



EXCLUSIVE LISTING

PINNACLE REALTY
OF NEW YORK, LLC

688
COURT

**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

688 Court Street
Brooklyn, NY 11231

For Lease
2Q '22 Delivery

Property Overview

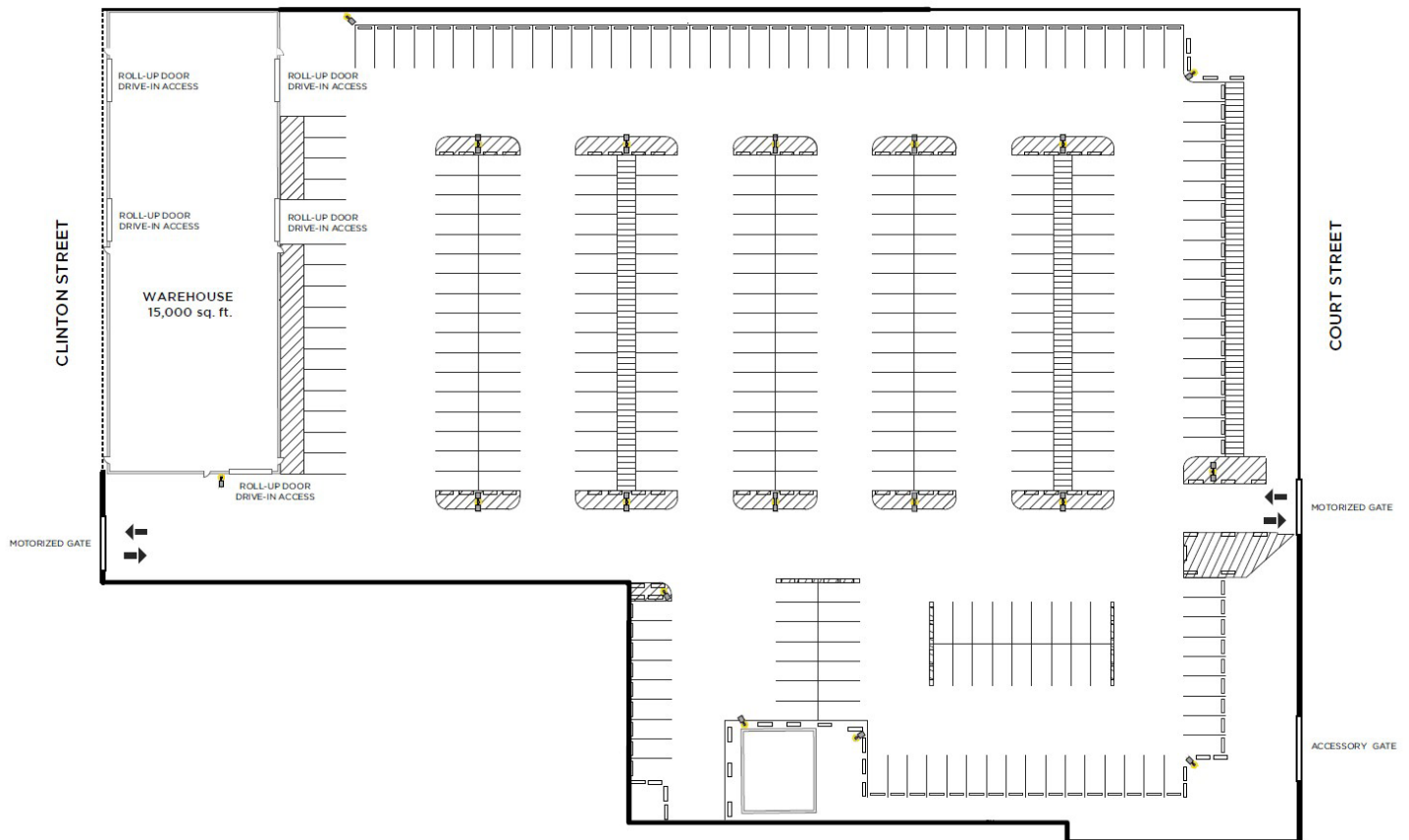
688 Court Street is a 3.7 acre (160,000 sq. ft.) industrial-zoned lot located in the Red Hook sub-market of Brooklyn, NY. This is a rare opportunity for tenants with fleet parking requirements, especially those interested in establishing critical mass in Brooklyn or the boroughs.

The gated, 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 connect 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



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Sq. Ft.	Types	Zoning	Block	Lots
 160,000	 Land Parking	 M3-1	 621	 1, 34

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
- ✓ Secure, 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 & 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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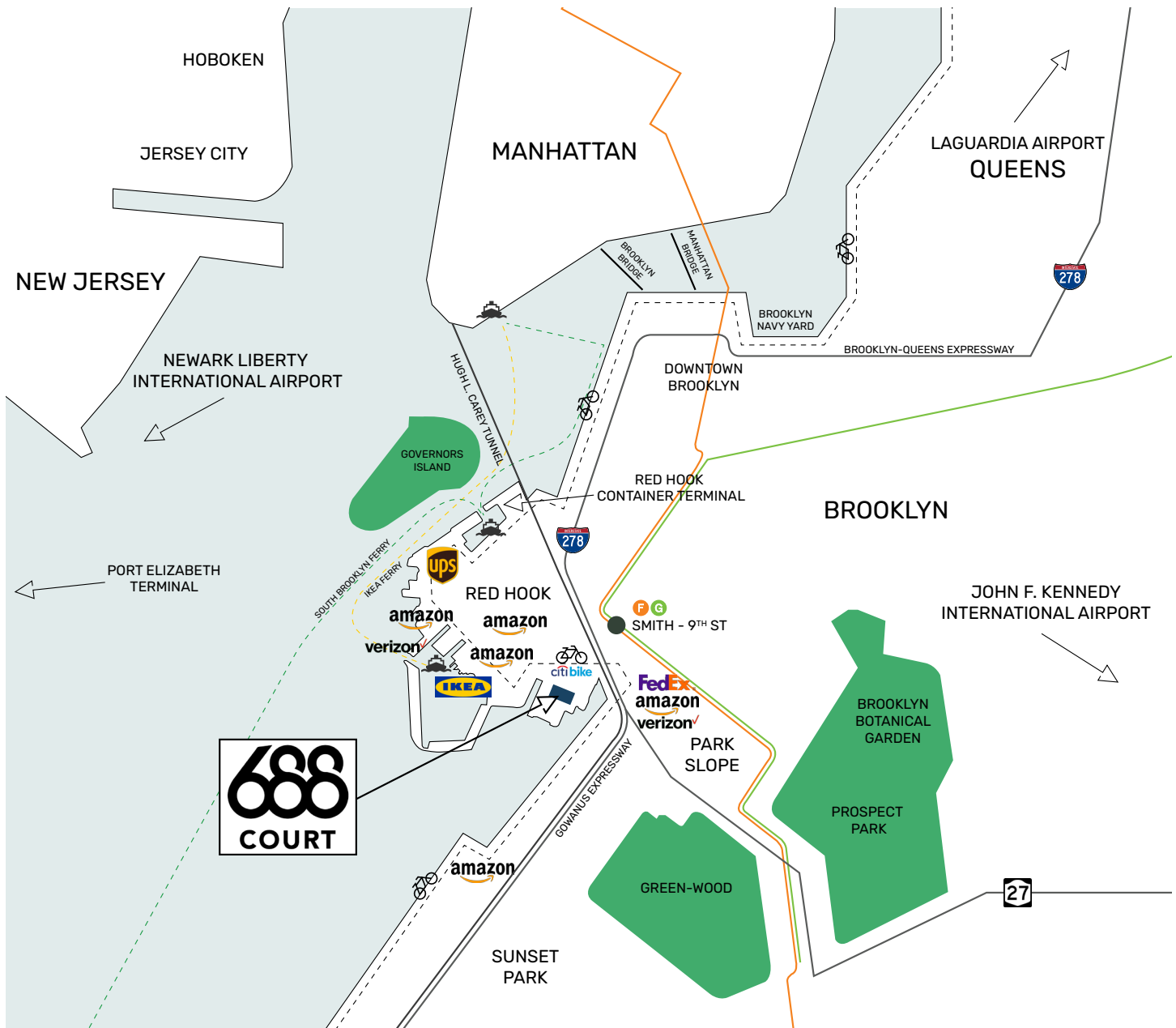
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Red Hook & Surrounding Area



Transportation



I-278 Gowanus Expressway (0.6 Miles)
 Hugh L. Carey Tunnel (0.6 Miles)
 I-278 Brooklyn-Queens Expressway (0.8 Miles)
 NY27 Prospect Expressway (1.5 Miles)



Smith-9th Streets (0.6 Miles - 12 Minute Walk)



B57, B61: Court St / Lorraine St
 (0.2 Miles - 4 Minute Walk)



IKEA Express Shuttle (0.6 Miles - 12 Minute Walk)
 South Brooklyn (1.4 Miles - 27 Minute Walk)



Bay Street x Court Street (0.1 Miles - 2 Minute Walk)
 Henry Street x Bay Street (0.2 Miles - 4 Minute Walk)



LaGuardia Airport (12 Miles - 25 Minutes)
 Newark Airport (16 miles - 40 Minutes)
 JFK Int'l Airport (19 Miles - 40 Minutes)



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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)



**For More Information About This Property
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