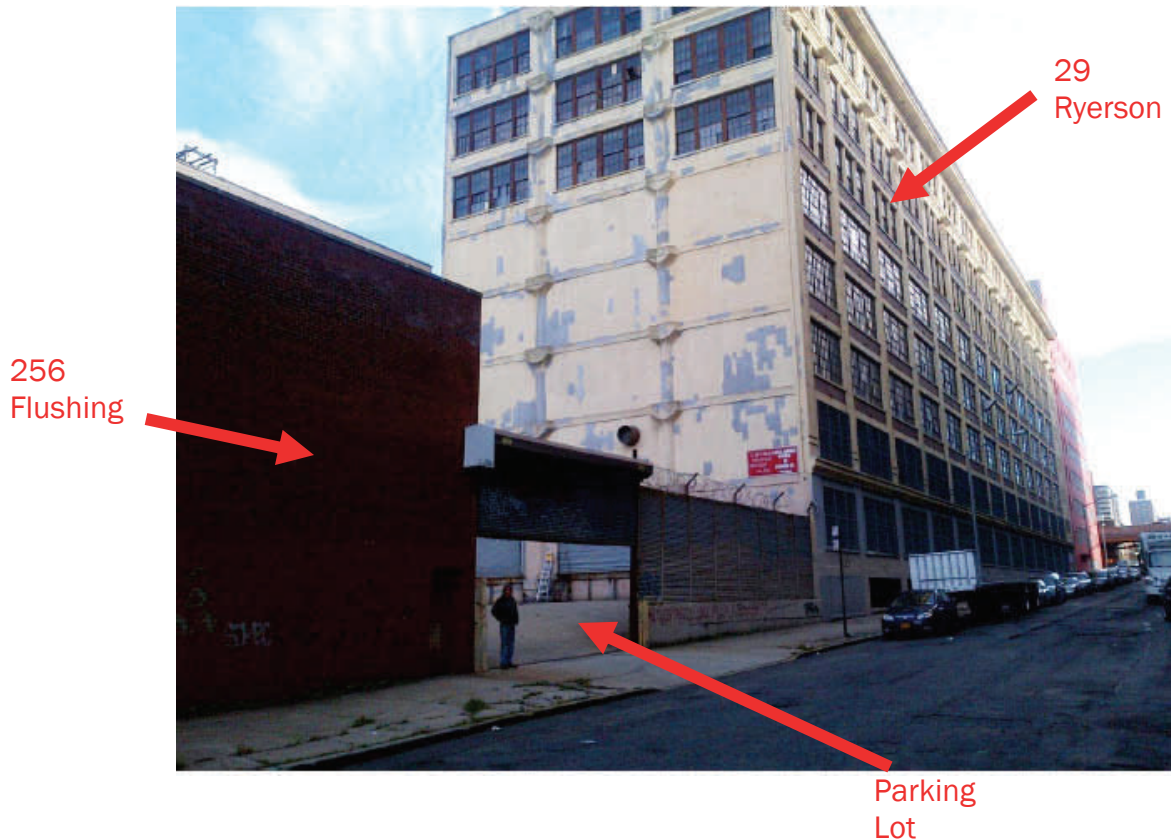


BROOKLYN WAREHOUSE FOR SALE JUST OUTSIDE BROOKLYN NAVY YARD

2 Industrial Buildings & Parking Lot Packaged For Sale
Combined Size of Approx 220,000 SF



Large warehouse with adjoining smaller building and parking lot.
29 Ryerson Street / 256 Flushing Avenue

Asking Price: \$26,000,000

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The Manhattes Group LLC 54 Thompson Street New York, NY 10012
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Property Available 1st Quarter 2014

29 Ryerson Street:

Block & Lot: 01877-0001

Zoning: M1-2

Lot Size: 355' by 100'

Lot SF: 35,483

Building Dimensions: 300' by 85' (IRR)

Building SF: 192,240

Stories: 8 and a full basement.

Ceiling Height: 12' on Floors 1-8, 15' in basement.

Loading Docks: 6 Exterior Loading Docks within Parking Lot. Ramps can be built to create Drive-Ins.

Elevators: 3 large freight elevators (8' by 13') / 9,000 lb capacity. The property also has 1 passenger elevator and 1 smaller freight elevator.

Stairwells: 3

Windows: On West, North and South.

Construction: Concrete and steel construction.

Utilities: 2 Gravity tanks, 2 pressure tanks, boiler oil heat. Fully Sprinkled.

Taxes: Approximately \$ 249,101 a year.

Roof: The roof of the building provides spectacular views of the Manhattan Skyline, and most of the mechanical equipment is grouped together on the Northern Side of the roof allowing the remainder of the roof to be open and usable.

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Property Available 1st Quarter 2014

256 Flushing Avenue:

Block & Lot: 01877-0023

Zoning: M1-2

Lot Size: 110.42' X 87.75' (irregular)

Lot SF: 9,689

Building Dimensions: 110.42' X 73.08"

Building SF: 8,070

Stories: 1 story building consisting of 8,070 SF. An additional 10,000 SF of air rights are available.

Ceiling Height: 17-19'

Loading Docks: 2 roll up doors off of parking lot.

Utilities: Running water, gas blowers and gas directly in building.

Taxes: \$19,982

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Parking Lot:

The properties have a 7000 SF parking lot with a drive in gate leading on to Ryerson Street and an additional 9000 SF of space in the rear of the building.

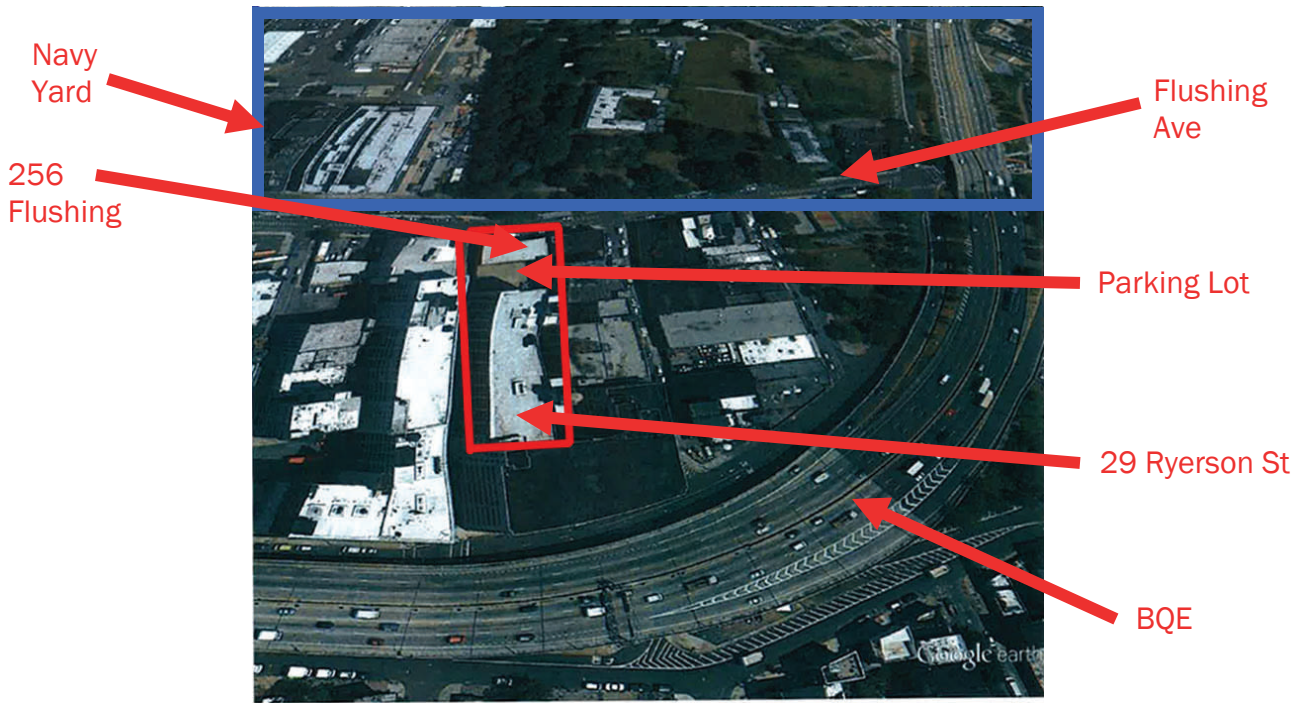
Area:

29 Ryerson Street / 256 Flushing Avenue is located in the Wallabout / South Williamsburg Section of Brooklyn across the street from the Brooklyn Navy Yard. Located within minutes of Manhattan, 29 Ryerson Street is an ideal access point to locations throughout Manhattan, Brooklyn, and Queens due to its proximity to the Brooklyn – Queens Expressway, Williamsburg and Manhattan Bridges.

Brooklyn Navy Yard Expansion:

The Brooklyn Navy Yard, once known as America’s premier shipbuilding facility, is currently in operation with tenants in such diverse businesses such as movie studios, furniture manufacturers, ship repairers, architectural designers, electronics distributors and jewelers. The Brooklyn Navy Yard was founded in 1801 and today is a 300 acre industrial park operated by the Brooklyn Navy Yard Development Corporation. The property consists of over 40 buildings with 4 million square feet of leasable space occupied by 275 tenants and 6,000 workers. One of the Navy Yard’s major tenants “Steiner Studios” is planning an expansion that could transform its home into one of the major centers of movie production in the country. The expansion would more than double the size of the Studio by adding over 328,000 SF to their existing 300,000 current set by adding a back lot for shooting New York streetscape-style exteriors, space for media offices, and classrooms for the study of film and entertainment.

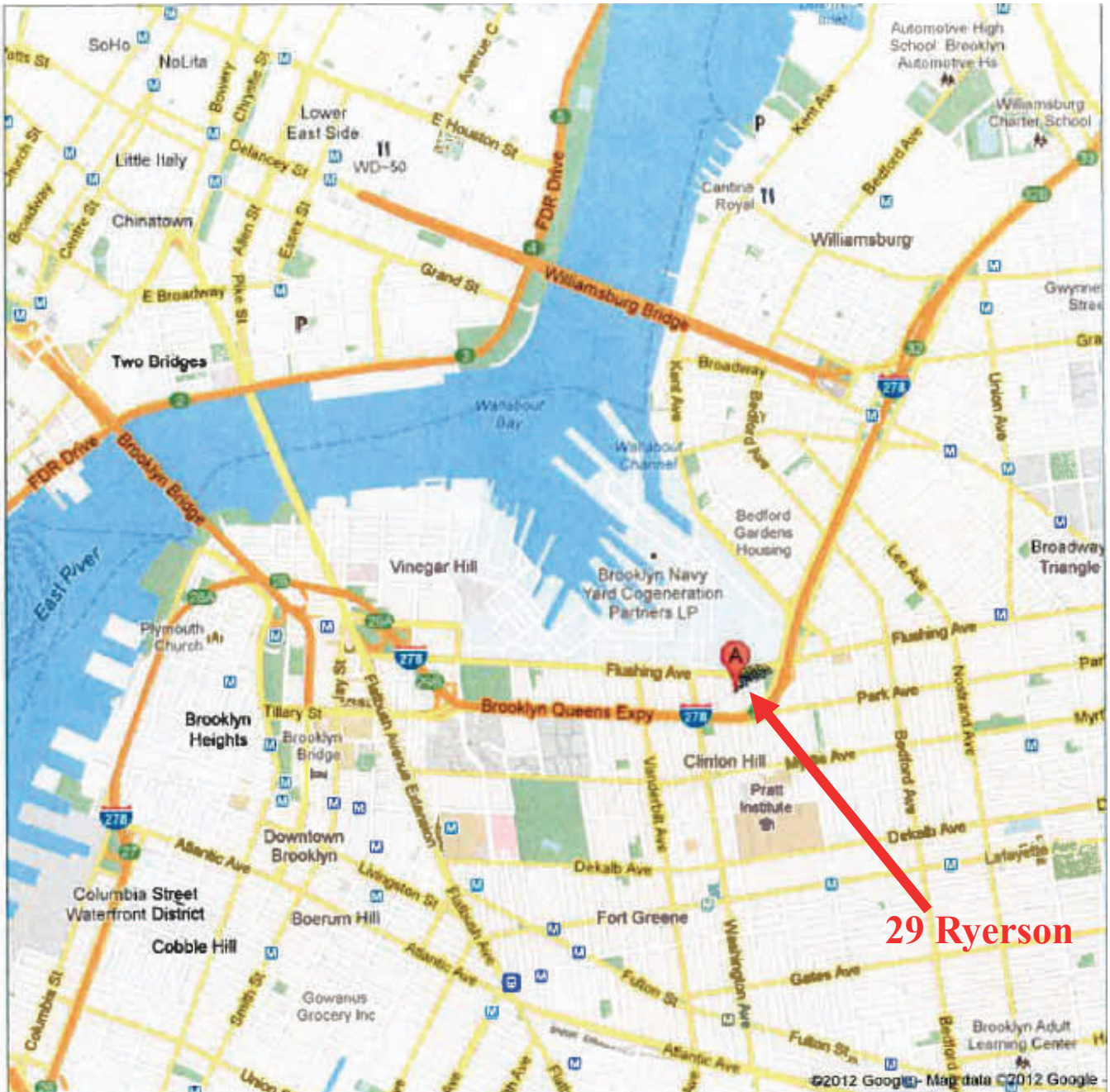
Aerial View





The Manhattes Group LLC

29 Ryerson Street



A Indicates subject Property

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Tax Map



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