooklyn Battery Tunnel, and the Verrazzano-Narrows Bridge, providing efficient connectivity throughout New York City, Long Island, New Jersey, and the greater metropolitan area. The property is also conveniently served by multiple subway lines, bus routes, and nearby freight and maritime facilities, making it readily accessible for employees, clients, suppliers, and distribution operations.

With its specialized infrastructure, enhanced electrical capacity, flexible design, and premier transportation access, this offering represents a rare opportunity to acquire a distinctive commercial asset with immediate occupancy and significant long-term value in one of New York City's strongest and most dynamic growth markets.

PPSF

\$523

ASKING PRICE

\$17,500,000

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229 49th Street,
Brooklyn, NY 11220



THE REAL ESTATE BROKERAGE FIRM YOU CAN TRUST

PROPERTY DESCRIPTION

BOROUGH	BROOKLYN
NEIGHBORHOOD	SUNSET PARK
BUILDING CONSTRUCTED	2016
BUILDING CONDITION	PRISTINE
CEILING HEIGHTS	16FT
BASEMENT PARKING (DRIVE-IN GATE)	25 SPOTS
DESCRIPTION	OFFICE, COMM
TAX ASSESSMENT('25/'26)	\$ 2.142M
BLOCK AND LOT	00772-0057
LOT DIMENSIONS	100' x 100.17'
BUILT DIMENSIONS	93' x 93'
GROSS SQUARE FOOT	33,478
TAX CLASS	4
FLOOR AREA RATIO/ALLOWED	3.31 / 2
ZONING	M1-2D
DOB	1
ECB	1

EXPENSES

REAL ESTATE TAXES (2025/2026)	\$ 199,540.28
PROPERTY INSURANCE	\$ 17,000.00
TOTAL EXPENSES	\$ 216,540.28

UNIT	Square Footage
Basement (Parking/Office Space)	7,478 SF
1st Floor	10,000 SF
2nd Floor	8,000 SF
3rd Floor	8,000 SF
TOTAL	33,478 SF

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1. Executive Office



2. Main Entrance / Reception



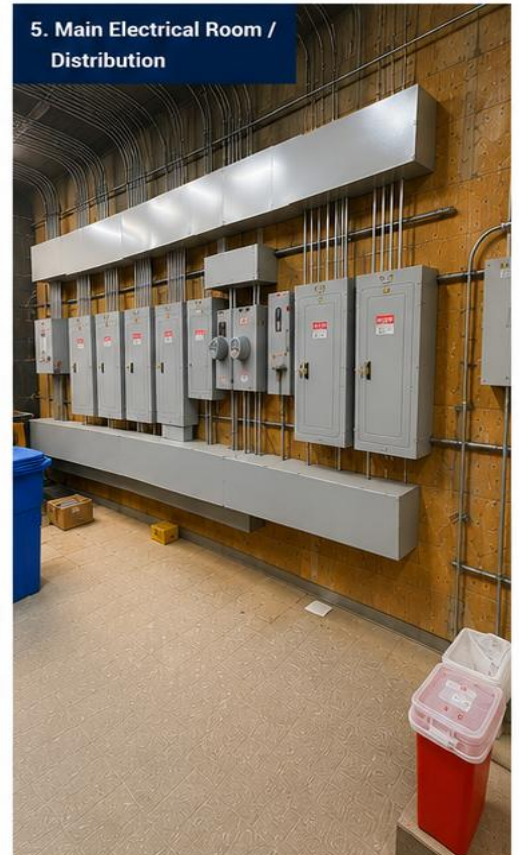
3. Electrical Distribution
Panels (Main Switchgear)



4. Fire Protection &
Gas Meter Room

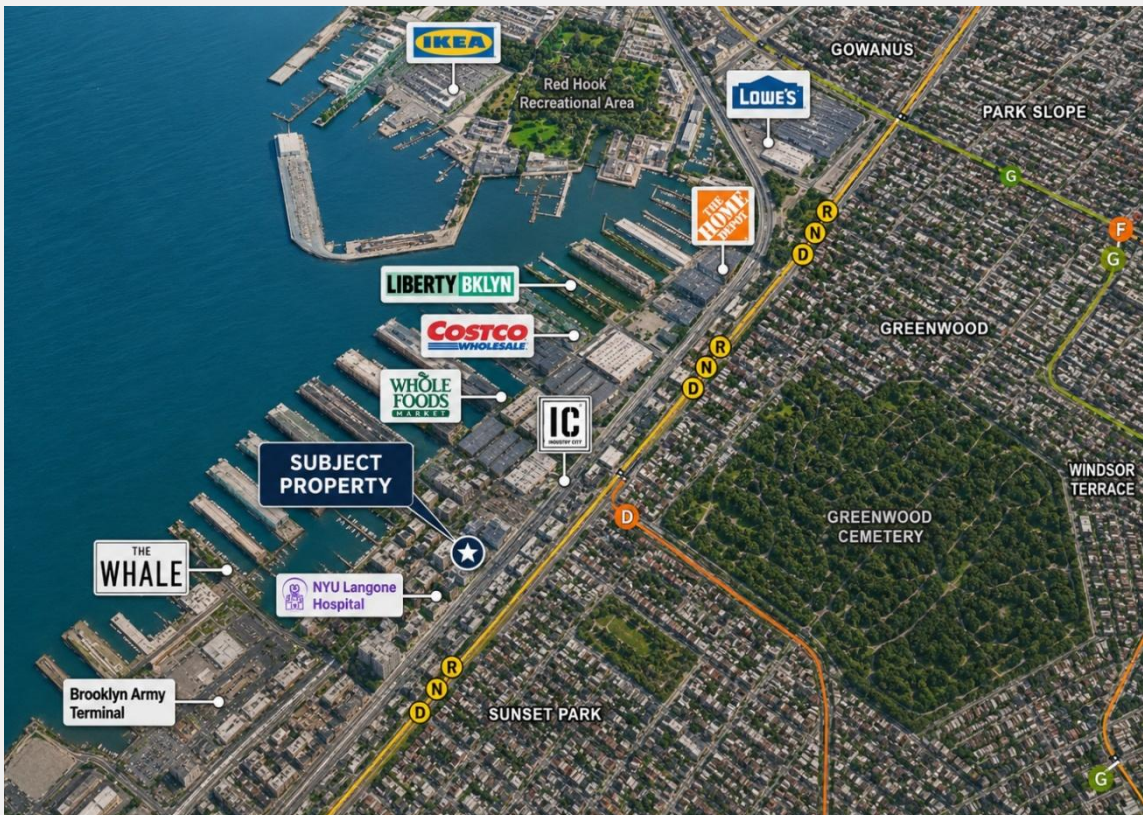


5. Main Electrical Room /
Distribution



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Property Photos



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Property Demographics

Demographic	2 Miles	5 Miles	10 Miles
2020 Population	355,251	2,052,171	5,700,981
2025 Population	307,976	1,991,667	5,584,714
2030 Population Projection	296,655	1,986,560	5,644,058
Median Age	36.6	38.3	39.0
Bachelor's Degree or Higher	32%	42%	45%
U.S. Armed Forces	16	1,267	2,620

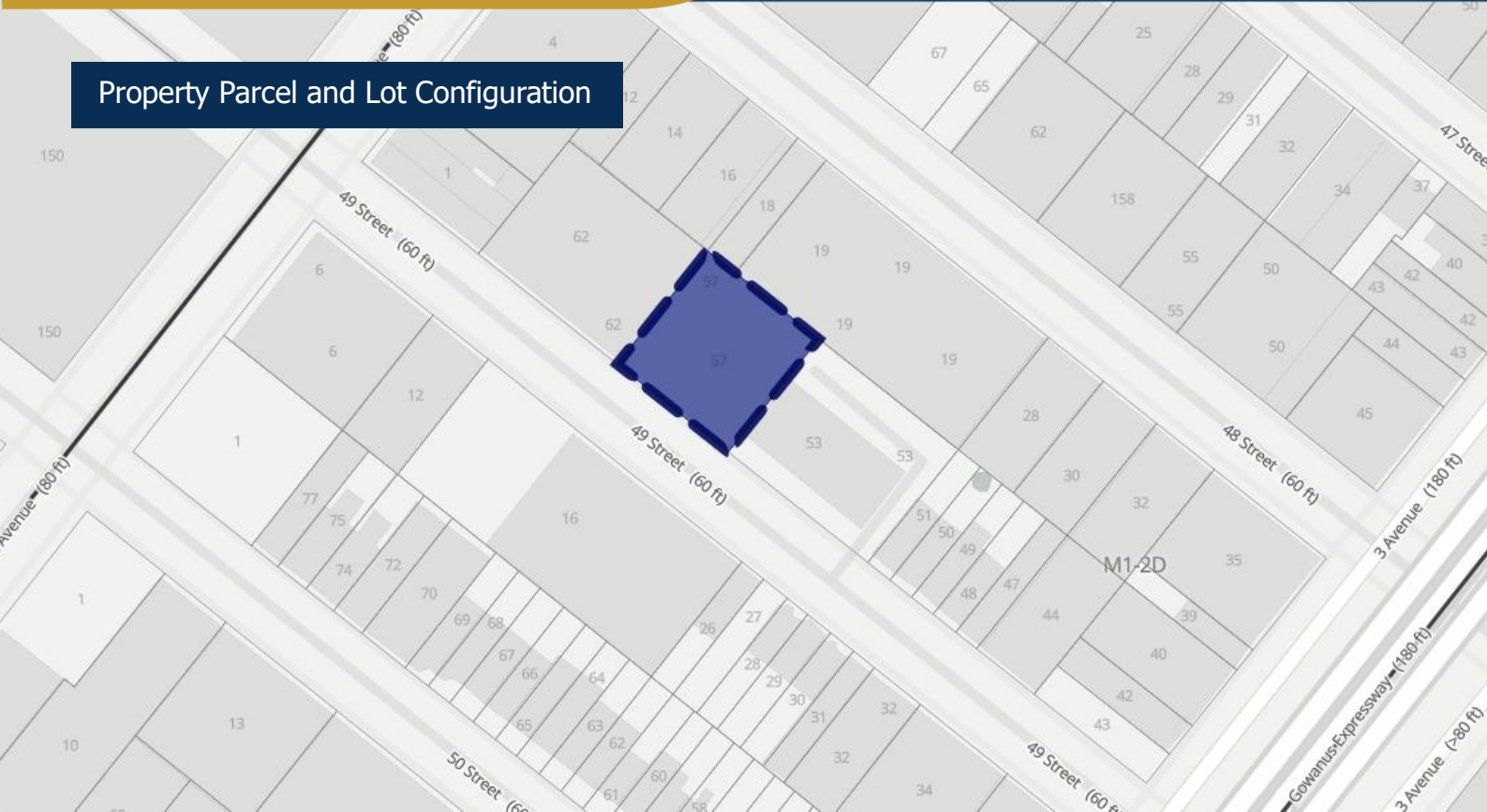
Household Metric	2 Miles	5 Miles	10 Miles
2020 Households	114,088	764,799	2,284,474
2025 Households	97,840	736,570	2,224,766
2030 Household Projection	94,036	735,443	2,258,245
Owner Occupied Households	24,271	194,996	638,579
Renter Occupied Households	69,765	540,447	1,619,666
Total Specified Consumer Spending	\$2.8B	\$21.7B	\$66.7B

Income Metric	2 Miles	5 Miles	10 Miles
Average Household Income	\$105,229	\$121,320	\$126,649
Median Household Income	\$73,244	\$86,859	\$91,845
Less Than \$25,000	16,993	130,975	380,418
\$25,000–\$50,000	18,839	108,755	307,885
\$50,000–\$75,000	14,122	92,605	271,026
\$75,000–\$100,000	11,373	75,782	227,143
\$100,000–\$125,000	7,988	62,260	193,578
\$125,000–\$150,000	5,995	50,832	150,355
\$150,000–\$200,000	9,009	70,760	215,509
\$200,000+	13,521	144,602	478,853

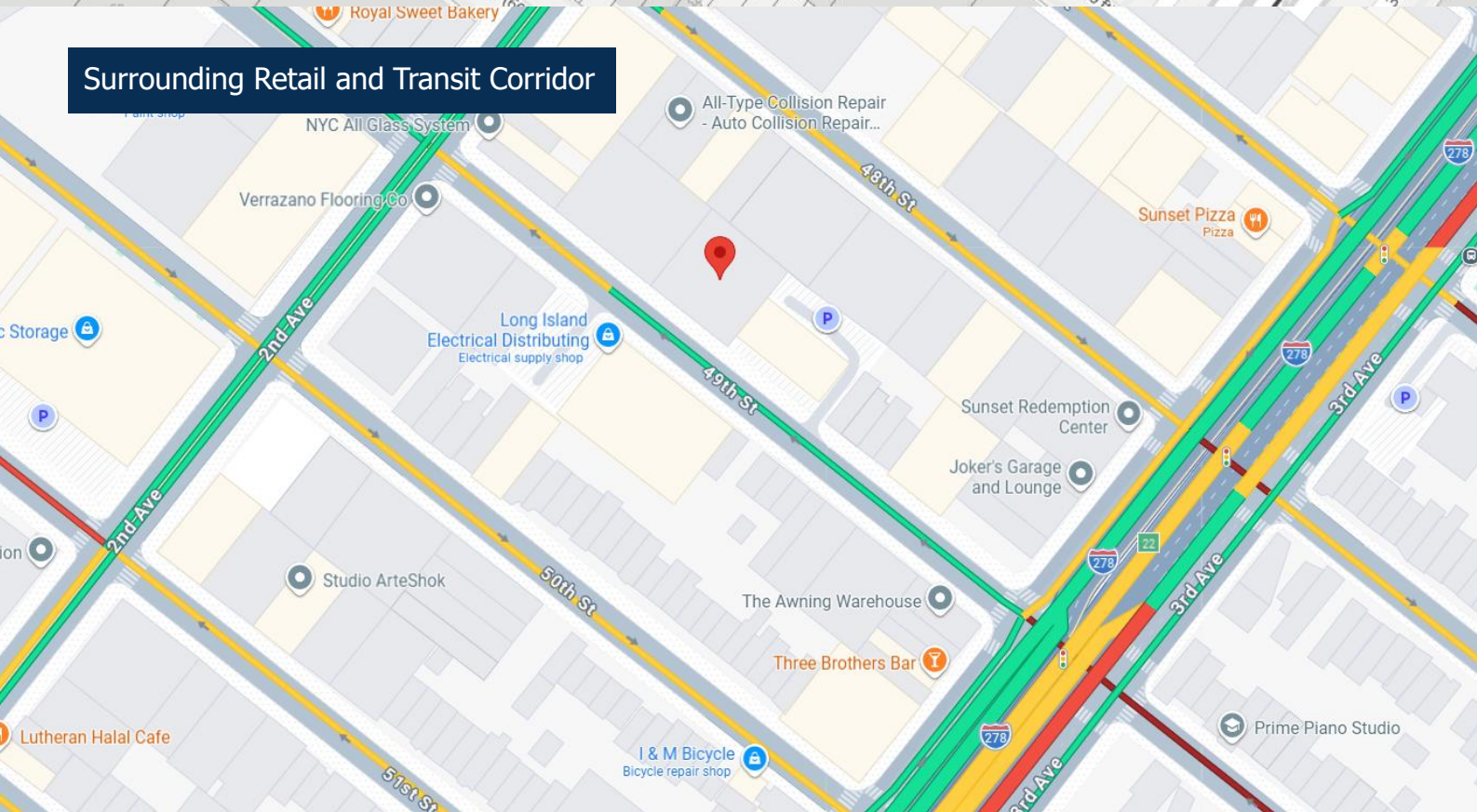
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Property Parcel and Lot Configuration



Surrounding Retail and Transit Corridor



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FOR MORE INFORMATION, PLEASE CONTACT

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