

56 Berry Street

Williamsburg, Brooklyn, NY

Location:

Between Berry Street and Wythe Avenue

Ground Level:

18,835 SF

Frontage:

150 FT on North 11th Street

Ceiling Heights:

16 - 25 FT on Ground Floor

Rent:

Upon Request

Highlights:

- Upgraded 2,000 AMPs of Power, New 6" Gas Line, New 3" Water Main, New 125 TON H-VAC System.
- Brand New Windows & Doors, New Concrete Slab, Repointed Brick Façade.
- All New Sewer Drains, New Grease Trap, New Black Iron Venting, All New Heavy Sound Proofing, New Skylights, New Roof.
- Soaring Ceiling Heights & Open Layout Can Accommodate Multiple Uses.
- Located In The Heart Of Williamsburg, One Block Away From McCaren Park & Two Blocks Away From Bushwick Inlet Park /East River Waterfront.



NEIGHBORING TENANTS:



Contact Exclusive Leasing Team



Harrison Balisky
516-672-4493
hb@olmstedre.com

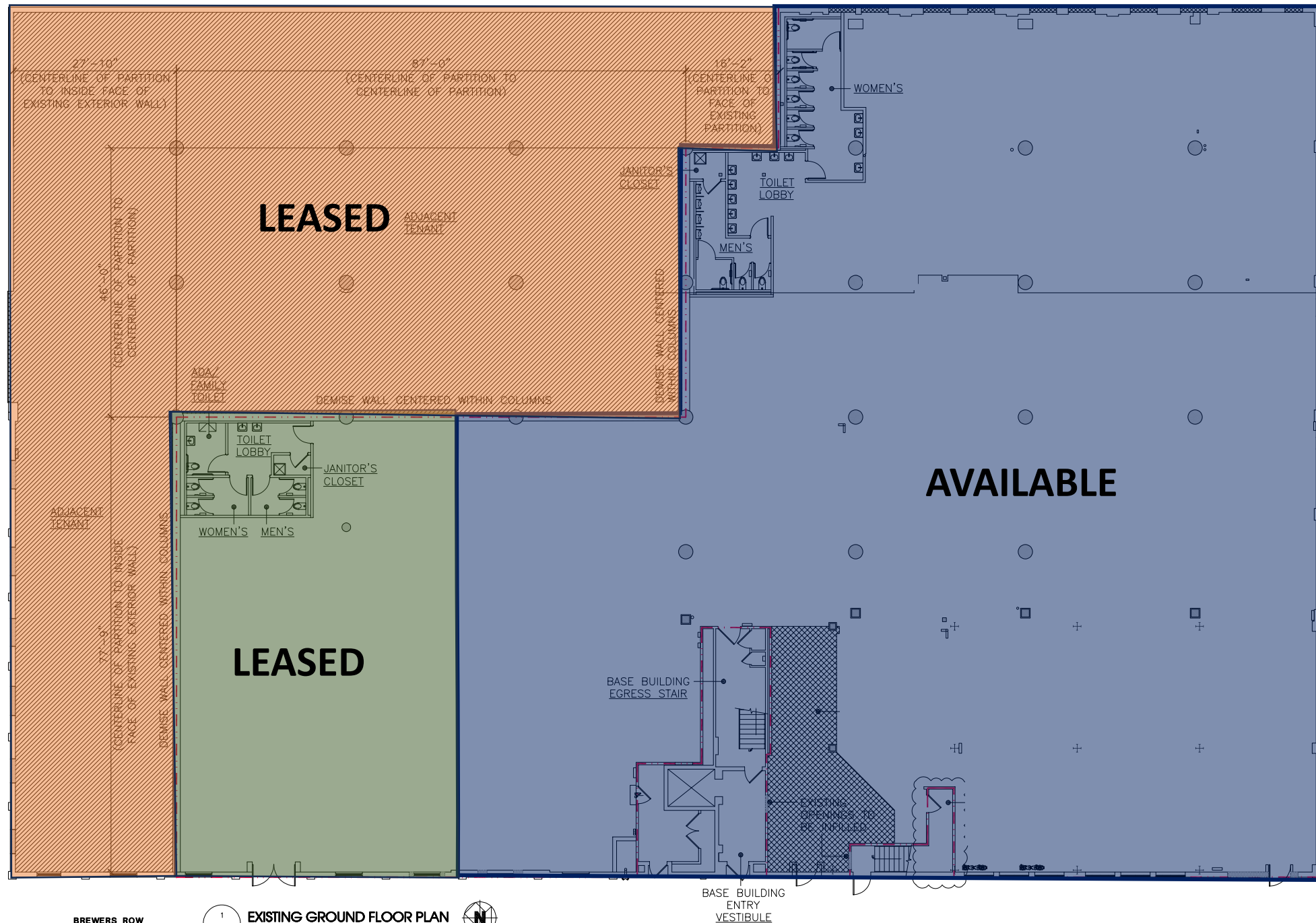
Brad Krosser
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Floor Plan – Ground Level (18,835 SF)



BREWERS ROW
(AKA NORTH 11TH STREET.)



1 EXISTING GROUND FLOOR PLAN

SRV SCALE: 1/16"=1'-0"



BASE BUILDING
ENTRY
VESTIBULE



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Interior Photos





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Retail Map



Annual Subway Ridership

L train is 5 min away from **Bedford Avenue** station with 9,892,516 annual ridership

G train is 8 min away from **Nassau Avenue** station with 2,880,235 annual ridership



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Williamsburg

Demographics - North Williamsburg	
Population within 1 Mi Radius	155,726
Average Population Age	36 Years
Population Growth Since 2010	25%
Average Household Income within 1 Mi Radius	\$108,276
Total Businesses within 1 mi Radius	4,709
Total Expenditure Within 1 Mi Radius	\$1.2 Billion
L-Train Ridership at Bedford Avenue Stop	9.9 Million Riders Annual
Daily Pedestrians on Bedford Avenue	25,000
New residential units under development in Williamsburg over the next 5 years	8,000

