3913 2ND AVENUE, BKLYN

Unique Opportunity to Occupy an Entire 133,000 Sq. Ft. Prestige Building with 20,000 Sq. Ft. Parking in Sunset Park

PINNACLE REALTY
OF NEW YORK, LLC

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IDEAL FOR: SCHOOL, HEALTHCARE,

INSTITUTIONAL, OR ANY SINGLE PURPOSE USE

Prime BQE Exposure

Overview

NUMBERS AT A GLANCE

TOTAL BUILDING SQUARE FOOTAGE

133,000 SF

24,500 SF
Ground Floor

24,500 SF
Second Floor

28,000 SF
3-5th Floors Each

ZONING

M1-2

CLEAR HEIGHT

10′-12′
Warehouse

LOADING CAPACITY

8
Interior Docks

3
Exterior Docks

PARCEL ID

707
Block

1
Lot

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PROPERTY OVERVIEW

A Prestigious Stand Alone Building with Great Presence in a Strategic Location

The Maxwell at Sunset Park

Maxwell House Coffee, one of the oldest and most iconic coffee brands in the US, immortalized by its famous slogan "Good to the last drop" operated a production facility here in the early 20th century. This location provided support for the company's major manufacturing operations across the river in Hoboken, NJ which was at one point the largest coffee plant in the world.

This 133,000 Sq. Ft. five-story building presents a rare opportunity for your company or organization to occupy and brand an entire building in Sunset Park.

Natural light on all 4 sides and breathtaking Manhattan views provide a bright and airy workspace conducive to creativity and productivity.

With its expansive layout and adaptable design, the building offers tremendous flexibility to meet the specific needs of a wide range of users.

The property includes a generous 20,000 SF parking lot, providing ample convenience and accessibility for employees, staff, students, and visitors.

The property's size and versatility make it a standout option in the market. Additionally, its prime location offers exceptional exposure to the BQE, ensuring high visibility.

Convenient access to major highways, the Brooklyn-Battery Tunnel and public transportation ensure seamless logistics and proximity to major transportation hubs and markets throughout the NY Metro area.

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FEATURES

- Building Size: 133,000 sq. ft.
- Ground Floor: 24,500 sq. ft.
- 2nd Floor: 24,500 sq. ft.
- 3 – 5th Floors: 28,000 sq. ft. each
- Ceiling Height: 10'-12'
- Loading:
  - 8 Interior Docks
  - 3 Exterior Docks
- Floor Load: 400 psf
- Power: 5,800 amps
- Sprinkler (Wet and dry systems)
- 2 Freight Elevators
- 2 Passenger Elevator
- 20,000 sq. ft. Parking (Optional)

Expansive 133,000 RSF facility with immediate occupancy.

Features multiple loading docks, and three freight elevators.

Strategically located with easy access to the BQE (I-278), Brookly-Battery Tunnel and public transportation.

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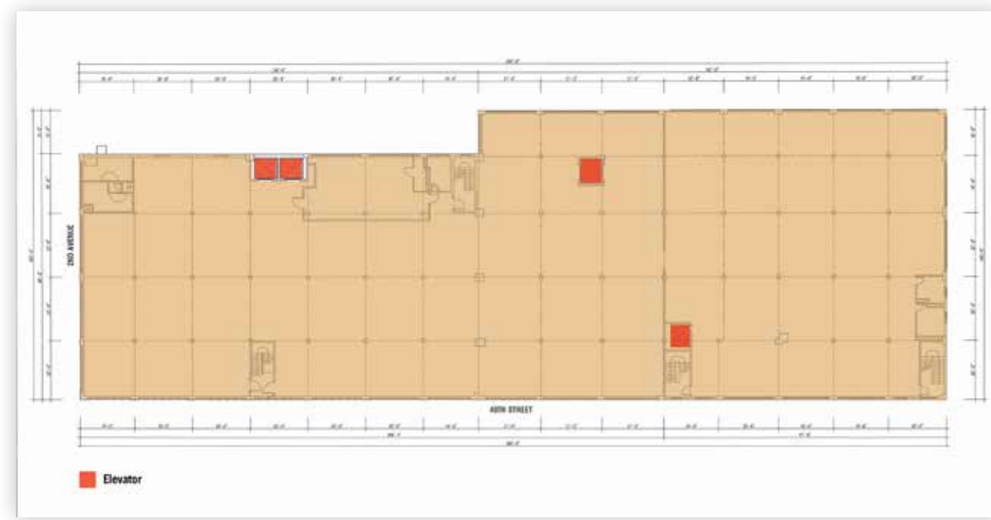
Site Plan

1st Floor Plan

Aerial View



Typical Floor Plan

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Skyline View From Building

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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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ACCESSIBILITY

Ideally Positioned

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:

STEVE NADEL
Associate Broker
snadel@pinnaclereny.com
718-784-5907

PINNACLE REALTY
OF NEW YORK, LLC

34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718–784–8282
pinnaclereny.com

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