

LIBERTY BKLYN

850 Third Ave
Sunset Park



ROBUST SPACE FOR SOLID WORK

Liberty Bklyn features superior rock-solid infrastructure designed with logistics and distribution in mind. Now offering innovative office and industrial space ranging from 9,000 to 850,000 SF, along the authentic Brooklyn waterfront of Sunset Park.

APPROVED FOR OFFICE AND INDUSTRIAL

- 1.3 million SF building
- \$130 million invested in improvements
- Significant Economic Incentives (PILOT, REAP, ICAP, IBZ)
- Potential for private lobby

FULL FLOORPLATES OF 180,000 SF

AVAILABILITY OF 9,000 SF OR MORE

60,000 SF GROUND FLOOR LOADING/STAGING AREA

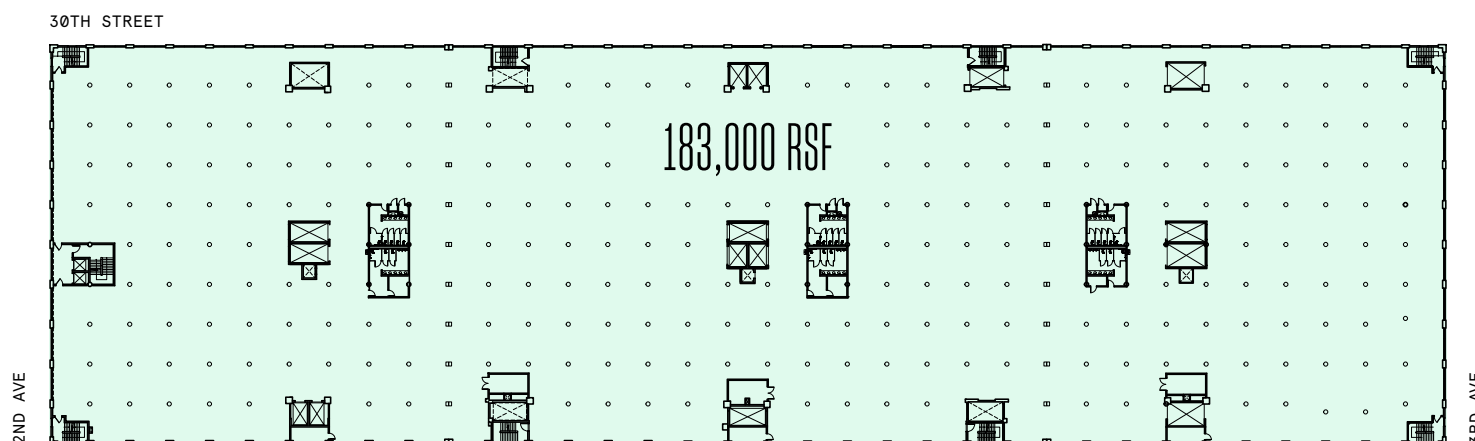


FLEXIBLE PLANS

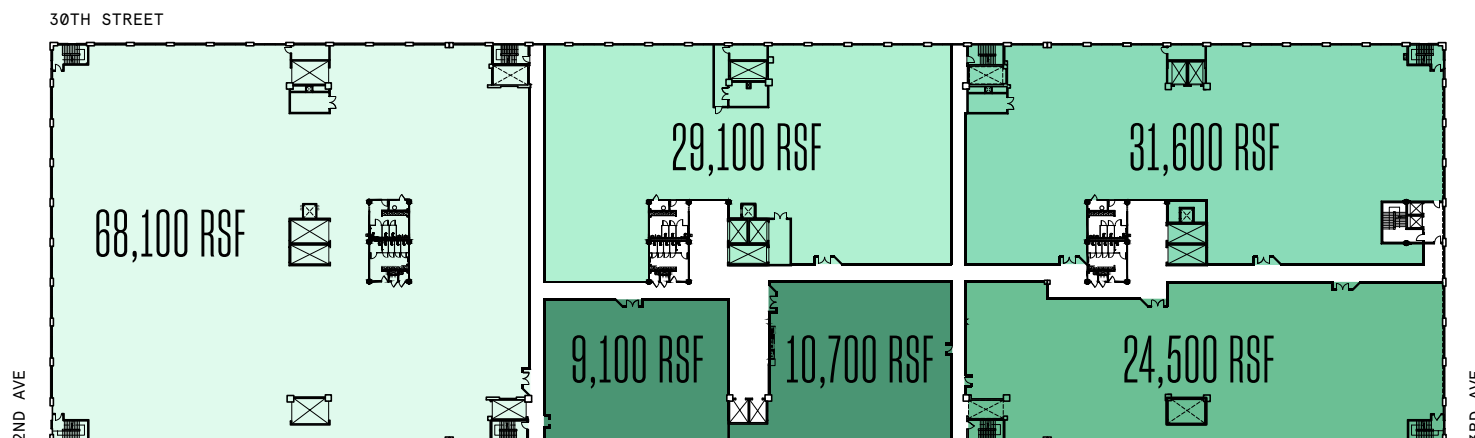
**EXPANSIVE FLOORPLATES
ALLOW FOR DISTANCING
BETWEEN WORKERS**

**COLUMN-TO-COLUMN 20'
CEILING HEIGHTS 12'-15'**

TYPICAL FLOOR



SUBDIVIDED FLOOR

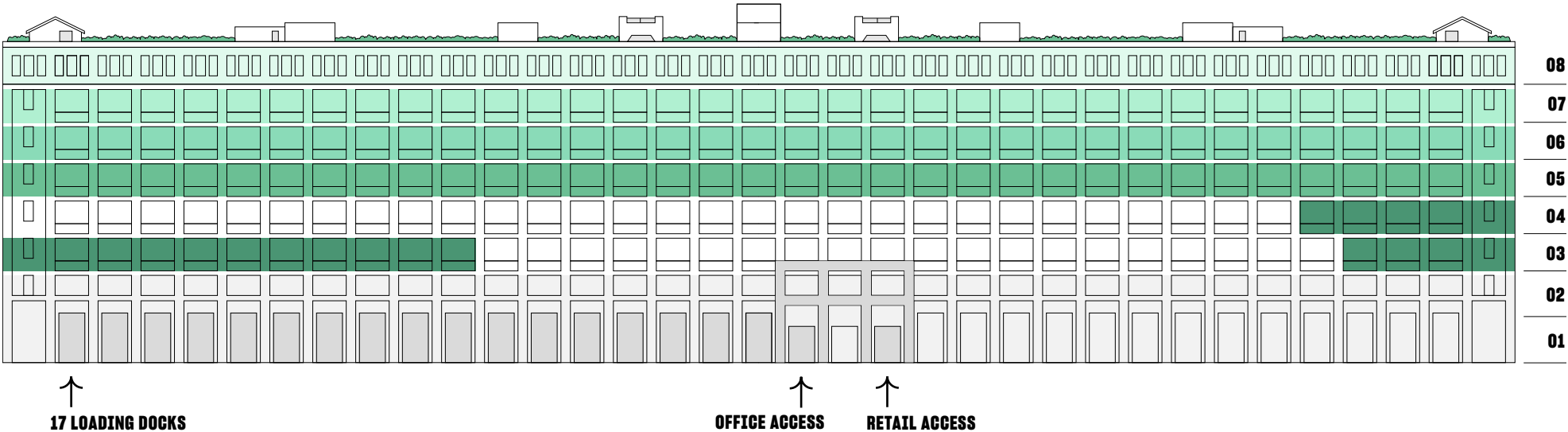


MORE OPTIONS, MORE SPACE

SPACES RANGING FROM
9,000 TO 850,000 SF
FOR EXCITING MIX OF USE

AVAILABLE SPACE

FLOOR	TOTAL RSF	FLOOR	TOTAL RSF
08	183,000 RSF	04	37,000 RSF
07	183,000 RSF	03	79,000 RSF
06	183,000 RSF	RETAIL	
05	183,000 RSF	01-02	170,000 RSF



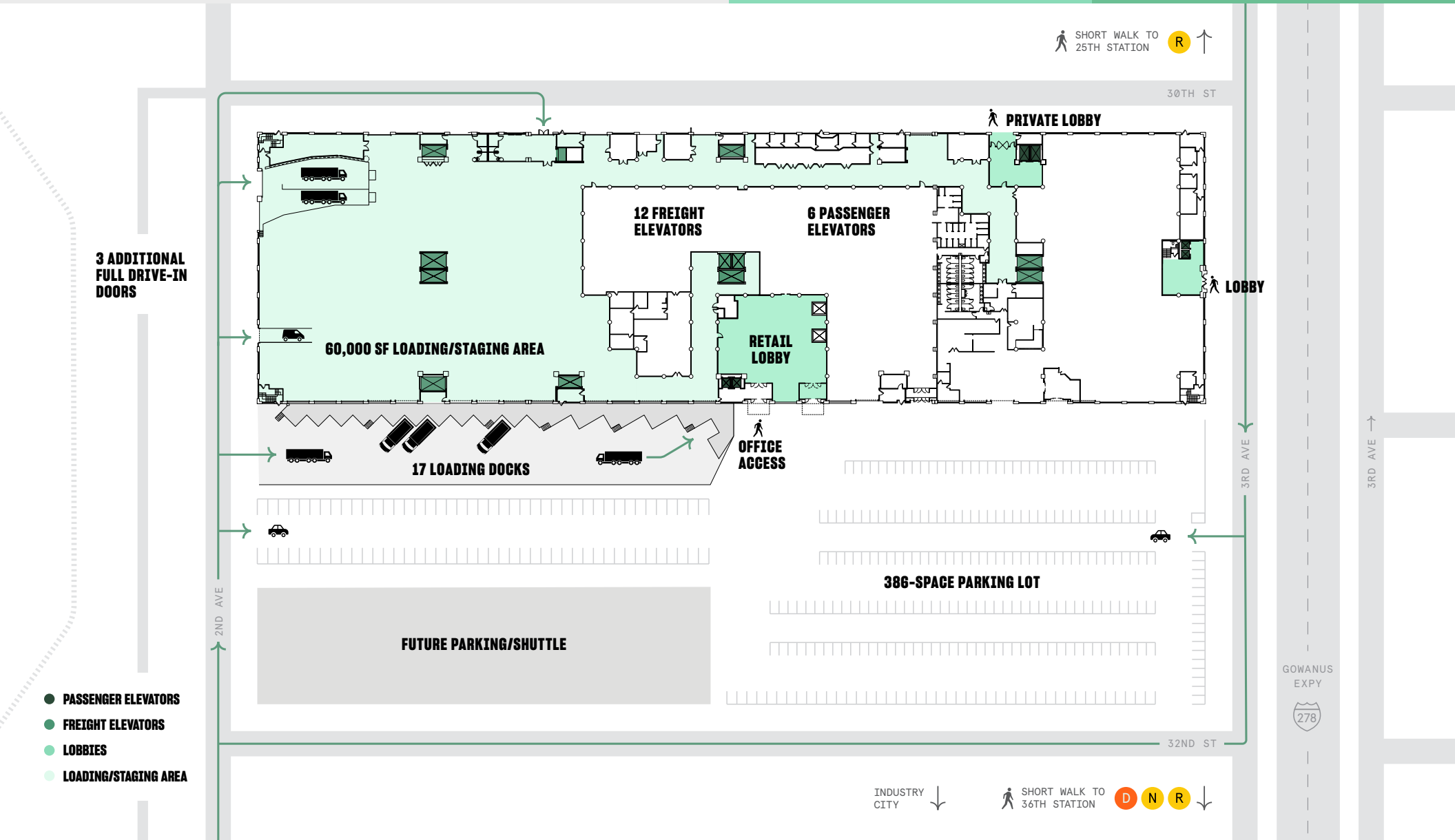
BUILDING ACCESS

STAGING/LOADING AREA

- 17 loading docks
- 3 additional drive-in doors
- Reinforced floor loads

ENTRANCES

- 3 separate lobbies
- Private lobby available
- 386-space parking lot



INDUSTRIAL AND MANUFACTURING READY

**60,000 SF GROUND FLOOR
LOADING/STAGING AREA**

**17 LOADING DOCKS WITH
13'-15' CLEAR HEIGHTS**



**SPACES EQUIPPED FOR PRODUCTION,
MANUFACTURING, DISTRIBUTION,
LAST-MILE, LOGISTICS, E-COMMERCE
AND R&D USE**

- Extensive spaces and 3 full drive-in doors suited for fulfillment centers and urban delivery
- Exclusive elevator and loading options
- Significant Economic Incentives (PILOT, REAP, ICAP, IBZ)



Rendered spaces for industrial users

OFFICE SPACE THAT FLEXES TO YOUR NEEDS

**SUITES RANGING FROM
9,000-180,000+ SF**

**STATE-OF-THE-ART 24/7
TENANT-CONTROLLED HVAC**



INTEGRATED WORK

- Full floorplates of 180,000 SF
- 100% fiber optic cabling
- 1.5 MW generator
- 12' ceiling height
- 20' column-to-column
- Natural light and skylight
- 3 separate lobby entrances
(potential for a private lobby)



Tenant reception and workspace on the 4th floor

INCENTIVES TO HELP YOUR BUSINESS THRIVE



NYC RELOCATION AND EMPLOYMENT ASSISTANCE PROGRAM (REAP)

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

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 – qualifying Liberty Bklyn

for the program. ICAP replaced the Industrial Commercial Exemption Program (ICIP) which ended in 2008. Previously approved ICIP benefits were not affected.

PILOT (PAYMENT IN LIEU OF TAXES)

This project was granted a PILOT from New York City. As part of our tenant attraction package, we can offer/negotiate a significantly reduced real estate tax liability package.

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. ECSP is up to 12 years.

3. 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.

RETAIL, DINING, AND ENTERTAINMENT FROM TOP TO BOTTOM

BROOKLYN GRANGE ROOFTOP FARM

- 3.2 acre working farm
- Largest rooftop farm in New York
- Weekly Farmers Market



SHOPPING

- Bed Bath & Beyond
- BuyBuy Baby
- World Market
- Saks Off 5th
- Micro Center
- Face Values

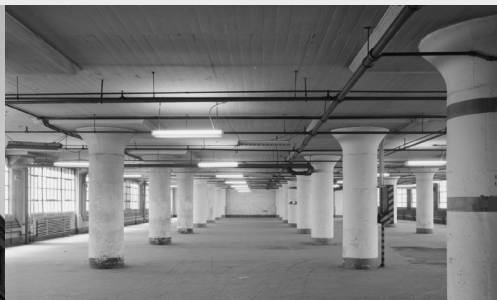
DINING

- Bay Market Kitchen
- Table 87 Pizza
- Market Coffee serving
Toby's Estate

OF GREAT SIGNIFICANCE, NOW AND THEN

"This is a premier industrial and office property, rich in history as a U.S. Naval storage facility, and with superior modern infrastructure to any other loft building in Brooklyn."

MADISON CAPITAL



2020

The city grants the building new zoning, allowing Liberty Bklyn to open its doors for the first time to office tenants

2011

State-of-the-art extensive renovations modernize the building making way for a new era of work

1945

After World War II, the city regains control of the space, using it as a warehouse

1921

The building is transformed into the US Naval Clothing Depot, manufacturing up to 14,000 uniforms per day in World War II

1918

New York builds and leases Storehouse #2 to be part of the Navy's Third Fleet, supplying ships for the duration of World War I

CONNECTED TO THE WHOLE CITY

SUBWAY

6 MINS

Atlantic Ave/Barclays

19 MINS

Broadway/Lafayette

29 MINS

Union Square

37 MINS

Columbus Circle

CAR

7 MINS

Atlantic Ave/Barclays

9 MINS

Dumbo

18 MINS

Union Square

27 MINS

Grand Central Station

BIKE

10 MINS

Park Slope

14 MINS

Atlantic Ave/Barclays

15 MINS

Prospect Park

31 MINS

Brooklyn Navy Yard

COMMUTE TO AIRPORT

29 MINS

LaGuardia Airport

30 MINS

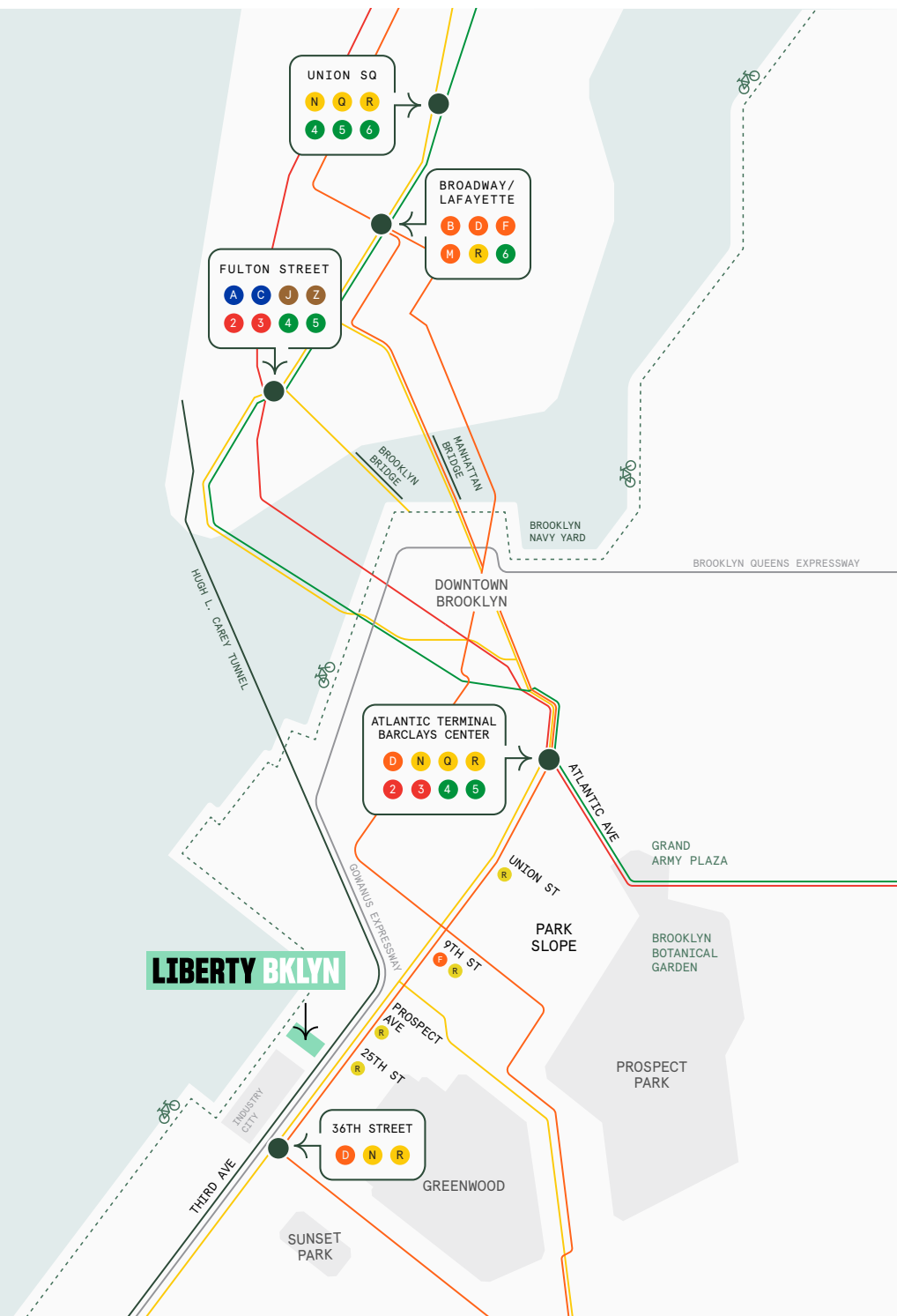
Newark Airport

33 MINS

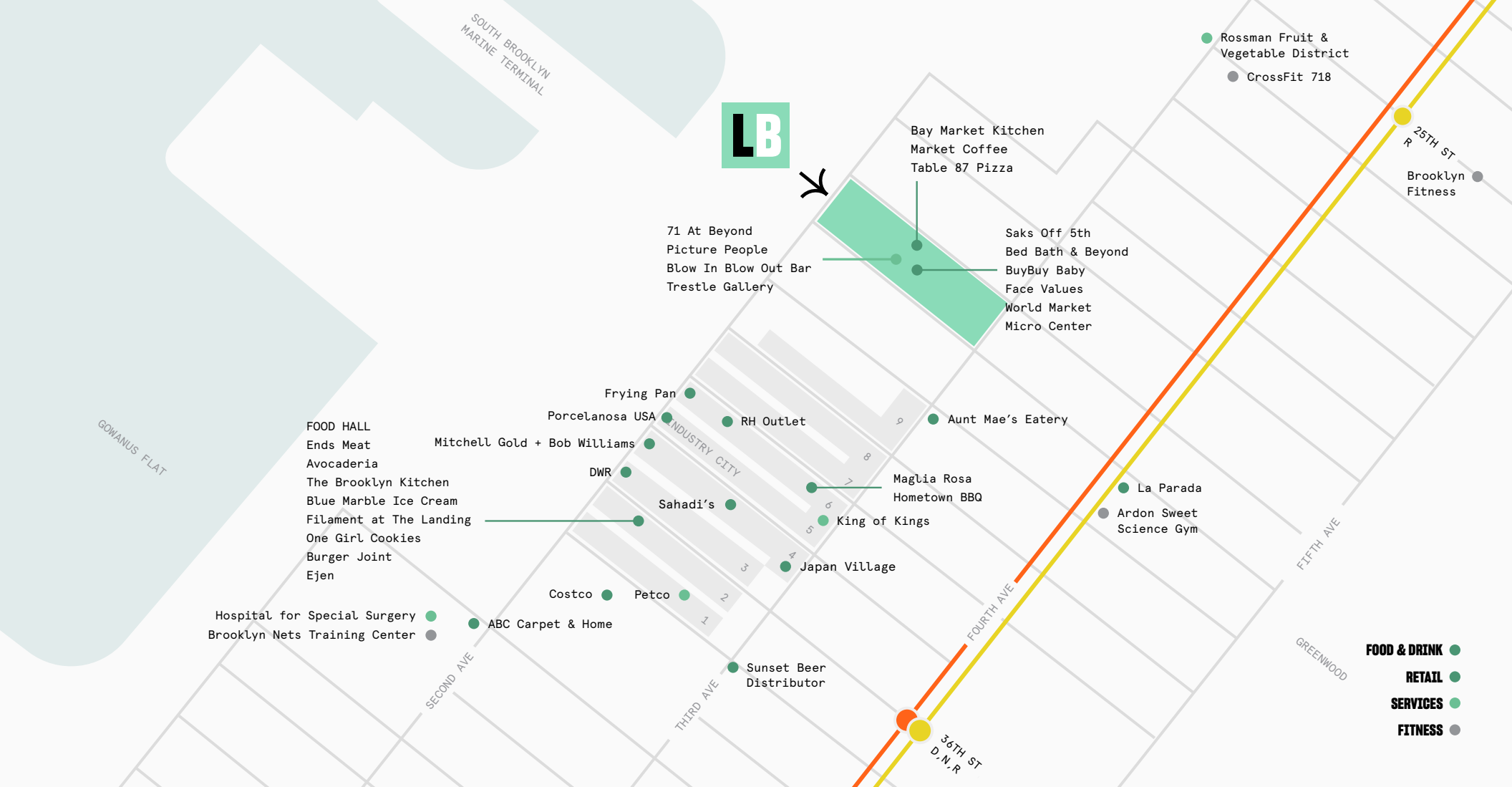
JFK Airport

41 MINS

Teterboro Airport



EASY ACCESS TO THE BEST OF BROOKLYN



ROCK-SOLID INFRASTRUCTURE



BUILT

1918

PROPERTY TYPE

8 story industrial
loft building

BUILDING CLASS

Semi-fireproof Warehouse (E3)

ZONING DISTRICT

M3-1

TOTAL SF

1.3 million SF

TOTAL RSF (PER FLOOR)

180,000 RSF

BUILDING ENTRANCE

3 separate lobbies

ACCESS

24/7 access

ELEVATORS

18 brand new elevators
(12 freight and 6 passenger cars)

HVAC SYSTEM & HOURS OF OPERATION

Operating 24/7, the system has a state-of-the-art building management system. A computer-based system that controls and monitors all of the building's HVAC equipment including 100% air exchange

LOADING DOCKS (ON PREMISES)

17 loading platforms
3 drive-in doors

PARKING

On site parking for 386 cars

ELECTRIC CAPACITY

12,000 AMPS (entire building)
Additional available

GENERATOR

1.5MW to operate all essential
life safety systems

FLOOR LOADS

1st floor: 500 lbs. per SF
2nd-3rd floors: 300 lbs. per SF
4th-6th floors: 250 lbs. per SF
7th-8th floors: 200 lbs. per SF

CEILING HEIGHT

12'-15' clear heights

TELECOMMUNICATIONS

Fiber optic, broadband and
cable services provided

GET IN TOUCH



LEASING TEAM

DAVID JUNIK

718.371.6406

djunik@pinnaclelreny.com

NECHAMA LIBEROW

718.778.6006

nliberow@pinnaclelreny.com

STEVE NADEL

718.784.5907

snadel@pinnaclelreny.com

MARK CASO

718.371.6419

mcaso@pinnaclelreny.com

MANAGEMENT TEAM

JONATHAN RATNER

212.759.8745

jr@mcapny.com

JOHN CLOTE

212.759.8746

jclote@mcapny.com

