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PINNACLE REALTY

OF NEW YORK, LLC

600 Degraw Street
Brooklyn, NY 11217

For Sale

12,000 Sq. Ft. 2-Story Creative Loft Building In the Heart of the Newly Rezoned Gowanus

Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID
 12,000	 Commercial Creative Loft	 2 Ext. Dock	 11' - 12'	 M1-4	 Block 427  Lot 12



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

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ABOUT THE BUILDING: 600 DeGraw Street brooklyn, is a two-story 12,000 sf loft building in the heart of the newly rezoned gowanus, with 6,000 ft per a floor and an additional 12,000 buildable square feet under the new zoning,

Excellent proximity to transit, local restaurants, bars, etc.

FEATURES

1st Floor

- ✓ 6,000 Sq. Ft.
- ✓ 11' Ceiling Height

2nd Floor

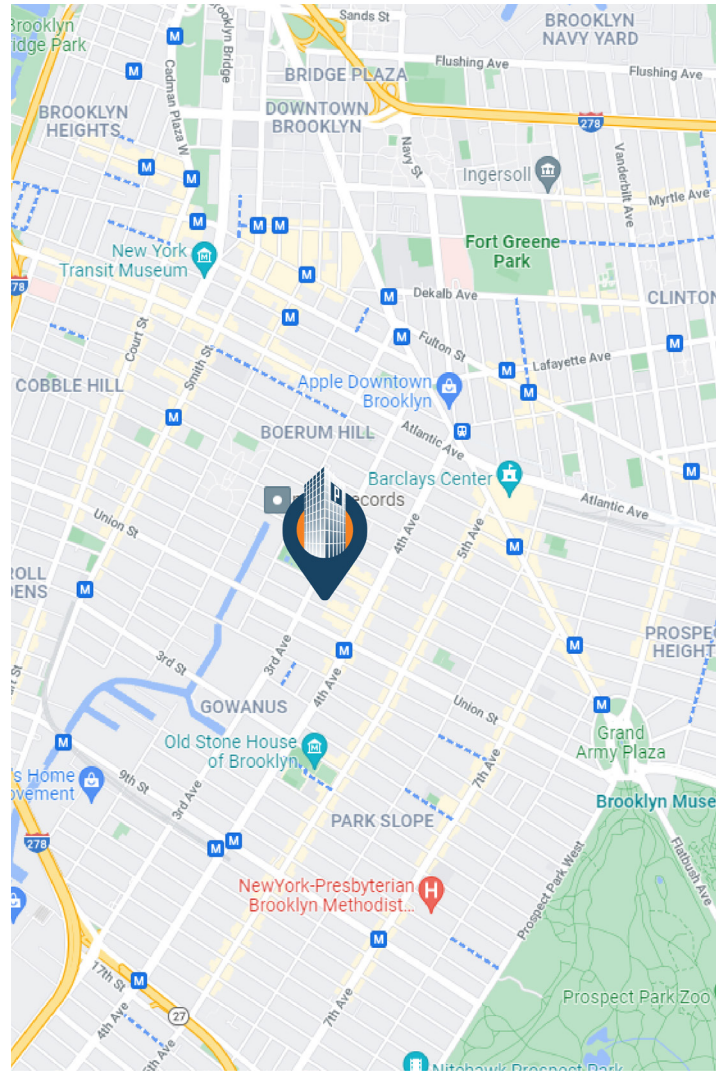
- ✓ 6,000 Sq. Ft.
- ✓ 12' Ceiling Height

Entire Building

- ✓ Wet Sprinkler System
- ✓ Lots of Natural Light
- ✓ Freight Elevator
- ✓ 2 Exterior Loading Dock
- ✓ Gas Heat
- ✓ Private Offices

Ideal For:

- Warehouse
- Storage
- Office
- Retail
- Creative Space
- Artist Studios



TRANSPORTATION

D N R W Union Street / 4th Ave



B37: 3rd Ave / Degraw St

2 Minutes to 4th Avenue

5 Minutes to Gowanus Expressway



10 Minutes to Brooklyn-Queens Expressway

12 minutes to Hugh L. Carey Tunnel



**For More Information About This Property
Contact Exclusive Agent:**

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**For More Information
Visit Our Website**



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Draft Zoning Proposal

In June 2018, the City released Gowanus: A Framework, which identified goals and strategies around community priorities including Sustainability and Resiliency, Community and Cultural Resources, Housing, Economic and Job Development, and Transportation. Below is a summary of how the Gowanus zoning proposal supports those non-zoning community priorities outlined in the Framework.

Sustainability and Resiliency



- Require shoreline elevation through zoning to act as sea-level-rise neighborhood adaptation strategy
- Supporting site remediation and a denser, mixed-use, live-work-play neighborhood near transit
- Parking & loading requirements reduction or elimination

Community and Cultural Resources



- Promote community resources, like schools, and art-related uses through special FAR regulations in the special district
- Generate new neighborhood parks and open space
- Align zoning and land use to help facilitate efforts to preserve and adaptively reuse buildings

Housing



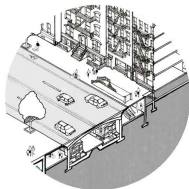
- Allow for new housing along Canal, around Thomas Greene Park and major corridors and neighborhood connections
- Facilitate redevelopment of City-owned site for affordable housing, a mix of uses and open space
- Require permanently affordable housing
- Reduce required parking for new homes

Economic and Job Development



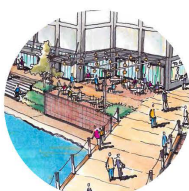
- Maintain areas for non-residential activity only
- Where new residential is allowed promote integration and a mixing of uses in new buildings through carefully crafted zoning requirements and incentives
- Increase density for light-industrial, commercial and arts-related spaces and eliminate onerous parking requirements

Transportation



- Apply transit easements around properties next to Gowanus subway stations to support new entrances, ADA accessibility and other station improvements
- Support a walkable mixed-use neighborhood through permitting higher densities, allowing a broader range of uses and incentivizing or requiring non-residential uses

Waterfront and Open Space



- A Waterfront Access Plan to shape a unique waterfront knitting together parks, bridges and new development
- Zoning requirements and incentives will activate the waterfront and neighborhood parks, which is unique to NYC in that users and recreators will be able to see and interact with the opposite shoreline and parks
- City-owned site to generate new neighborhood, resilient park
- Shoreline elevation through zoning to act as sea-level rise neighborhood adaptation strategy



Canal Sub-District	M1(3) / R7-2				
Enhanced Mixed Use	M1(2) / R6B	M1(3) / R6A	M1(3) / R7A	M1(4) / R7X	C4-4D
Industrial and Commercial	M1 (2 FAR)	M1 (3 FAR)	M1 (4 FAR)		
Residential	R6B	R6A			

Built Form



- Create special urban design guidelines
 - Sites can accommodate the proposed density with sufficient design flexibility and variety
 - Sites can provide transitions between lower/medium density adjacencies
- Flexible building envelopes for Canal sites were developed to encourage excellent building designs, a unique and varied waterfront
- Strict base heights were developed to respond to neighborhood context and street widths