

**BROOKLYN |
NAVY | YARD |**

BLDG 12

**FOR LEASE
POSSESSION: 02 2025**

**55,000 SF MANUFACTURING
BUILDING FEATURING 20' CEILING
HEIGHTS, MEZZANINE STORAGE
LEVEL, AIR CONDITIONED
OFFICES, AND SUPPORT SPACES.**

**EASY ACCESS TO THE MANHATTAN
BRIDGE, BROOKLYN BRIDGE, AND BQE.**



THE BNY DIFFERENCE

- A 300-acre manufacturing, tech, and creative hub
- A future-focused business ecosystem
- Business & workforce development services
- An ardent supporter of MWBE businesses
- Economic development incentives

YARD AMENITIES

- Robust event & exhibition programming
- Extensive B2B networking opportunities
- Spaces rentable for conferences and pop-ups
- Wegmans, a food hall, a brewery, and a distillery
- On-site parking for employees and guests
- EV charging stations
- A brand-new City MD Urgent Care

BLDG 12 FEATURES

- 20' Ceiling heights
- Mezzanine storage level
- Air-conditioned offices
- Workshop spaces
- Locker rooms
- 3 gantry cranes
- 6 drive-in gates

GETTING HERE

- Best-in-class shuttleto/ from BK mass transit hubs, serving 13 subway lines
- Near FiDi, DUMBO, Williamsburg, Fort Greene, and Clinton Hill
- A NYC Ferry stop on-site
- Four secure Yard entrances
- Multiple Citibike stations
- Tenant parking available in adjacent parking garage

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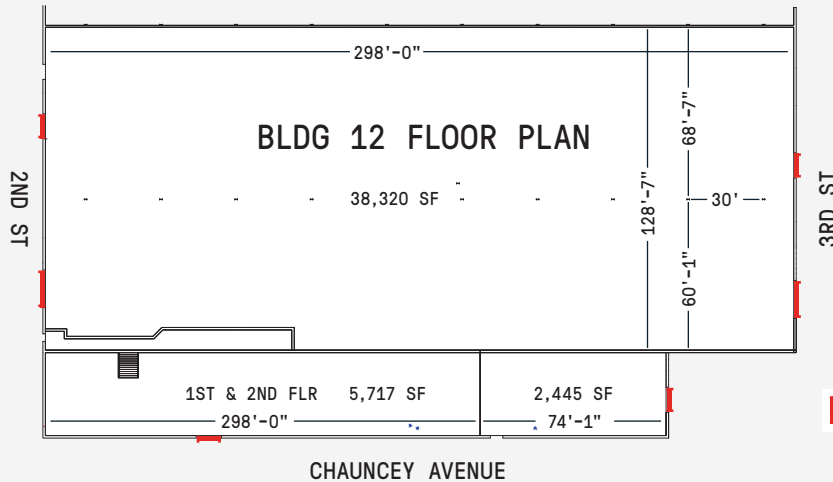
**141 FLUSHING AVENUE
BROOKLYN, NY 11205**

JOSEPH COLISTA

SVP, Leasing
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929-337-1205

BLDG 12

BUILDING SPECIFICATIONS FOR LEASE POSSESSION: IMMEDIATE



(6) GATES OF VARYING SIZE

BUILDING SPECIFICATIONS

BUILDING OWNER:

The City of New York

PROPERTY MANAGER:

The Brooklyn Navy Yard Development Corporation

POSSESSION:

Immediate

SQUARE FOOTAGE:

55,000 SF

CEILING HEIGHTS:

20' ceiling height

POWER:

1600 amps @ 120/208 v. and 1600 amps at 480 v.

ANNEX:

- Separate workshops and locker rooms on ground floor
- Built out Mezzanine with air-conditioned offices, bathrooms, and pantry
- Additional Mezzanine for storage

GATES:

6 drive-in gates

CRANES:

3 gantry cranes

SECURITY:

24/7 Navy Yard security

PARKING:

Garage parking available

INCENTIVES:

Businesses at the Brooklyn Navy Yard are eligible for compelling economic development incentives, including:

- Tax benefits associated with The Yard designation as a Qualified Opportunity Zone
- A city-owned property, BNY tenants are exempt from real estate taxes
- Potential income tax credits available through the Relocation and Employment Assistance (REAP) Program

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BROOKLYN NAVY YARD: BLDG 12 LOCATION



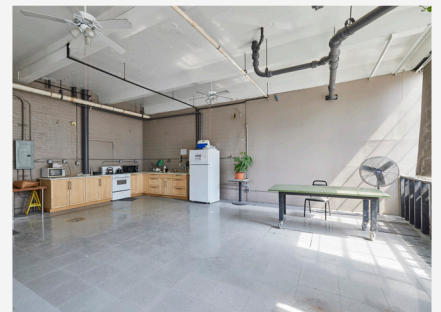
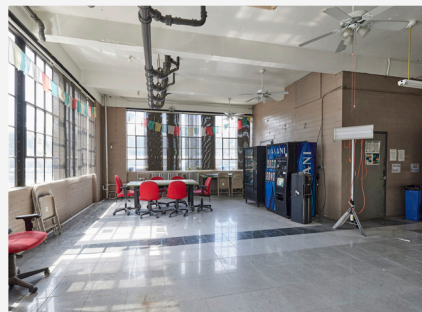
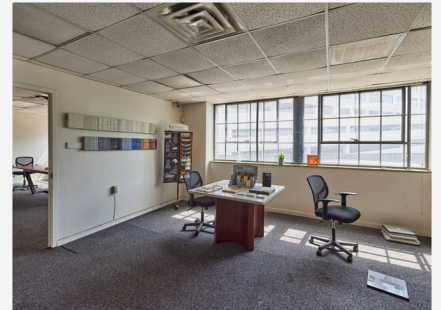
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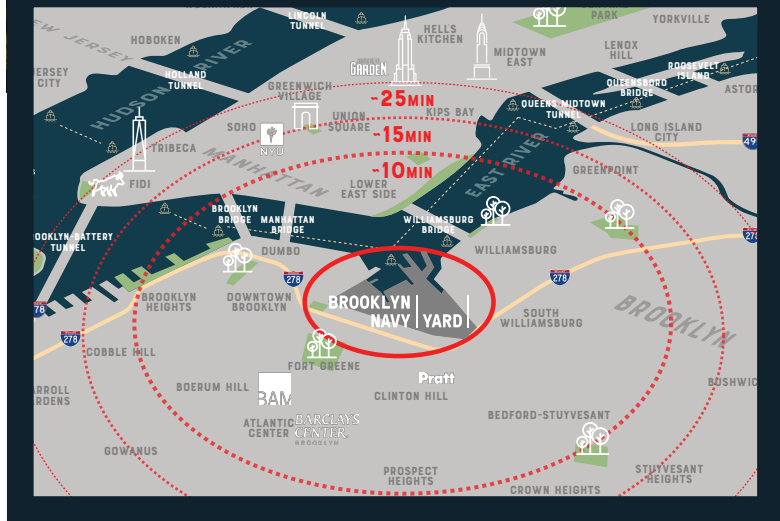


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