

AVAILABLE FOR SALE / USER INVESTMENT

# 585 & 587 COURT STREET BROOKLYN, NY 11231

PRIME 20,000 SF RED HOOK / CARROL GARDENS BLOCKFRONT ASSEMBLY



585 COURT STREET – PROPERTY 1



587 COURT STREET – PROPERTY 2

## FEATURES:

- 2 ADJACENT 10,000 SF PARCELS
- EACH FIREPROOF PARCEL BUILT WITH REINFORCED CONCRETE ON SLAB UNDER CONCRETE BLOCK & STEEL WITH A MONOLITHIC RUBBERIZED ROOF OVER REINFORCED CONCRETE & STEEL DECKING
- FULLY SPRINKLERED
- SEPARATE UTILITIES
- 2 BLOCKS FROM THE BQE/GOWANUS EXPRESSWAY
- JUST SOUTH OF HUGH L CAREY / BROOKLYN BATTERY TUNNEL
- SHORT WALK TO **F** **G** SUBWAYS AT THE SMITH—9TH STREET CARROL GARDENS STATION



FOR ADDITIONAL INFORMATION  
CONTACT EXCLUSIVE AGENT:

# 718-786-5050

**IRA SHERMAN**

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Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing without prior notice.

Broker cooperation encouraged.

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**PRIME 20,000 SF RED HOOK / CARROL GARDENS BLOCKFRONT ASSEMBLY**



585 Court Street – Property 1		587 Court Street – Property 2	
<b>Present Use:</b>	Warehouse	<b>Present Use:</b>	Warehouse
<b>Block / Lot:</b>	486 / 6	<b>Block / Lot:</b>	486 / 1
<b>Lot Size:</b>	10,000 SF	<b>Lot Size:</b>	10,000 SF
<b>Building:</b>	10,000 SF	<b>Building:</b>	10,000 SF
<b>Ceilings:</b>	24' High	<b>Ceilings:</b>	20' High
<b>Taxes:</b>	\$59,447.00 per annum	<b>Taxes:</b>	\$36,918.00 per annum
<b>Zone:</b>	M1-1 (Qualified Opportunity Zone)	<b>Zone:</b>	M1-1 (Qualified Opportunity Zone)
<b>F.A.R.:</b>	1 / 2.4 Facility	<b>F.A.R.:</b>	1 / 2.4 Facility
<b>Lease Abstract:</b>		<b>Lease Abstract:</b>	
<b>Lease Term:</b>	11/01/2015 – 10/31/2022	<b>Lease Term:</b>	08/01/2015 – 07/31/2022
<b>Lease Type:</b>	NNN	<b>Lease Type:</b>	NN - tenant pays 50% R.E. taxes & building expenses
<b>Present Rent:</b>	\$142,526.02	<b>Present Rent:</b>	\$141,698.15
<b>Escalations:</b>	3% per annum through balance of lease term	<b>Escalations:</b>	3% per annum through balance of lease term

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