4312 2ND AVENUE, BKLYN

PINNACLE REALTY
OF NEW YORK, LLC

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TOTAL OF 200,000 SQ. FT. AVAILABLE

DIVISIONS OF 8,500 TO 85,000 SQ. FT.

LOCATED IN SUNSET PARK

Prime BQE Exposure

Overview

NUMBERS AT A GLANCE

TOTAL AVAILABLE SQUARE FOOTAGE

200,000 SF

LOWER LEVEL

85,000 SF

GROUND FLOOR TOTAL OF 29,500 SF

Divisions:

21,000 SF

8,500 SF

SECOND FLOOR TOTAL OF 85,500 SF

Divisions:

61,000 SF

24,000 SF

ZONING

M3-1

HEIGHT

14′-2″

Warehouse

LOADING CAPACITY

41

Interior Loading Platforms

PARCEL ID

726

Block

1

Lot

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PROPERTY OVERVIEW

200,000 SF Space in Sunset Park For Lease

The Cannery at Sunset Park

The American Can Company was one of the largest manufacturers of tin cans in the United States producing containers for a wide variety of goods, from food to industrial products. It purchased an entire city block upon which, in 1921, it built **4312 2nd Avenue.** The property was utilized as part of its extensive operations for the manufacturing of metal cans. The company was a pioneer in automated production processes and its plant here likely featured cutting-edge technology. Its operation was so massive that in addition to the manufacturing, packing, shipping and warehousing functions, the building boasted an employee cafeteria capable of accommodating 1,200 workers at a time.

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FEATURES

- 41 Interior Loading Platforms
- Large Staging Area
- 6 Freight Elevators with Capacity From 7,500 to 15,000 lbs (8'x8')
- 2 Passenger Elevators
- 14'-2" Ceiling Height
- Heavy Electrical Power
- Energy Efficient Double Pane Windows
- New Bathrooms
- Great Natural Light
- Fully Sprinklered
- Gas Heat
- Manhattan Skyline Views

IDEAL FOR

- Manufacturing, Distribution
- E-Commerce, Logistics

Up to 200,000 Sq. Ft. of flexible space available immediately

Features multiple loading docks, and new large capacity freight elevators

Strategically located with easy access to major trucking routes at **BQE, I-478,** Brookly-Battery Tunnel and public transportation

EXTENSIVE LOADING

DIVISIONS

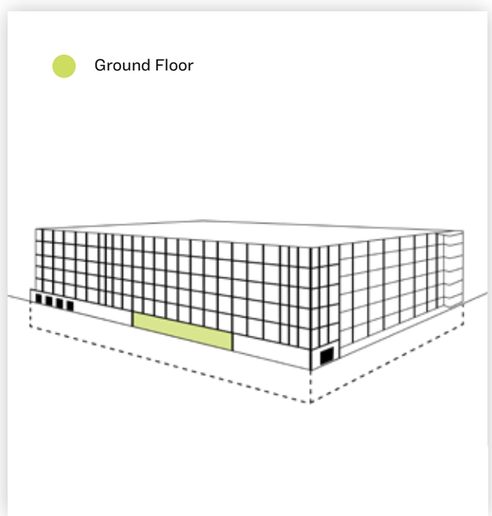
Ground Floor

Total of 29,500 Sq. Ft. Available

FEATURES

- Ceiling Height: 14’-2”
- Column Span: 20’x20’
- Direct Loading:
  - 6 Interior Loading Docks
  - 43’ Deep
- Divisions:
  - 8,500 Sq. Ft.
  - 21,000 Sq. Ft.

1st Floor



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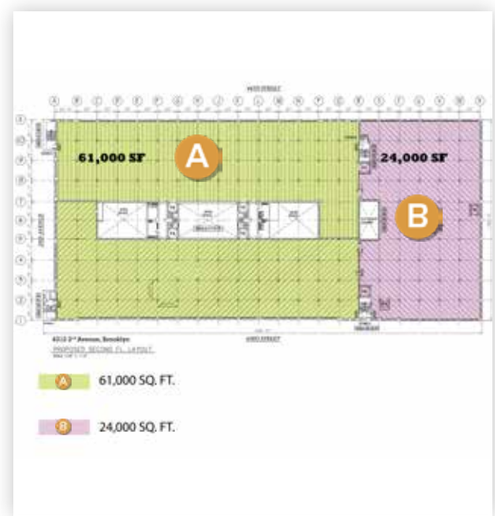
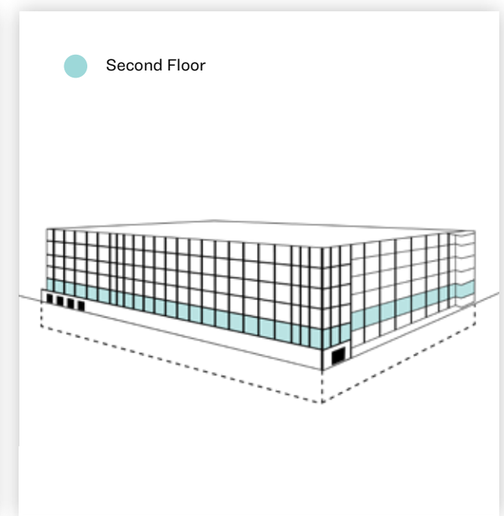
Second Floor

Total of 85,000 Sq. Ft. Available

FEATURES

- Ceiling Height: 13’-9”
- Column Span: 20’x20’
- New Windows on All 4 Sides + Interior Atrium with Great Natural Light and Skyline & Harbor Views
- Numerous Loading Docks and Freight Elevators with Capacity From 7,500 to 15,000 lbs.
- Divisions:
  - A 61,000 Sq. Ft.
  - B 24,000 Sq. Ft.
  - Additional Combinations with Available Ground Floor Spaces Are Also Available





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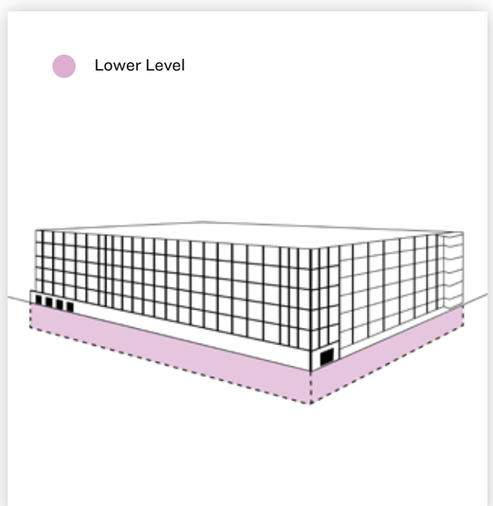
Lower Level

Total of 85,000 Sq. Ft. Available

FEATURES

- Ceiling Height: 11'-0''
- Column Span: 20'x20'
- Numerous Loading Docks and Freight Elevators with Capacity From 7,500 to 15,000 lbs.

Loading & Staging Area



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Potential Incentives

3913 2nd Avenue, located in the dynamic Sunset Park neighborhood, offers prospective tenants a host of attractive incentives designed to support and enhance their business operations. These benefits not only provide financial relief but also promote sustainable growth and development within the vibrant Brooklyn community.

These incentives present a compelling case for businesses considering relocation or establishment in Brooklyn, offering a blend of financial advantages, operational efficiencies, and strategic location benefits.

NYC Relocation And Employment Assistance Program (REAP): Tax Credit

A 12-year tax credit (refundable in the first 5 years) of $3,000 per job per year for each job relocated to Brooklyn, New York.[1]

Industrial Business Zone Relocation Credit (IBZ)

The Industrial Business Zone (IBZ) Relocation Tax Credit is a one-time tax credit of $1,000 per relocated employee available to industrial and manufacturing firms relocating to one of the City's sixteen IBZs from outside of an IBZ. Firms relocating within an IBZ are also eligible.

Low Cost Electricity

The City's Energy Cost Savings Program (ECSP) provides a discount of as much as 45% on the distribution portion of electric costs.[2]

1 REAP is available for any company relocating employees from outside New York City or from Manhattan south of 96th Street (REAP is discretionary for companies relocating from Lower Manhattan).

2 The Con Ed BIR is for up to 15 years. The BIR is available only for tenants receiving more comprehensive discretionary incentives from New York City.

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Additional Energy Savings

From Con Edison's Business Incentive Rate (BIR) Program.[3]

Industrial & Commercial Abatement Program (ICAP)

This program provides abatements for property taxes for periods of up to 25 years. To be eligible, industrial and commercial buildings must be built, modernized, expanded, or otherwise physically improved for the program. ICAP replaced the Industrial Commercial Exemption Program (ICIP) which ended in 2008. Previously approved ICIP benefits were not affected.

INCENTIVE HIGHLIGHTS

- ☑ $3,000/job/year tax credit for 12 years under NYC REAP
- ☑ $1,000/employee one-time tax credit for IBZ relocation
- ☑ Up to 45% discount on electric distribution costs via ECSP
- ☑ Additional energy savings with Con Edison's BIR Program
- ☑ Property tax abatements for up to 25 years with ICAP

3 ECSP is up to 12 years.

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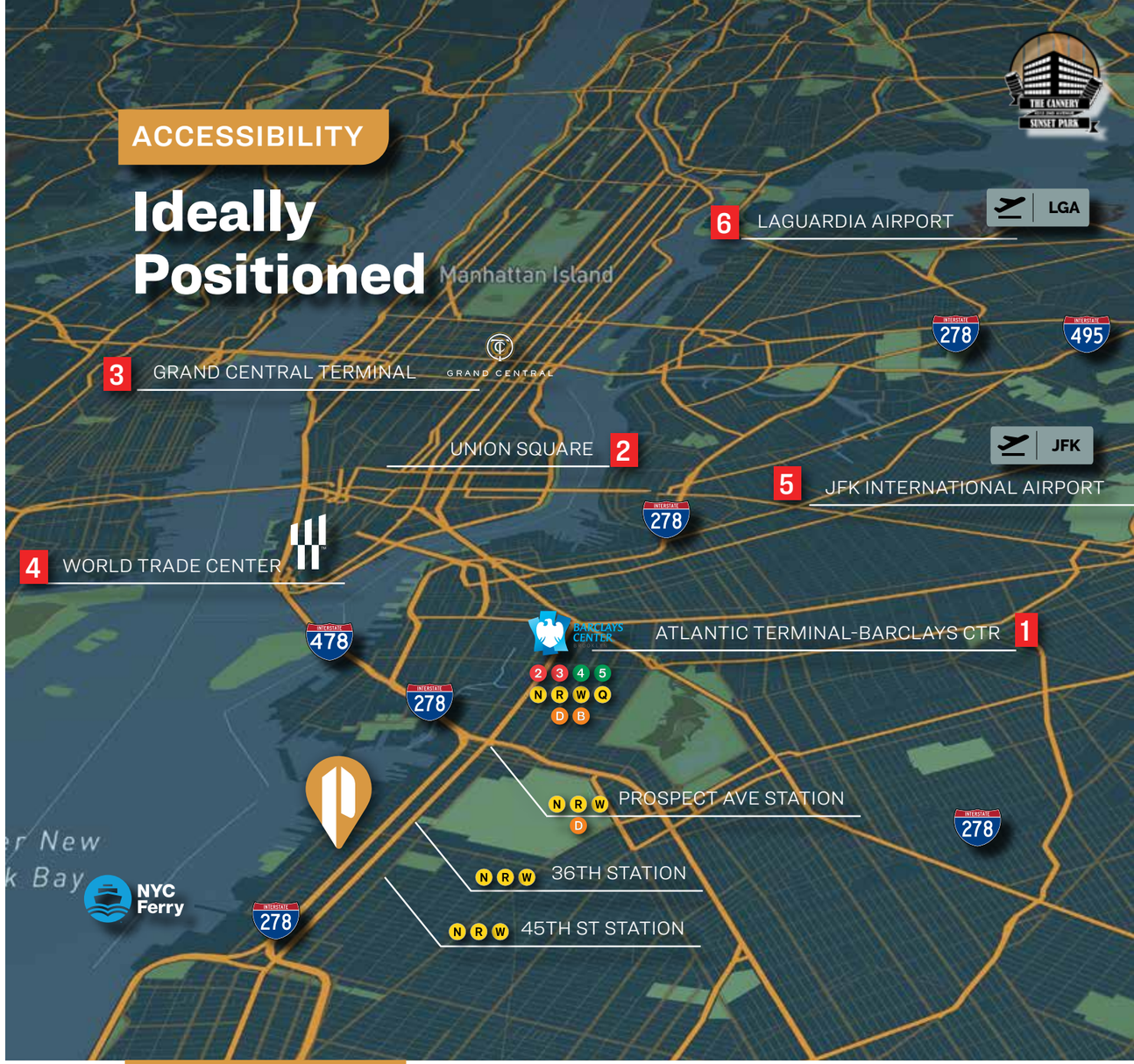

KEY DISTANCES

BY SUBWAY

1	ATLANTIC AVE/BARCLAYS	18 MIN
2	UNION SQUARE	40 MIN
3	GRAND CENTRAL TERMINAL	43 MIN
4	WORLD TRADE CENTER	40 MIN

BY CAR

5	JFK AIRPORT	30 MIN
6	LAGUARDIA AIRPORT	35 MIN
278	BROOKLYN QUEENS EXPY	6 MIN

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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENT:

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