



162-182 VAN DYKE STREET, RED HOOK

**6,500 - 32,000 SQ. FT. UNIQUE COMMERCIAL BUILDING
& 26,000 SQ. FT. INDUSTRIAL BASEMENT
W/ STREET-LEVEL LOADING**

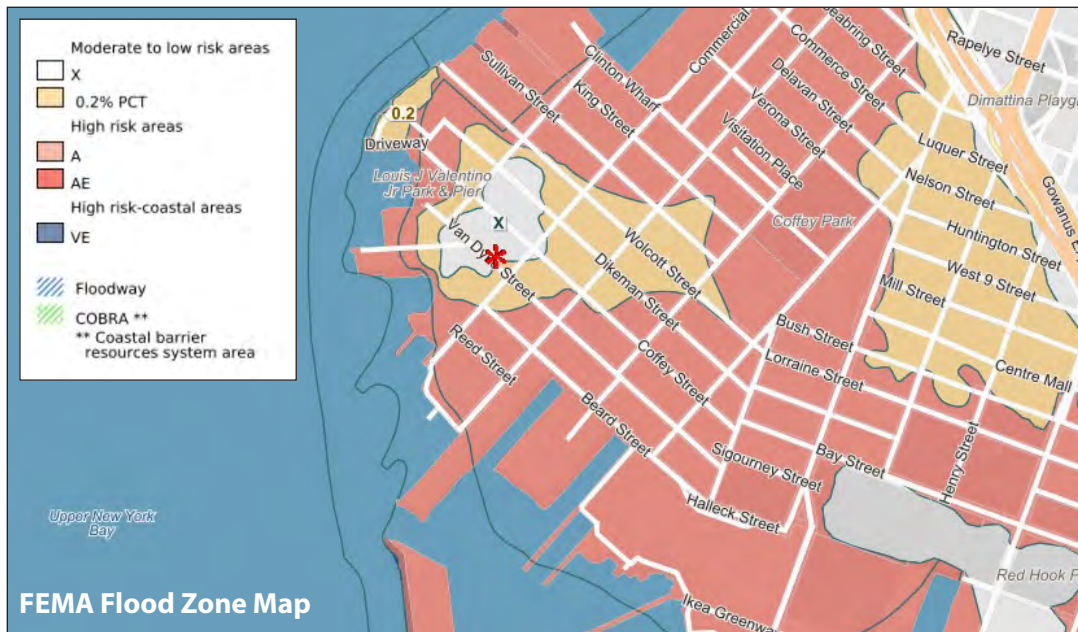
**COMPLETELY DRY DURING HURRICANE SANDY!
(SEE ATTACHED MAP)**



162-182 Van Dyke Street is a one-story warehouse with a full basement in the neighborhood of Red Hook, Brooklyn, with views of New York Bay, the Statue of Liberty, and lower Manhattan. With available spaces ranging from 6,500 to 32,000 square feet, 162-182 Van Dyke Street is ideal for creative or office space, light manufacturing, dry storage, culinary uses such as food production or breweries, etc. Steps from the waterfront, the property features wideplank hardwood floors, brick walls, and wide column spacing. The building stayed completely DRY during hurricane Sandy and is **NOT** located in a FEMA flood zone, as indicated by the map below.



LEASE PRICE: Ground Floor: \$25.00 PSF
Basement: \$15.00 PSF

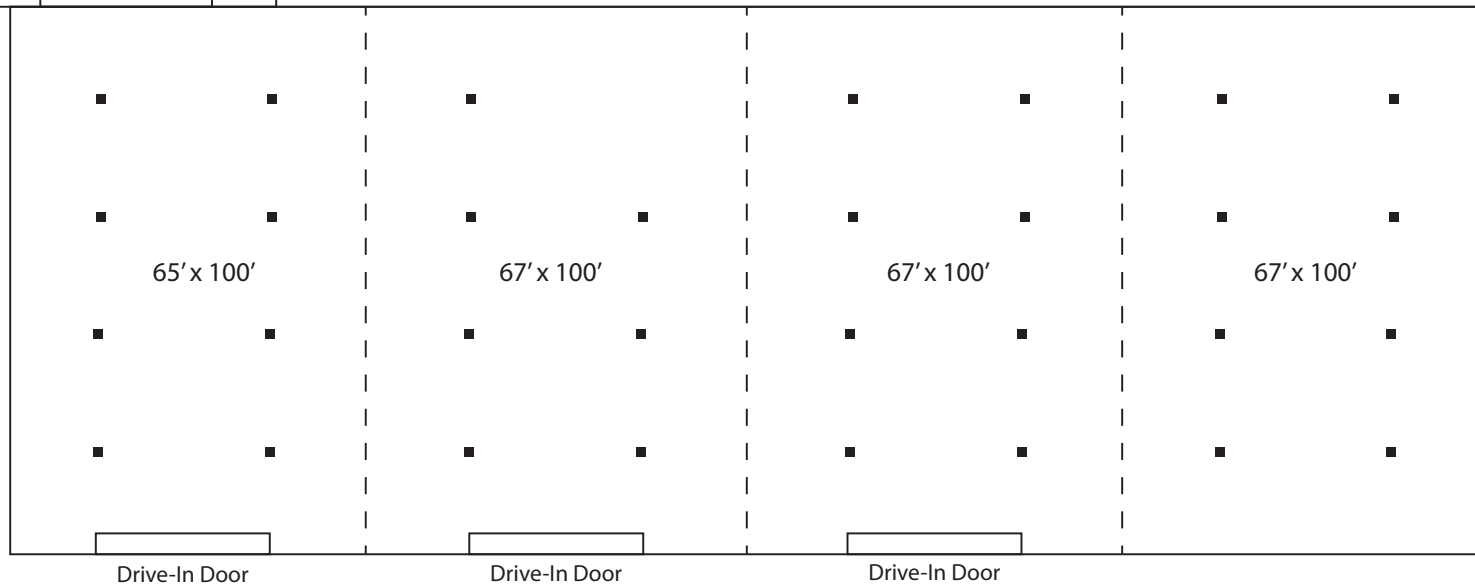
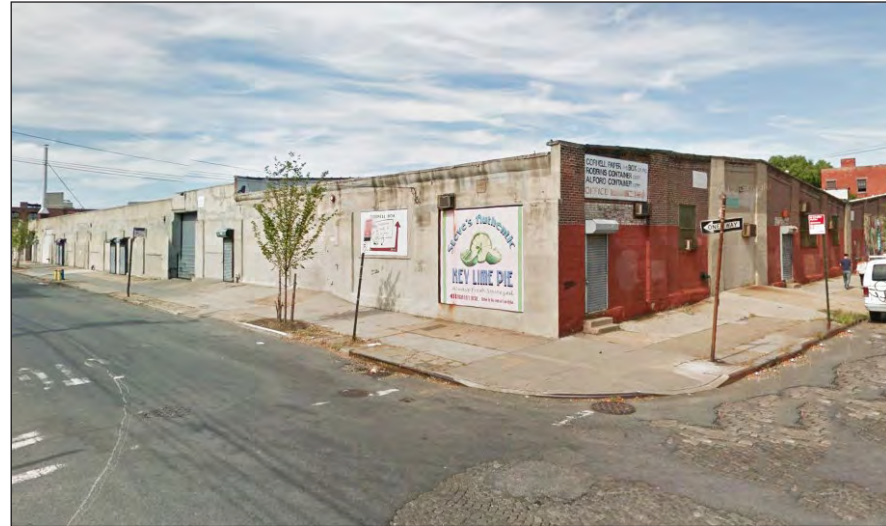
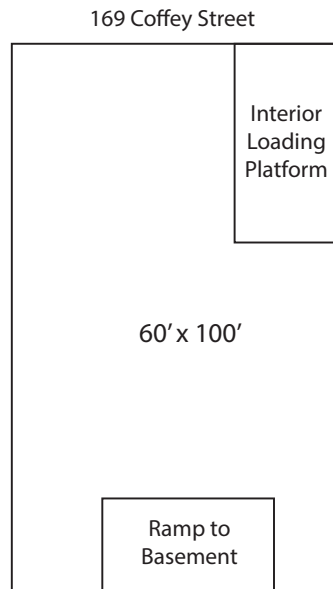


PROPERTY OVERVIEW

Block:	596
Lots:	6, 12
Neighborhood:	Red Hook
Building Size:	
Ground Floor:	32,000 Sq. Ft.
Divisions:	6,500 - 13,000 - 20,000 Sq. Ft.
Basement:	26,000 Sq. Ft.
Stories:	1 + Basement
Loading:	3 Drive-In Doors
Coffey St Side:	1 Interior Loading Dock 1 Drive-In Door
Ceiling Height:	
Ground Floor:	14' - 15'
Basement:	10'
Coffey St Loading Area:	Approx. 20'
Safety:	Fully Sprinklered
Zoning:	M1-1

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.

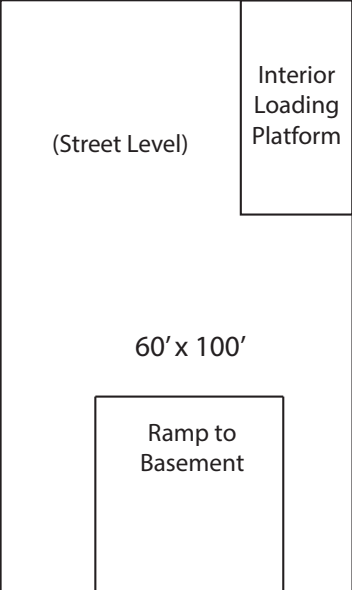
FLOOR PLAN - GROUND FLOOR



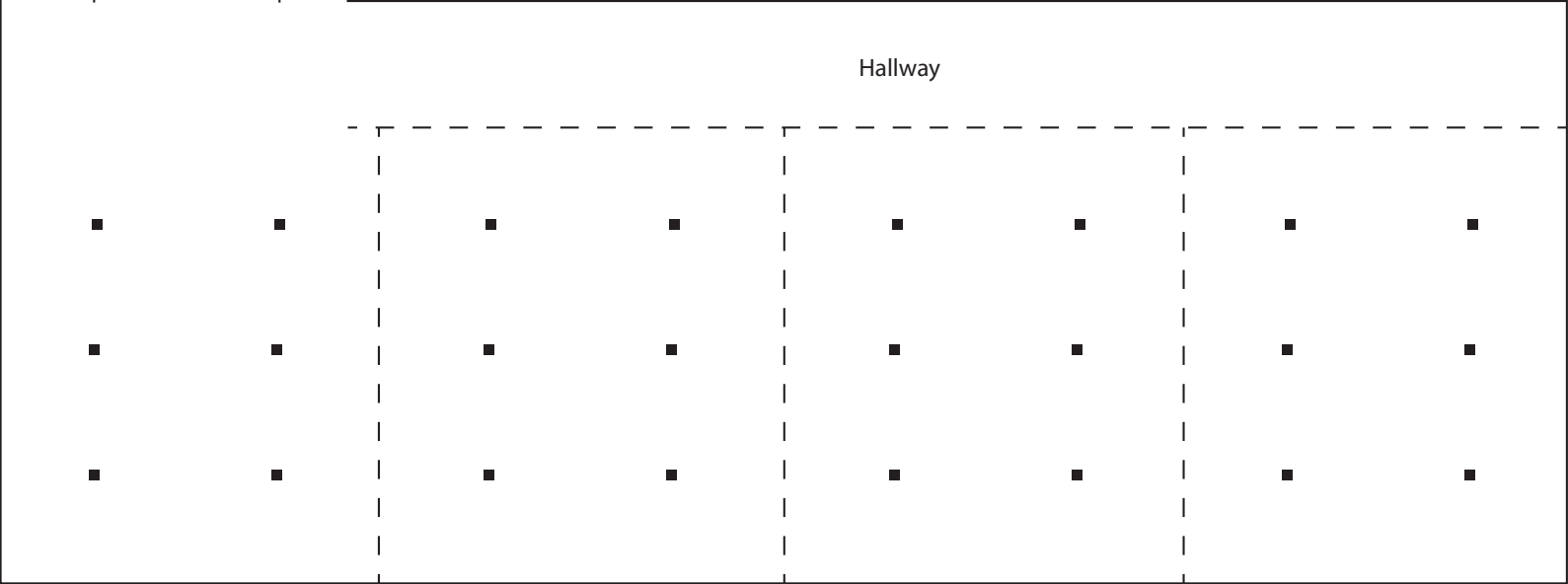
* Dashes are suggested walls. Potential spaces can be made bigger.

FLOOR PLAN - BASEMENT

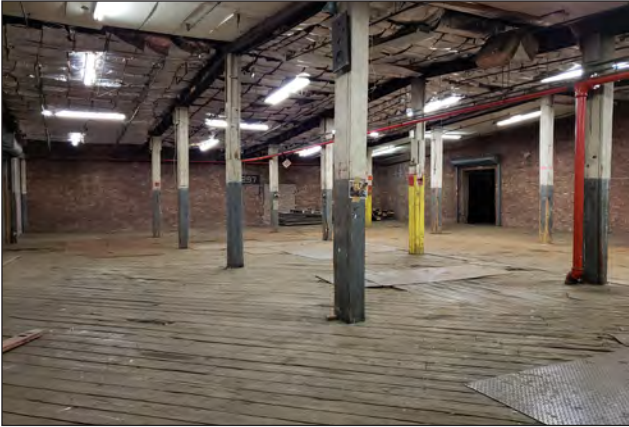
169 Coffey Street



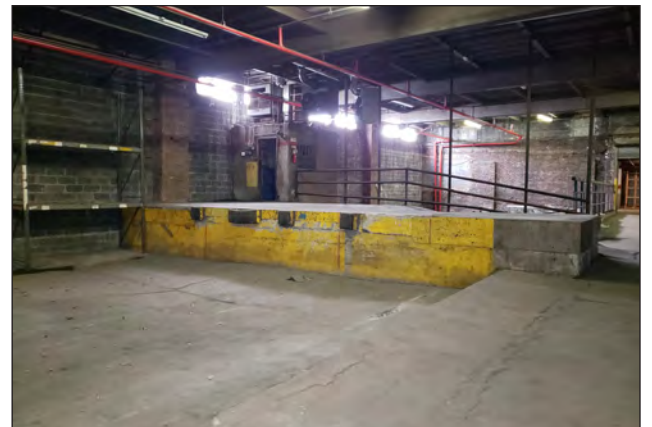
Hallway



GROUND FLOOR



BASEMENT



NEIGHBORHOOD

Red Hook is a neighborhood in northwestern Brooklyn, New York City, New York, within the area once known as South Brooklyn. It is located on a peninsula projecting into the Upper New York Bay and is bounded by the Gowanus Expressway and the Carroll Gardens neighborhood on the northeast, Gowanus Canal on the east, and the Upper New York Bay on the west and south. A prosperous shipping and port area in the early 20th century, the area declined in the latter part of the century.

Subway service in the area is sparse. The closest subway stops are along the IND Culver Line (F and G trains), at either Carroll Street or Smith–Ninth Streets stations.

New York City Bus service is also sparse, but popular. The B61 bus route provides service from Hamilton Avenue, through Erie Basin/IKEA Plaza, to Van Brunt Street and then northward, through the Columbia Street Waterfront District and terminates in Downtown Brooklyn. It also connects with the Culver Line's Smith–Ninth Streets station. The B57 bus connects Red Hook with Downtown Brooklyn and Maspeth, Queens.

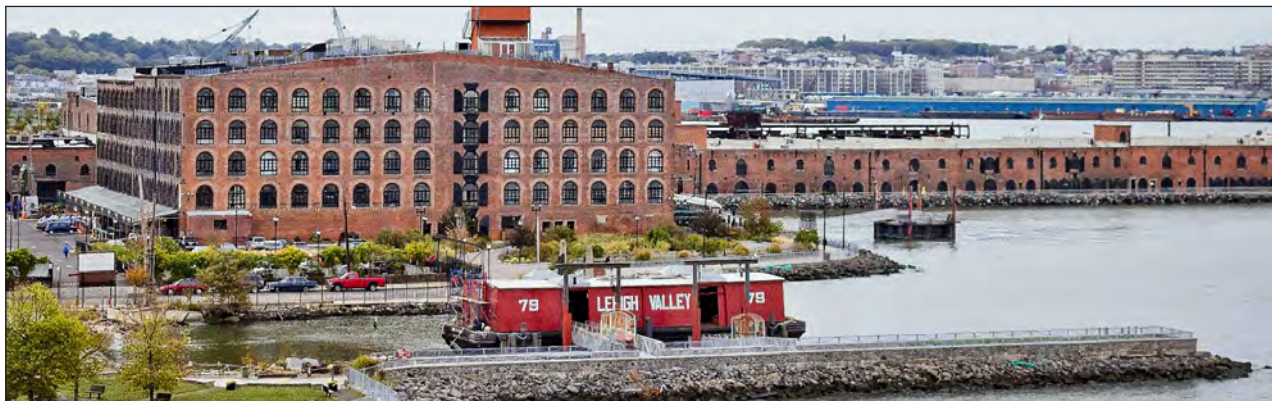
In January 2016, a new proposal for a streetcar line in Red Hook, called the Brooklyn–Queens Connector, was made public by a non-profit group named Friends of the Brooklyn Queens Connector. The study proposed a 17-mile (27 km) route between the neighborhoods of Astoria in Queens and Sunset Park in Brooklyn, passing through several neighborhoods on the way, including Red Hook. The private results of the study estimated that the streetcar's construction would cost \$1.7 billion and would serve 15.8 million annual riders by 2035. In February 2016, the office of Mayor Bill de Blasio announced that the city would begin planning work for the streetcar line. However, although a list of possible routings for the streetcar was released in November 2016, there was insufficient funding to start construction. By August 2018, the southern terminal of the proposed streetcar had been truncated to Red Hook and the proposed cost rose to \$2.73 billion, with projected completion postponed to 2029. (Wikipedia)



Fairway Market



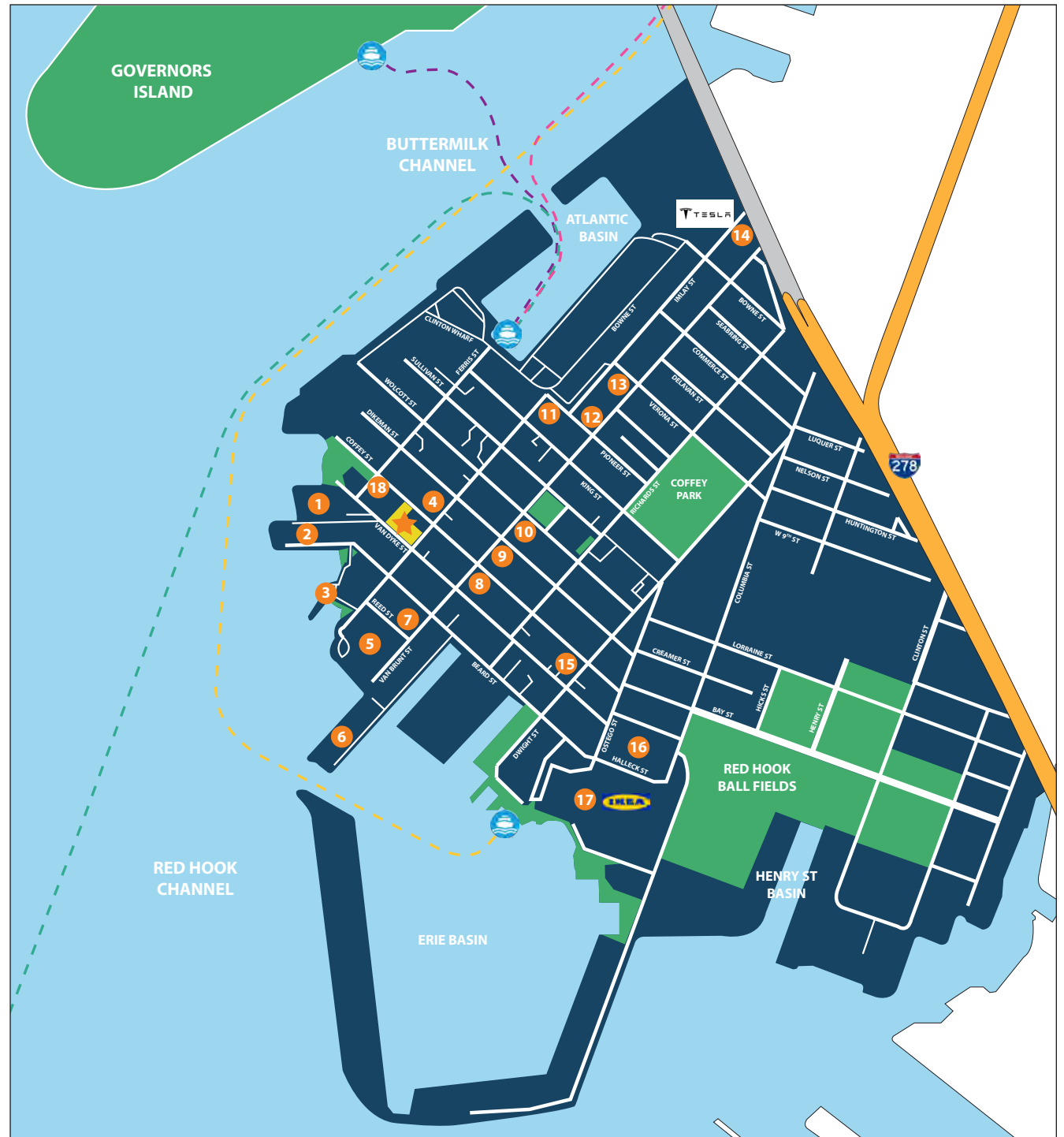
View of the Statue of Liberty

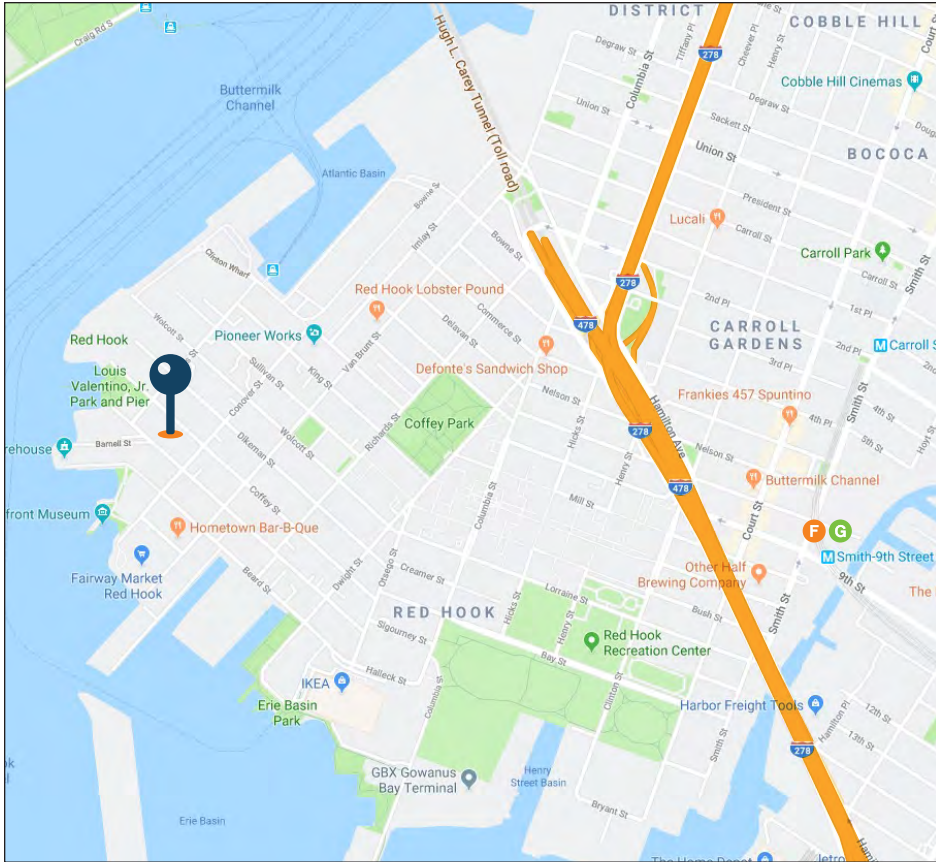


IKEA Red Hook

LOCAL BUSINESSES

- 1 185 Van Dyke St:
- SHARED Brooklyn
- Brooklyn Motor Works
- Uhuru Design
- Steve's Authentic Key Lime Pies
- 2 Liberty Warehouse:
- Red Hook Winery
- Flickinger Glassworks
- Studio 4W
- Pulley Collective
- 3 Waterfront Museum
- 4 Widow Jane Distillery
- 5 Fairway Market
- 6 Brooklyn Waterfront Artists
- 7 Hometown Bar-B-Que
- 8 The Food Fork
- 9 Fort Defiance
- 10 Kentler International Drawing Space
- 11 Pioneer Works
- 12 Brooklyn Ice House
- 13 Red Hook Lobster Pound
- 14 Tesla
- 15 Sixpoint Brewery
- 16 Red Hook Community Farms
- 17 IKEA
- 18 HoeK Pizza






TRANSPORTATION

F **G** Smith-9th St

 B61 (Van Dyke St / Van Brunt St)

 Brooklyn-Queens Expressway
 Brooklyn Battery Tunnel
 Gowanus Expressway
 Prospect Expressway

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