

# 303 LOUISIANA AVE

**FOR LEASE**  
NYC'S PREMIER  
INDUSTRIAL  
DEVELOPMENT



90,560 SF WAREHOUSE | 102,291 SF ROOFTOP PARKING  
CLASS A NEW CONSTRUCTION | Q4 2026 DELIVERY

303 LOUISIANA AVE, BROOKLYN, NEW YORK



# KEY ADVANTAGES



# BUILDING FEATURES

**303** LOUISIANA AVE

**WAREHOUSE** 90,560 SF Logistics Space

**ROOFTOP PARKING** 102,291 SF Secured, Lit, EV Ready Parking Structure & clearance accommodates Box Trucks, Vans, & Autos Divisible/can be leased separately from warehouse

**CEILINGS** 19'

**COLUMNS** 40' x 41'

**LOADING** 6 Docks  
8 Drive-Ins

**ACCESS** Extra wide streets

**TRANSIT**  Bus Lines B6, B60 & B82  
 L Train Subway

**ICAP** \$9.8M Real Estate Tax Savings\*  
\*Projection for the first ten years of lease

**SPRINKLERS** ESFR

**POWER** 480V / 3,000A



**LEED PRE-CERTIFIED**

# GROUND FLOOR WAREHOUSE

**90,560 SF**  
SIX (6) LOADING DOCKS  
EIGHT (8) DRIVE-IN DOORS  
19' CLEAR



MALTA ST

WORTMAN AVE

COZINE AVE

**90,560 SF  
WAREHOUSE**

RAMP

LOADING

LOUISIANA AVE - 80' WIDE

- DRIVE-IN DOOR
- ▼ LOADING DOCK

# ROOFTOP PARKING

**102,291 SF**

STRUCTURE & CLEARANCE ACCOMMODATES BOX TRUCKS, VANS, AND AUTOS  
DIVISIBLE / CAN BE LEASED SEPARATELY FROM WAREHOUSE  
EV READY | SECURED AND WELL-LIT (EXTERIOR LED LIGHTING)



MALTA ST

WORTMAN AVE

COZINE AVE

LOUISIANA AVE - 80' WIDE

# DRIVE TIMES + DEMOGRAPHICS



## KEY DESTINATIONS

Williamsburg Bridge	5 miles
Barclays Center	5 miles
Brooklyn Bridge	6 miles
Manhattan Bridge	6 miles
Kosciuszko Bridge	6 miles
JFK Airport	7 miles
Hugh Carey Tunnel	8 miles
Queens Midtown Tunnel	10 miles
LaGuardia Airport	10 miles
Verrazzano-Narrows Bridge	12 miles

**REACH OVER 14 MILLION CONSUMERS IN ONE HOUR DRIVE TIME**

DRIVE TIME	POPULATION	AVG HH INCOME
30 Mins	4,950,000	\$92,000
60 Mins	14,200,000	\$108,000

303

LOUISIANA AVE



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