



BROOKLYN, NEW YORK

# CLASS A MODERN LOGISTICS CENTER

FOR IMMEDIATE LEASE  
39,058 SF WAREHOUSE  
20,700 SF PARKING

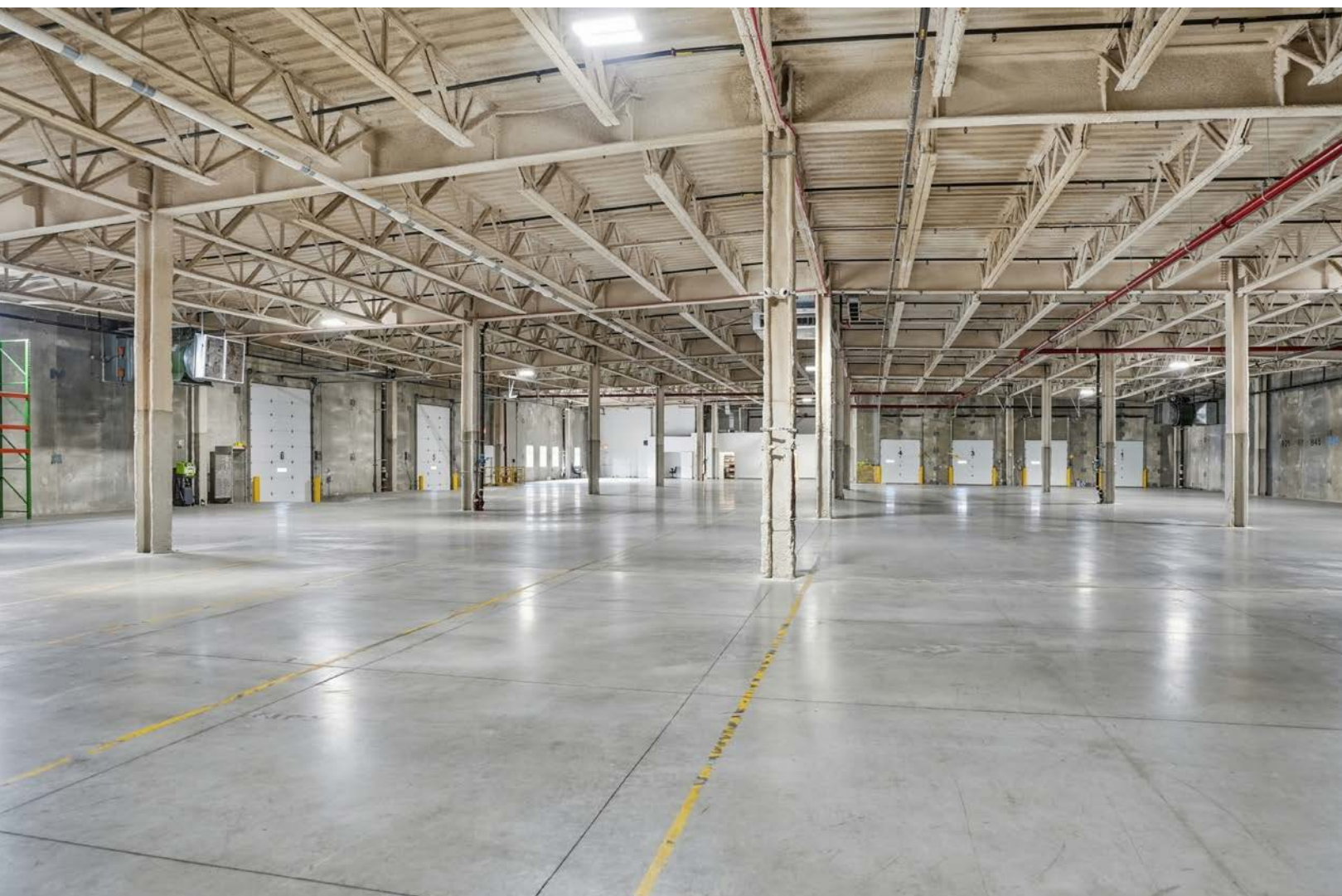
Recently Delivered - Available Immediately  
807 BANK STREET, BROOKLYN, NEW YORK

TURNBRIDGE  
EQUITIES

DUNE REAL ESTATE  
PARTNERS

CUSHMAN &  
WAKEFIELD

# KEY ADVANTAGES



# BUILDING FEATURES




WAREHOUSE	39,058 SF Logistics Space
PARKING	20,700 SF Secured, Lit, EV Ready Parking Structure & clearance accommodates Box Trucks, Vans, and Autos
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	1,500A-2,000A   3-Phase   480V




LEED PLATINUM CERTIFIED





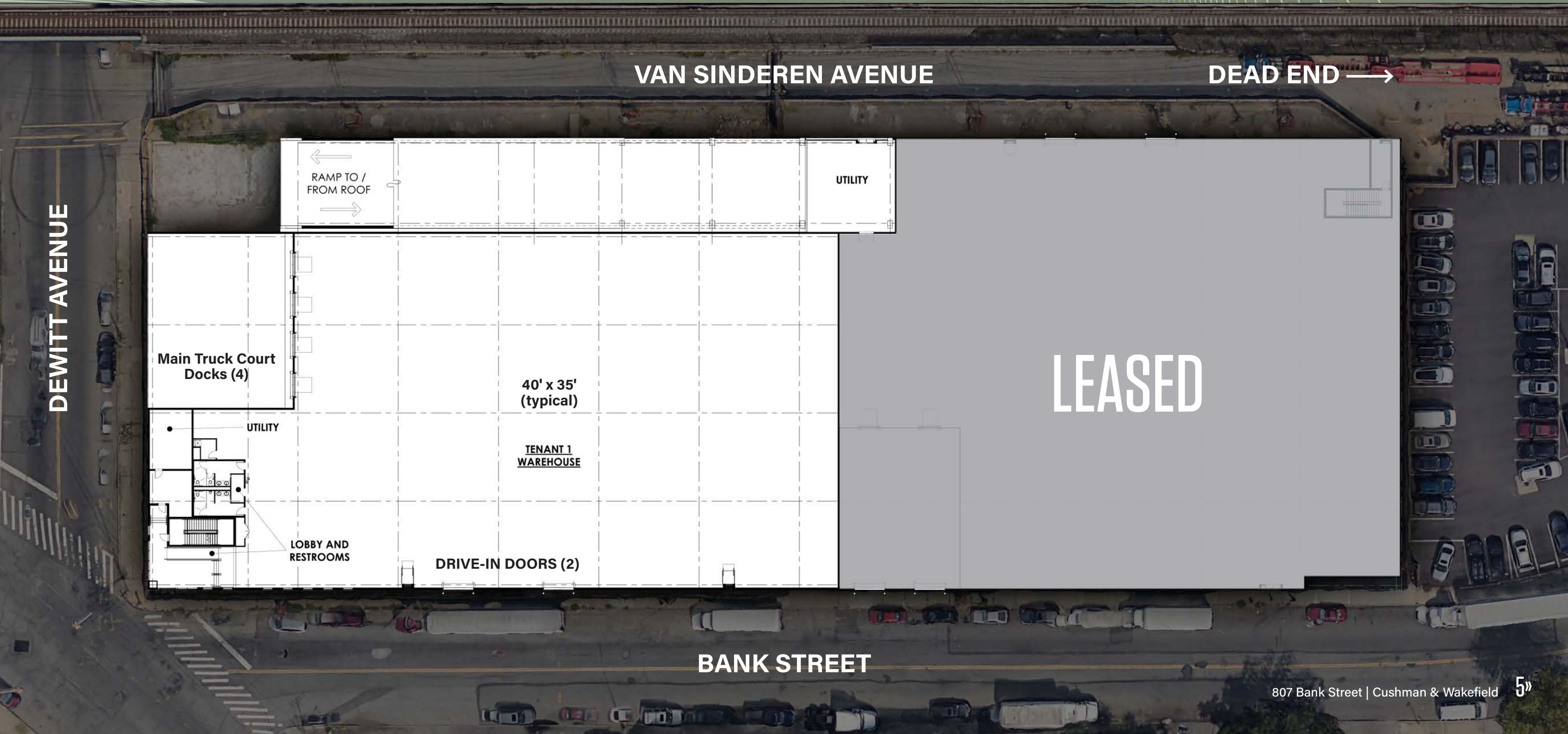
 **PARKING AVAILABILITY**

 **WAREHOUSE AVAILABILITY**

# 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')



VAN SINDEREN AVENUE

DEAD END →

DEWITT AVENUE

RAMP TO /  
FROM ROOF

UTILITY

Main Truck Court  
Docks (4)

40' x 35'  
(typical)

LEASED

UTILITY

TENANT 1  
WAREHOUSE

LOBBY AND  
RESTROOMS

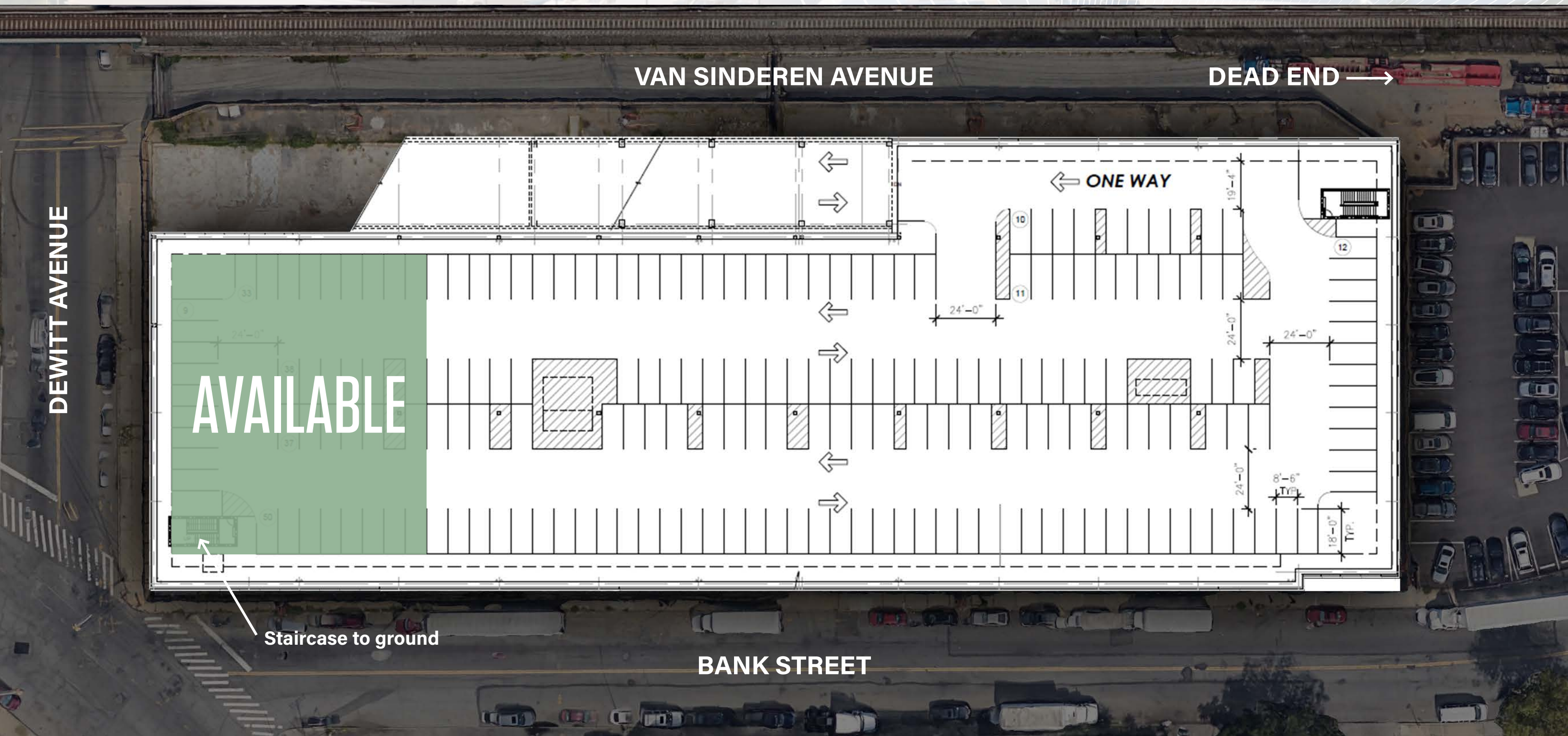
DRIVE-IN DOORS (2)

BANK STREET

# PARKING

# 20,700 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  
Consists of 18,000 SF Rooftop | 2,700 SF Surface



VAN SINDEREN AVENUE

DEAD END →

DEWITT AVENUE

AVAILABLE

Staircase to ground

BANK STREET

ONE WAY

24'-0"

19'-4"

24'-0"

24'-0"

24'-0"

8'-6"  
TYP.

18'-0"  
TYP.

10

11

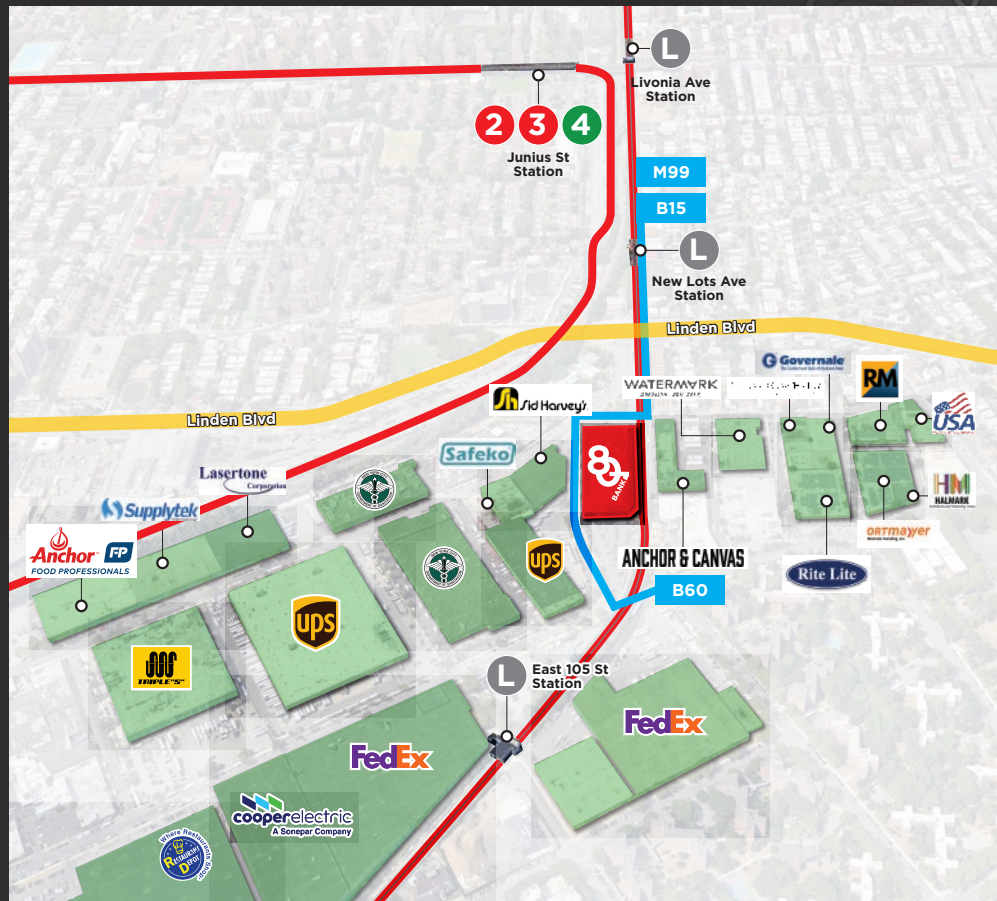
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# DRIVE TIME & DEMOGRAPHICS

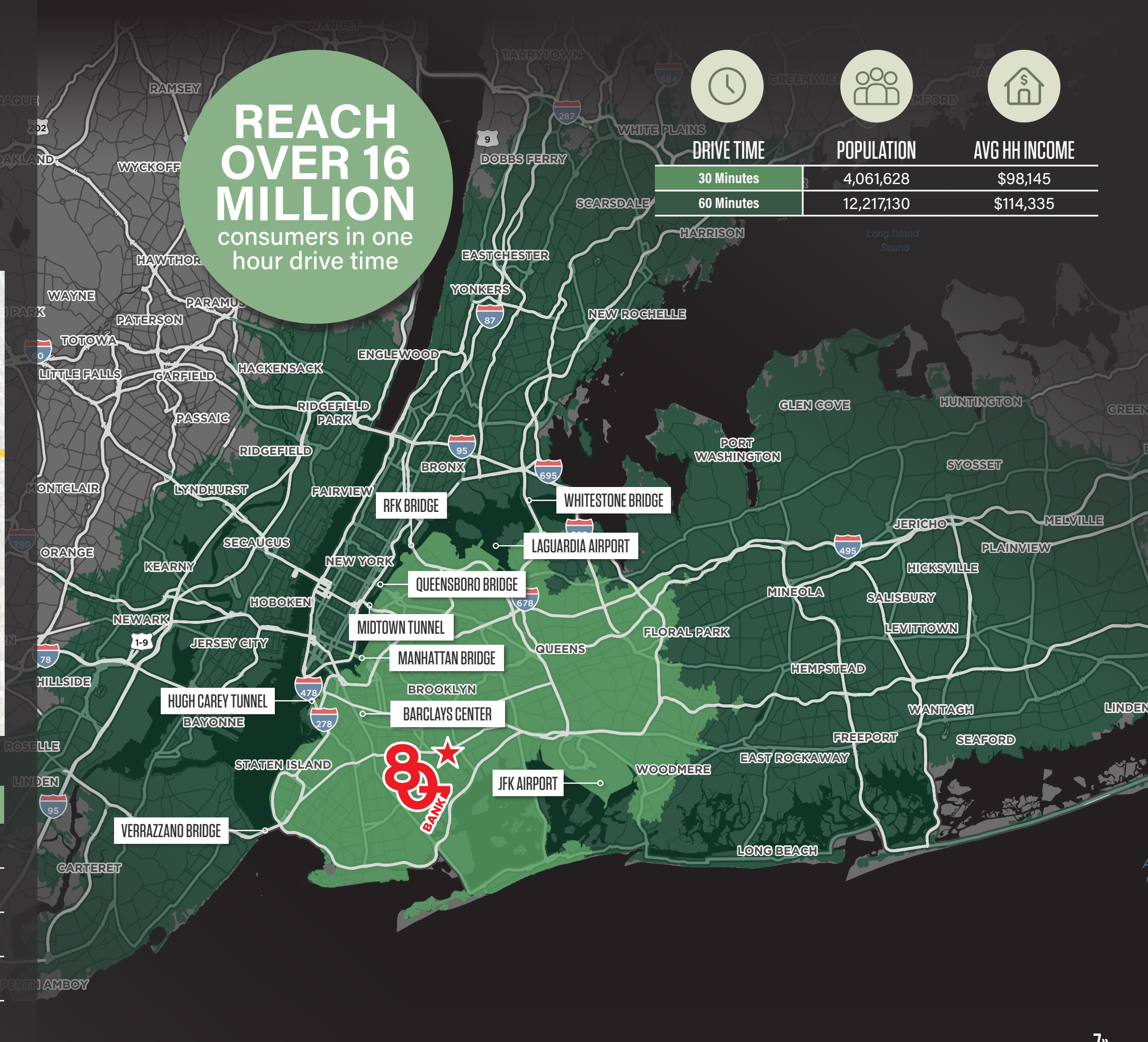
**REACH OVER 16 MILLION** consumers in one hour drive time



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



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



# TEAM



## FOR MORE INFORMATION, PLEASE CONTACT:

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