



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



688 COURT STREET

BROOKLYN, NY 11231

3.7 Acre Industrial Site in Red Hook Available For Lease

Featuring 15,000 Sq. Ft. Warehouse. Ideal for Fleet Parking. Rare Last Mile Distribution.

TYPE

Land / Parking



SQUARE FT.

160,000 RSF



ZONING

M3-1



CLEAR HEIGHT

30' - 40'



PARCEL ID

621

BLOCK



LOADING CAPACITY

5 Roll-Up Doors



1, 34

LOT



ELECTRIC POWER

3,000 AMPS

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

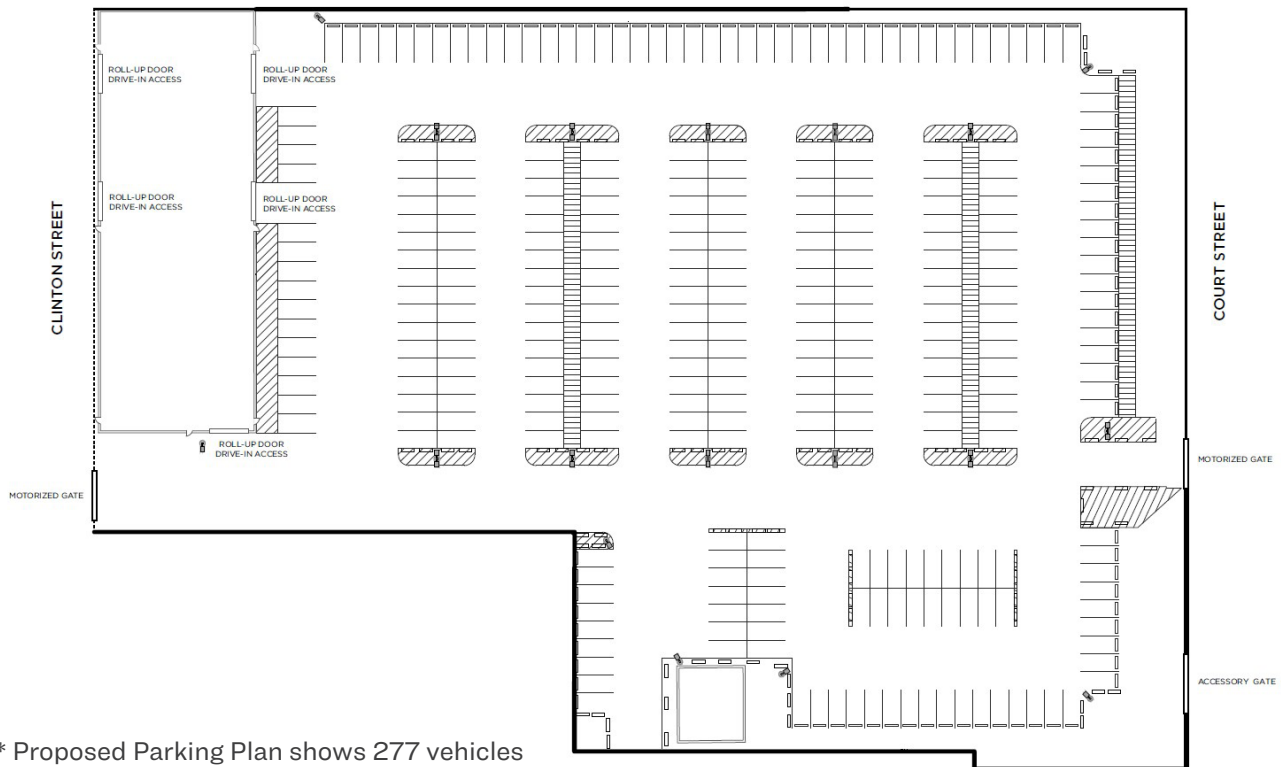
688 Court Street is a 3.7 acre (160,000 sq. ft.) industrial zoned lot located in the Red Hook sub-market of Brooklyn, NY. This is a rare opportunity for tenants with fleet parking requirements, especially those interested in establishing critical mass in Brooklyn or the boroughs.

The gated and paved site is improved with a 15,000 sq. ft. warehouse that contains five (5) roll up doors, and 30 ft. - 40 ft. ceiling heights. The property features 605 linear feet of combined, unobstructed frontage with multiple points of access including two (2) automatic gates on Court Street and Clinton Street.

The site is powered by 3,000 amps of electric service that is sufficient to accommodate electric vehicle charging requirements.

Red Hook is strategically located at the intersection of the Gowanus Expressway / Brooklyn-Queens Expressway (I-278), Hugh L. Carey Tunnel (I-478), and New York State Route 27, which connects 688 Court Street to the boroughs, New Jersey, Long Island, and all major NYC area airports.

PROPOSED PARKING PLAN



* Proposed Parking Plan shows 277 vehicles

*  Proposed charging station median



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

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PROPERTY FACT SHEET

- 145,000 Sq. Ft. Surface Parking Area
- 605 Linear Sq. Ft. of Combined, Unobstructed Frontage along Court Street and Clinton Street
- Paved Open Lot Area with Drainage
- Secured and Gated Site with Perimeter Privacy Wall and Fencing
- Two (2) Automatic Gates - Accessible from Court Street and Clinton Street
- One (1) Manual Gate - Accessible from Court Street
- New Site Lighting and Security Cameras
- Institutional Ownership
- Professionally Managed

WAREHOUSE SPECIFICATIONS

- 15,000 Sq. Ft. Warehouse with Ancillary Office Space
- Five (5) Roll-Up Doors
- Column Spacing: 20 Ft.
- Ceiling Heights: 30 Ft. - 40 Ft.
- On-Site Restrooms
- 3,000A, 208/120V Electric Service
- Electric Service Upgrade Opportunity
- Building Sprinkler System
- As Is, Shell Delivery Condition









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TRANSPORTATION

- | | |
|--|--|
|  F G SMITH-9TH STREETS
(0.6 MILES - 12 MINUTE WALK) |  B57, B61: COURT ST / LORRAINE ST
(0.2 MILES - 4 MINUTE WALK) |
|  I-278 GOWANUS EXPRESSWAY
(0.6 MILES) |  IKEA EXPRESS SHUTTLE
(0.6 MILES - 12 MINUTE WALK) |
| HUGH L. CAREY TUNNEL
(0.6 MILES) |  BAY STREET X COURT STREET
(0.1 MILES - 2 MINUTE WALK) |
| I-278 BROOKLYN-QUEENS EXPRESSWAY (0.8 MILES) | HENRY STREET X BAY STREET
(0.2 MILES - 4 MINUTE WALK) |
| NY27 PROSPECT EXPRESSWAY (1.5 MILES) |  LAGUARDIA AIRPORT
(12 MILES - 25 MINUTES) |

Federal, New York State, and Local Economic Incentives

The following is a list of potential incentives that may be available subject to type of business and other factors that should be verified by consulting with an attorney or benefits consultant.

INDUSTRIAL BUSINESS ZONE (IBZ)

The property is located in a designated IBZ that may provide tax credits on a per-employee basis to industrial and manufacturing companies.

Other incentives that may be available include:

- Workforce Programs
- Apprentice NYC
- NYC Industrial Developer Loan Fund
- NYC IDA Industrial Program
- Excelsior Jobs Program
- Relocation and Assistance Program (REAP)
- EDZ Employment Incentive Program (EDZ-EIC)
- Energy Cost Savings Program (ECSP)
- Industrial & Commercial Abatement Program (ICAP)



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pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



DAVID JUNIK

Partner

djunik@pinnaclereny.com

718-371-6406



MADISON
CAPITAL

CINDY CHANG

cc@mcapny.com

212-759-8741