



253 48TH STREET

BROOKLYN, NEW YORK 11220

SUNSET PARK

PROPERTY HIGHLIGHTS



WAREHOUSE GROUND FLOOR

Ground Floor Area	7,500 SF
Clear Ceiling Height	22'
Overhead Doors	1 (14' x 14')
Floor Loading	350 LBS PSF
Sprinkler System	Wet System
Lighting	LED High-Bay

MEZZANINE OFFICE

Mezzanine Area	3,750 SF
Configuration	Open office · Conferene rooms · Kitchen
Zoning / Construction	M1-2D — Heavy Manufacturing.,
Power	1,200 Amps



**Fully
Sprinklered**

**Mezzanine
Office**

M1-2D Zoning

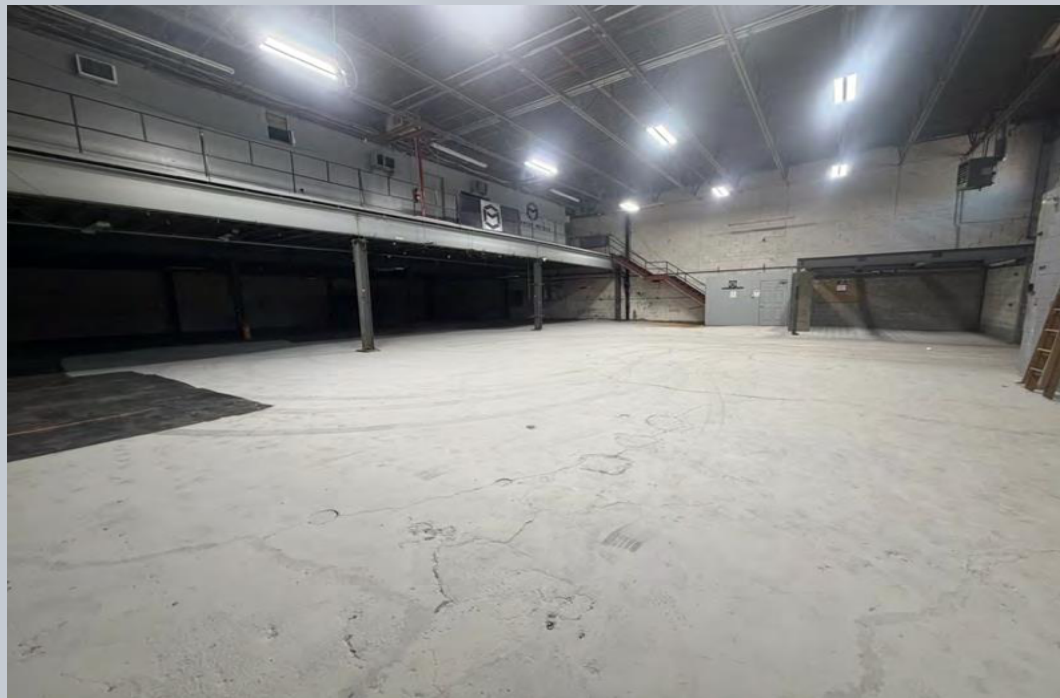
Built-Out Office

PROPERTY PHOTOS



Exterior Facade

PROPERTY PHOTOS



Ground Floor - 7,500 SF - 22' Ceilings

Ground Floor - Floorplan

PROPERTY PHOTOS



**Second Floor – 3,500 SF
Turnkey Office Space**



Second Floor - Floorplan

THE SPACE

- 11,250 SF total across two functional levels
- 7,500 SF Ground-floor warehouse
- 3,750 SF built-out office
- 75 ft frontage × 100 ft depth
- Move-in ready

LOADING & SYSTEMS

- Grade-level roll-up door
- 22' Clear Ceiling
- Overhead LED high-bay lighting
- Full wet-pipe sprinkler coverage
- 1,200 AMP industrial electrical service

LOCATION & ACCESS

- Heart of the Sunset Park industrial corridor
- I-278 (BQE) — 5 min · I-478 — 10 min
- Army, Red Hook & Marine Terminals within 4 mi
- R line (45th St) at your door
- Same-day delivery reach: 30% of U.S. population

ASKING PRICE



\$18,125

per month



LEASING INFORMATION CONTACT
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PROPERTY LOGISTICS

BY CAR TO 253 48th STREET

DOWNTOWN BROOKLYN	9 - 15 Mins
FINANCIAL DISTRICT	10 - 18 Mins
UNION SQUARE - 14th ST	18 - 30 Mins
PENN STATION - 34th ST	20 - 30 Mins
GRAND CENTRAL - 42nd ST	20 - 35 Mins

BY SUBWAY TO 253 48th STREET

ATLANTIC AVE / BARCLAYS CTR	D N ▶ R
FULTON ST	2 3 4 5 N ▶ R
UNION SQUARE - 14th ST	N ▶ R
GRAND CENTRAL - 42nd ST	4 5 ▶ R

GETTING TO 253 48th STREET



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TENANT INCENTIVES



- **RELOCATION AND EMPLOYMENT ASSISTANCE PROGRAM (REAP)**

ELIGIBLE companies relocating to NYC receive a NYC business income tax credit for 12 years equal to \$3,000 per relocated or newly hired employee, and \$1,500 per part-time employee. A company's tax credit for the first five years, to the extent the credit exceeds the liability, is refundable in cash.

- **ENERGY COST SAVINGS PROGRAM (ECSP)**

ELIGIBLE companies are eligible for savings of up to 22.5% annual energy costs.

- **COMMERCIAL RENT TAX (CRT) WAIVER**

ELIGIBLE companies are exempt from NYC's 3.9% Commercial Rent Tax.

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