



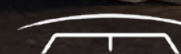
BROOKLYN, NEW YORK

CLASS A MODERN LOGISTICS CENTER

FOR IMMEDIATE LEASE
39,058 SF WAREHOUSE
83,000 SF ROOFTOP PARKING

New Construction – Available Immediately
807 BANK STREET, BROOKLYN, NEW YORK

807 Bank



TURNBRIDGE
EQUITIES

DUNE REAL ESTATE
PARTNERS

**CUSHMAN &
WAKEFIELD**

KEY ADVANTAGES



BUILDING FEATURES



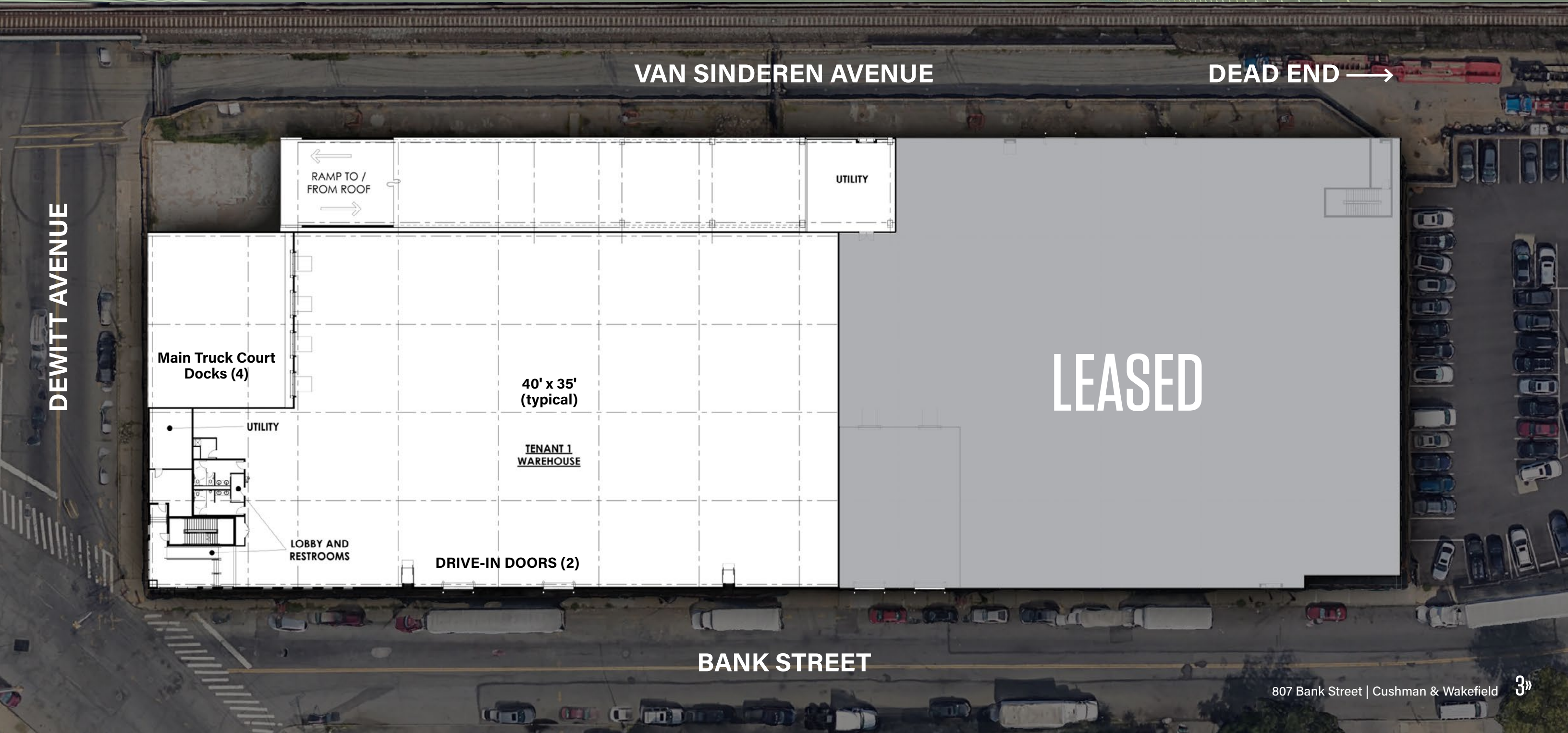
WAREHOUSE	39,058 SF Logistics Space
PARKING	83,000 SF Secured, Lit, EV Ready Parking Structure & clearance accommodates Box Trucks, Vans, and Autos Divisible / can be leased separately from warehouse
CEILINGS	18' Clear
COLUMNS	35' x 40'
LOADING	4 Loading Docks, 2 Drive-Ins
ACCESS	Immediate Access to Linden Boulevard
TRANSIT	5 Minute Walk to Subway (L Train), M99, B15, B60 Bus Stops
ICAP	\$4.0MM Real Estate Tax Savings* <small>*Projection for the first ten years of lease</small>
SPRINKLERS	ESFR
POWER	3,600 Amps - Entire Building

LEED PLATINUM PRECERTIFIED

GROUND FLOOR WAREHOUSE

39,058 SF

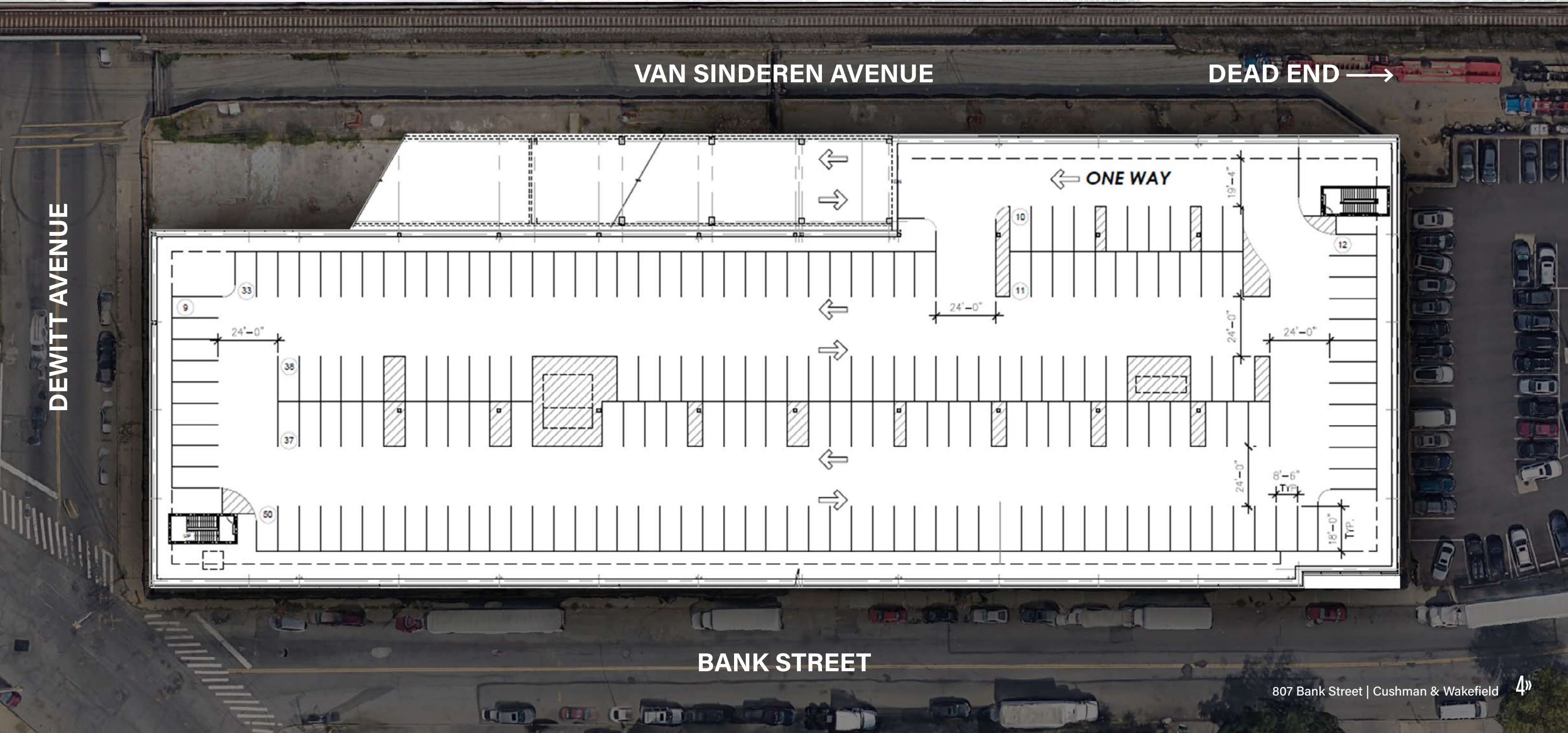
Four (4) Loading Docks | Two (2) Drive-In Doors | 18' Clear Heights
Floor Load 500 PSF
Interior truck court accommodates full-sized tractor-trailers (53')



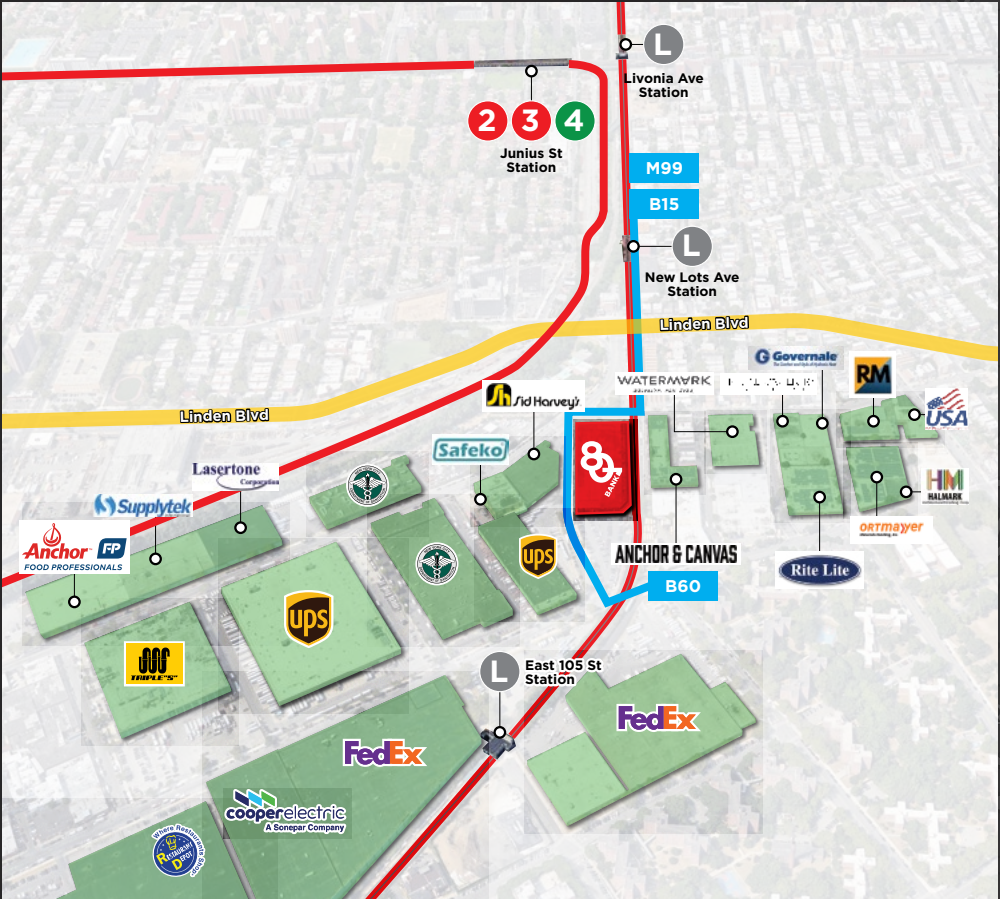
ROOFTOP PARKING

40,000 — 83,000 SF

Ability to Park Box Trucks, Vans and Autos | EV Ready
Secured and Well-Lit (Exterior LED Lighting)
Floor Load 170 PSF | Rooftop Solar Canopies

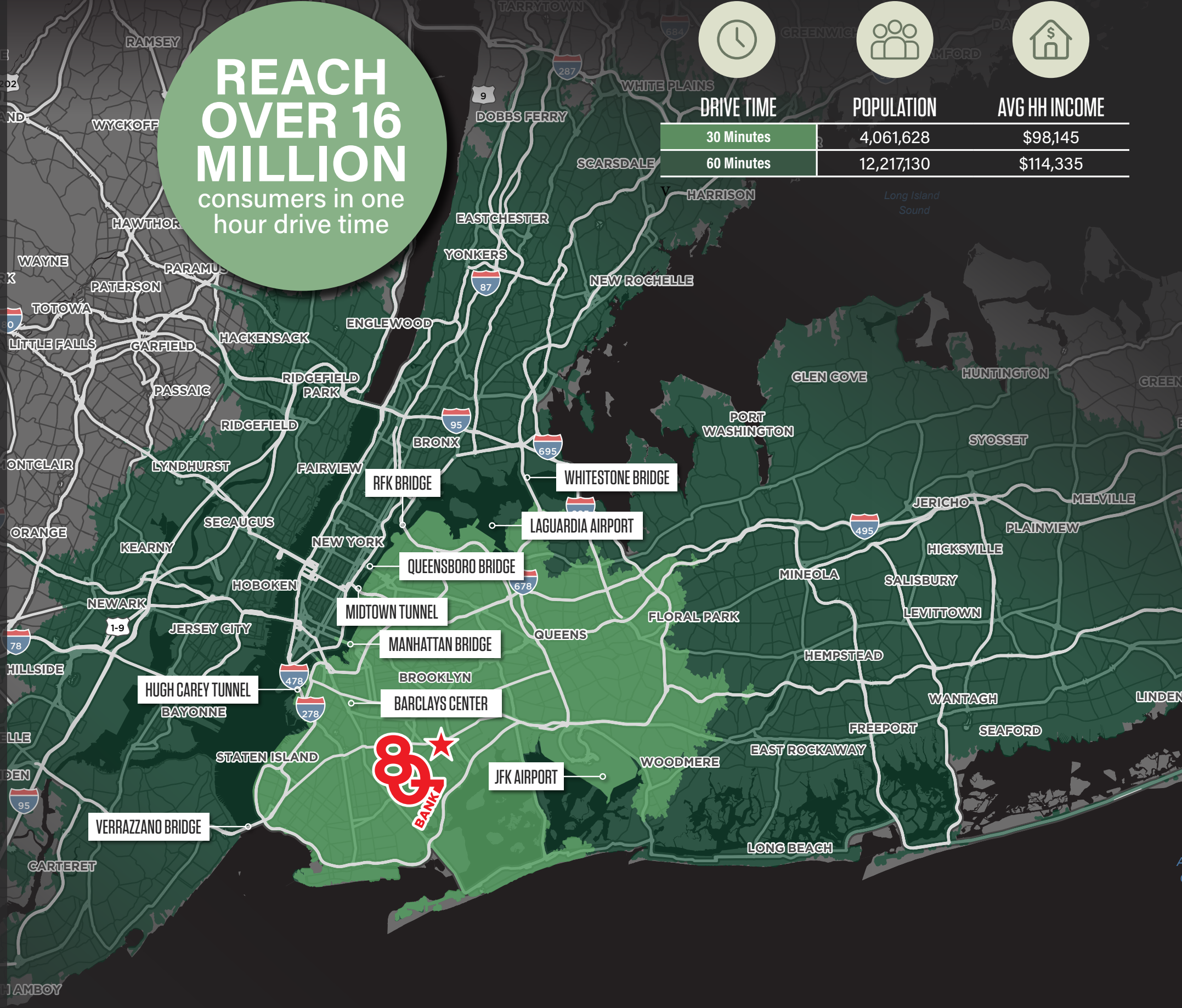


DRIVE TIME & DEMOGRAPHICS



DRIVE DISTANCES			
JFK	6 Miles	HUGH CAREY TUNNEL	6 Miles
LGA	11 Miles	MANHATTAN BRIDGE	6 Miles
RFK BRIDGE	14 Miles	BARCLAYS CENTER	5 Miles
WHITESTONE BRIDGE	13 Miles	QUEENSBORO BRIDGE	15 Miles
VERRAZZANO BRIDGE	13 Miles	MIDTOWN TUNNEL	16 Miles

REACH
OVER 16
MILLION
consumers in one
hour drive time



DRIVE TIME	POPULATION	AVG HH INCOME
30 Minutes	4,061,628	\$98,145
60 Minutes	12,217,130	\$114,335

TEAM



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