

300 Kingsland Avenue

Greenpoint Industrial Investment

FOR SALE



\$7,390,000

\$458 PER SF

**INCOME +
OPTIONALITY**

M1-2 Zoning · 16,119 SF · Lease through 2033

\$27/SF Annual Rent · Two Drive-In Doors

Prime Greenpoint Industrial Location

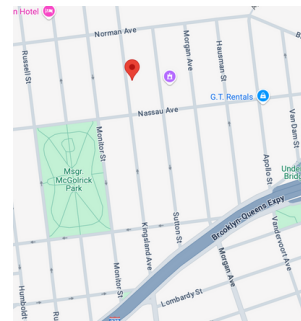
B Square Realty has been retained on an exclusive basis to arrange for the sale of 300 Kingsland Avenue, Brooklyn, NY. The 16,119 SF industrial property is positioned in Greenpoint near the Brooklyn-Queens Expressway. The asset features approximately 15-foot clear height, two dedicated drive-in roll-up doors, two additional side entrances and reported 200-400 amp electrical service. The existing tenant lease runs through 2033 at an annual rent of \$27 per square foot.

Property Information

Block / Lot	02658 / 0052
Lot Dimensions	161 ft x 100 ft
Zoning	M1-2
Building Area	16,119 SF
Clear Height	Approx. 15 ft
Loading	2 Drive-In Doors
Annual Rent	\$27 / SF
Implied Annual Rent	\$435,213
Lease Expiration	2033
RE Taxes	\$95,181

Highlights

- Contractual rent of \$27 per square foot annually with lease term extending through 2033, subject to lease review.
- 16,119 SF industrial building with an efficient 161 ft x 100 ft lot configuration.
- Two dedicated drive-in roll-up doors, two additional side entrances and approximately 15-foot clear height.
- Reported 200-400 amp electrical service supporting industrial and production uses.
- Near the BQE, Kosciuszko Bridge, Williamsburg Bridge and Midtown Tunnel.
- Long-term potential for owner-user occupancy or repositioning, subject to zoning and approvals.



Interior & Building Features



WAREHOUSE FLOOR



DRIVE-IN / PRODUCTION AREA



OPEN CREATIVE / INDUSTRIAL SPACE

ASKING PRICE

\$7.39M

PRICE / SF

\$458

RENT / SF

\$27

IMPLIED RENT

\$435,213

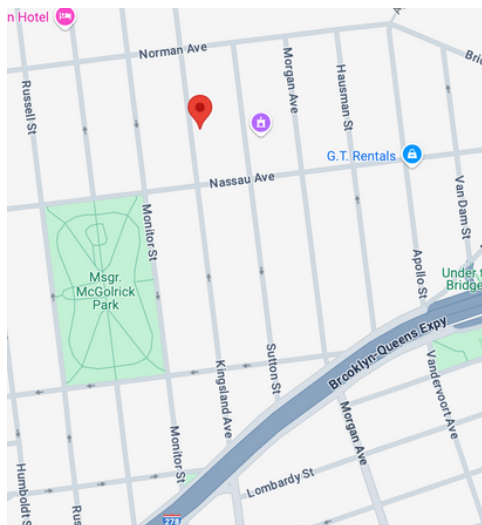
RE TAXES

\$95,181

Implied annual rent equals 16,119 SF x \$27/SF and must be confirmed against the executed lease and rent schedule.

Location & Connectivity

Strategically positioned in Greenpoint near McGuinness Boulevard and the Brooklyn-Queens Expressway, the property provides access to Brooklyn, Queens, Manhattan, Long Island and regional transportation infrastructure. Nearby connections include the Kosciuszko Bridge, Williamsburg Bridge and Midtown Tunnel. The surrounding neighborhood combines established industrial uses with residential and creative-industry demand.



ACCESS

- BQE / I-278
- Kosciuszko Bridge
- Williamsburg Bridge
- Midtown Tunnel
- G Subway Line
- NYC Ferry

Lease & Investment Considerations

IN-PLACE LEASE

Tenant lease extends through 2033. Review all amendments, options, termination rights, guaranties and security.

RENT BASIS

\$27/SF implies approximately \$435,213 in annual rent based on reported building area; confirm the contractual rent roll.

TRUE NOI

Gross rent is not NOI. Verify tax reimbursements, insurance, utilities, repairs, management and other landlord obligations.

PHYSICAL DUE DILIGENCE

Complete roof, structural, MEP, environmental, code, survey and title review.

LONG-TERM OPTIONALITY

Owner-user or repositioning potential is subject to zoning, occupancy, building condition and required approvals.