

# LIBERTY BKLYN

850 Third Ave  
Sunset Park



**18,400 - 366,000 SF AVAILABLE FOR LEASE**



MADISON  
CAPITAL

# ROBUST SPACE FOR SOLID WORK

## APPROVED FOR OFFICE AND INDUSTRIAL

- 1.3 million SF building
- \$150 million invested in improvements
- Significant Economic Incentives (PILOT, REAP, ICAP, IBZ)
- Potential for exclusive employee lobby and freight elevator(s)



**FULL FLOORPLATES  
OF 183,000 SF**



**AVAILABILITY  
OF 18,400 SF  
OR MORE**



**30,000 SF DEDICATED TRUCK  
COURT WITH DIRECT ACCESS  
TO 60,000 SF LOADING/  
STAGING AREA**



**12 FREIGHT &  
6 PASSENGER  
ELEVATORS**



**24/7 TENANT  
CONTROLLED HVAC**

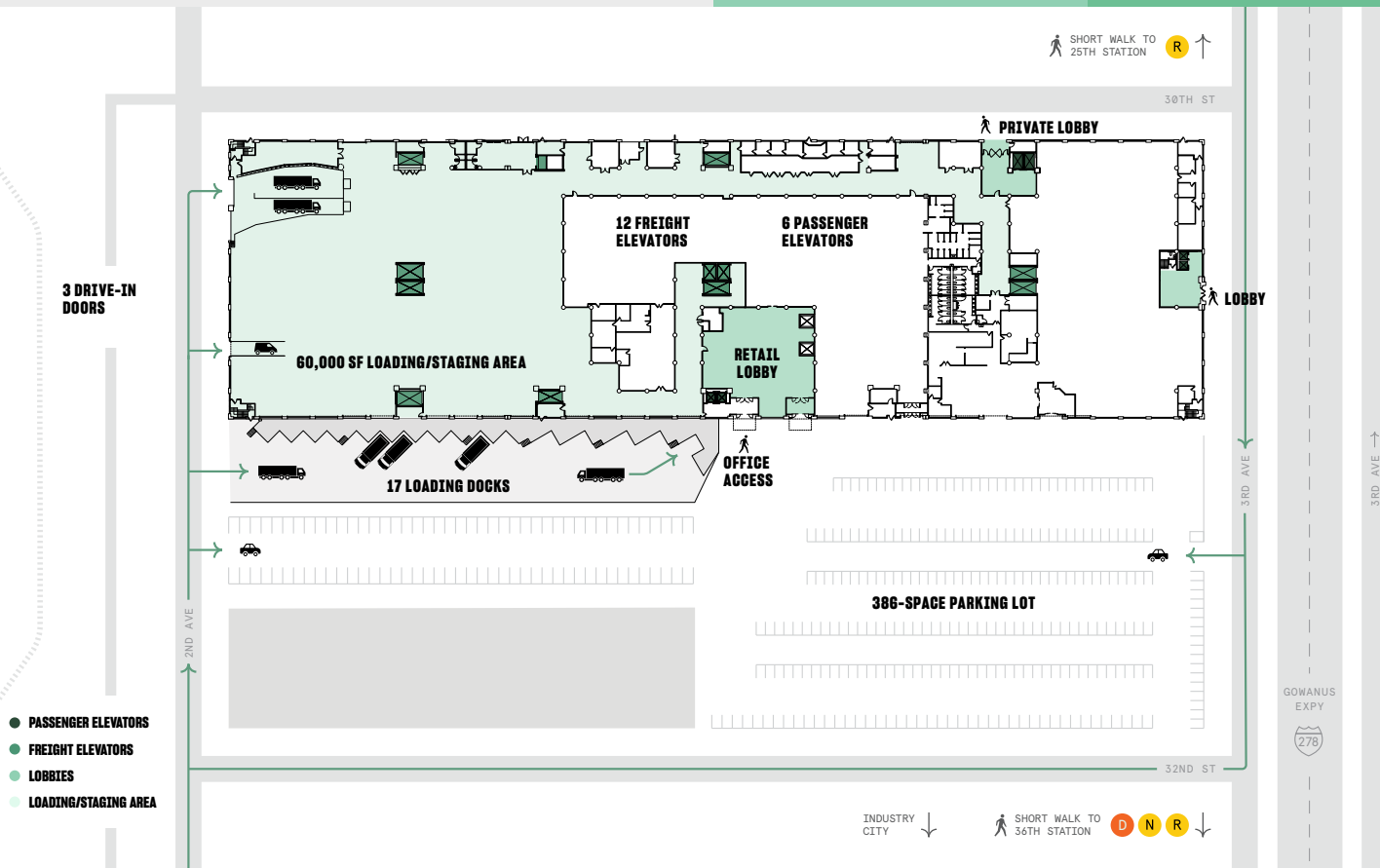
# BUILDING ACCESS

## STAGING/LOADING AREA

- 17 loading docks
- 3 additional drive-in doors
- Reinforced floor loads

## ENTRANCES

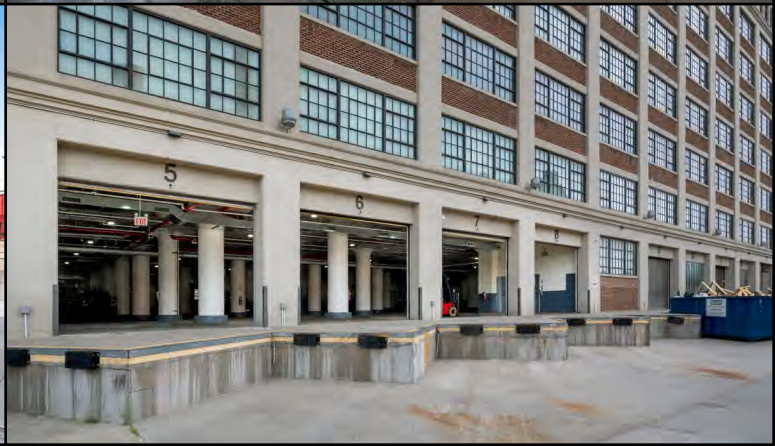
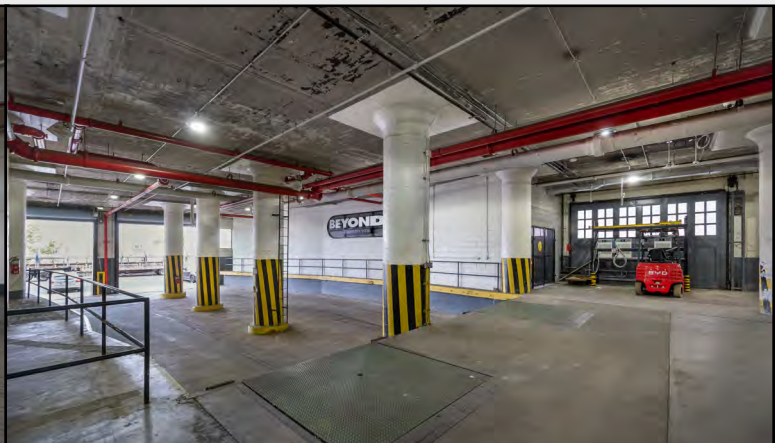
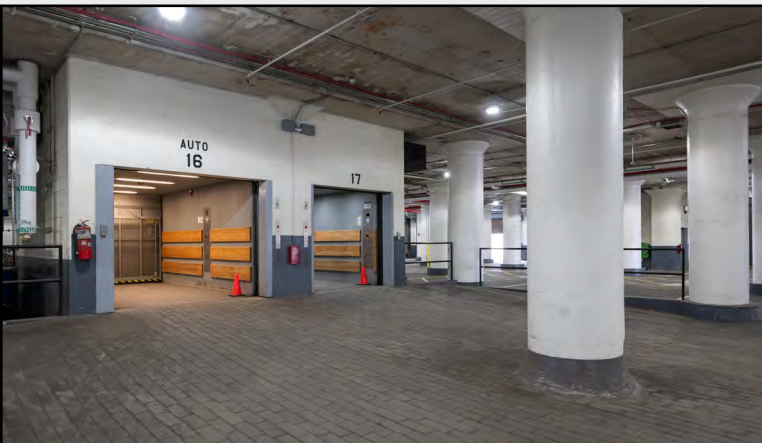
- 3 separate lobbies
- Private lobby available
- 386-space parking lot





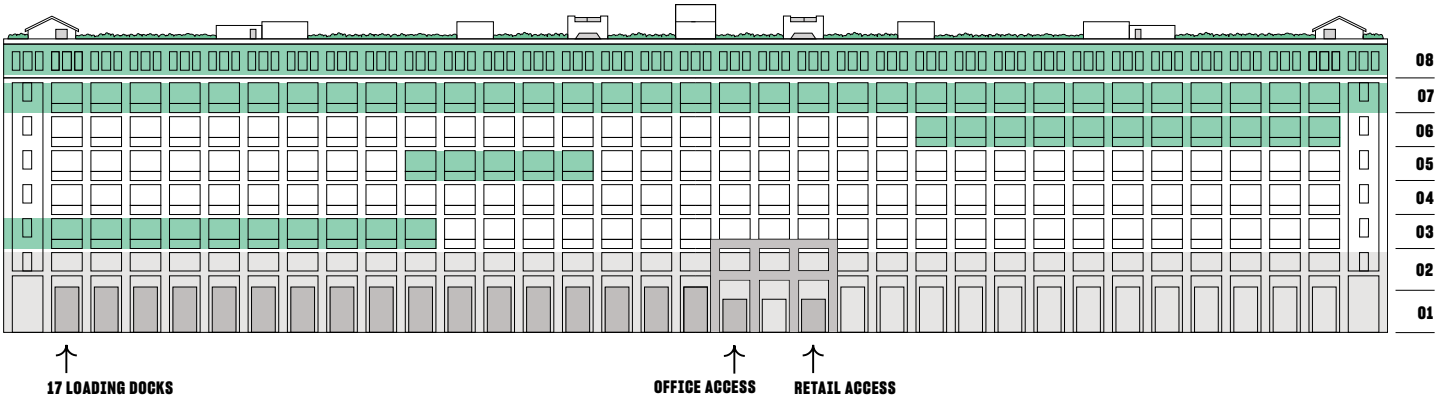
# SUPERIOR LOADING

**24/7 365 ACCESS**  
**17 LOADING DOCKS**  
**3 DRIVE-IN DOORS**  
**12 FREIGHT ELEVATORS**



# MORE OPTIONS, MORE SPACE

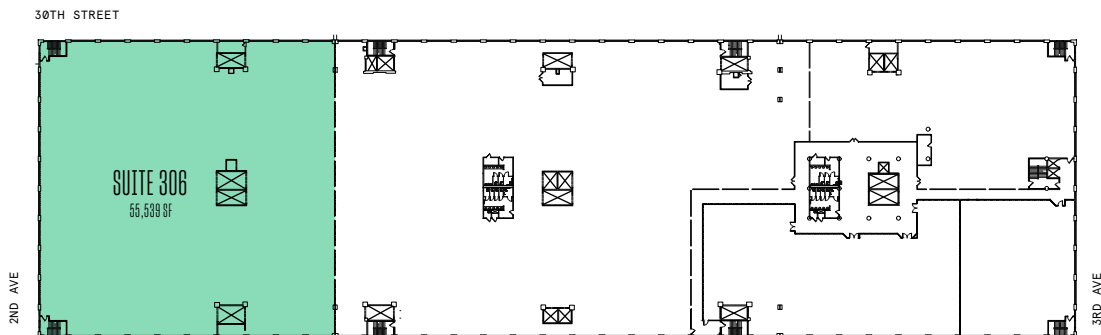
**SPACES RANGING FROM  
18,400 TO 366,000 SF  
FOR EXCITING MIX OF USE**



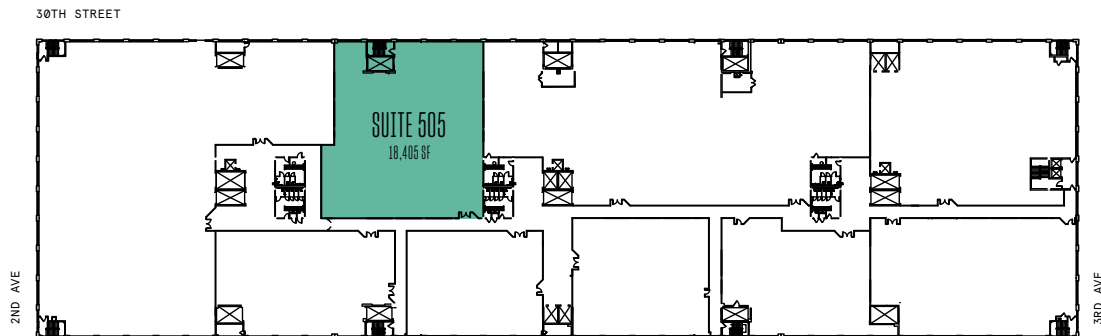
# FLEXIBLE PLANS

**EXPANSIVE FLOORPLATES  
SUPPORTING BUSINESS GROWTH**

## 3RD FLOOR



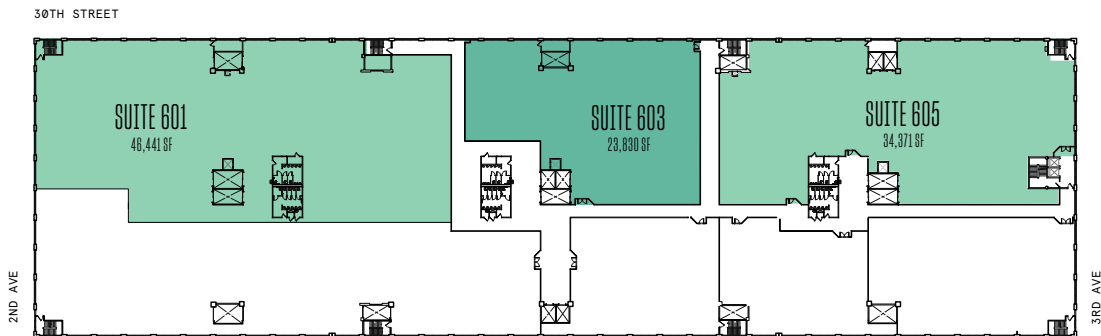
## 5TH FLOOR



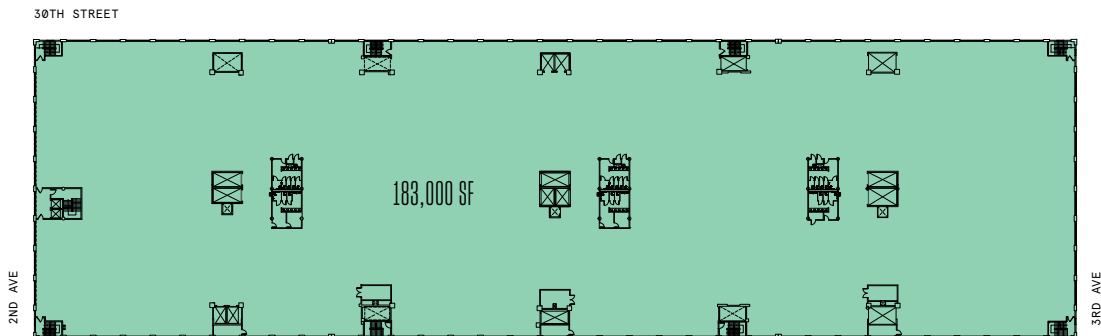
# FLEXIBLE PLANS

**EXPANSIVE FLOORPLATES  
SUPPORTING BUSINESS GROWTH**

## 6TH FLOOR



## 7TH & 8TH FLOORS





# FLEXIBLE PLANS

**EXPANSIVE FLOORPLATES  
SUPPORTING BUSINESS GROWTH**



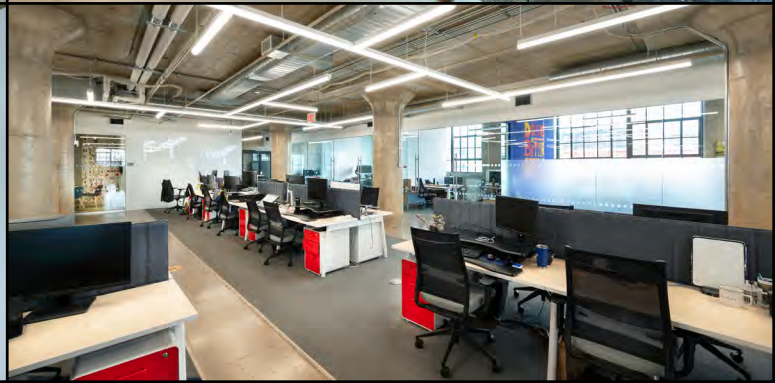
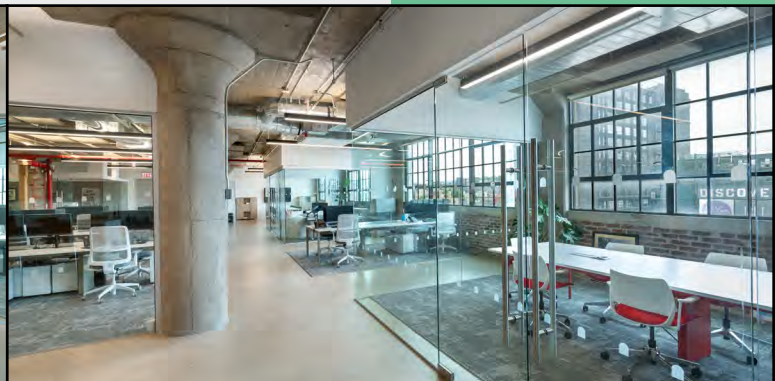
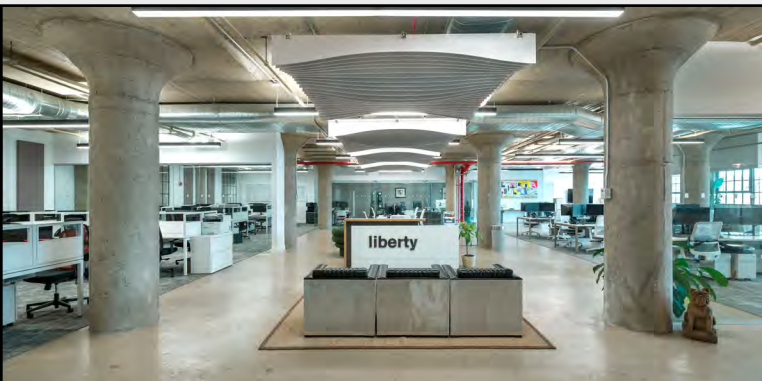


# OFFICE SPACE THAT FLEXES TO YOUR NEEDS

**CUSTOM OFFICE  
BUILD-OUTS AVAILABLE**

**SUITES RANGING FROM  
18,400-366,000 SF**

**STATE-OF-THE-ART 24/7  
TENANT-CONTROLLED HVAC**



# INCENTIVES TO HELP YOUR BUSINESS THRIVE



## **NYC RELOCATION AND EMPLOYMENT ASSISTANCE PROGRAM (REAP)**

Provides a 12-year tax credit (refundable in the first 5 years) of \$3,000 per job per year for each job relocated to Brooklyn.<sup>1</sup>

## **INDUSTRIAL BUSINESS ZONE RELOCATION CREDIT (IBZ)**

Provides a one-time tax credit of \$1,000 per relocated employee available to industrial and manufacturing firms relocating to one of the City's sixteen IBZs from outside of an IBZ. Firms relocating within an IBZ are also eligible.

## **FOREIGN TRADE ZONE PROGRAM (FTZ)**

Reduce, defer, or eliminate duties on imported goods used

for warehousing, repackaging, or manufacturing. Items re-exported may qualify for duty-free status.

## **ENERGY COST SAVINGS PROGRAM (ECSP)**

Provides a discount of as much as 45% on the distribution portion of electric costs.<sup>2</sup>

## **ADDITIONAL ENERGY SAVINGS**

From Con Edison's Business Incentive Rate (BIR) Program.<sup>3</sup>

## **INDUSTRIAL & COMMERCIAL ABATEMENT PROGRAM (ICAP)**

This program provides abatements for property taxes for periods of up to 25 years. To be eligible, industrial and commercial buildings must be built, modernized, expanded, or otherwise physically improved,

qualifying Liberty Bklyn for the program. ICAP replaced the Industrial Commercial Exemption Program (ICIP) which ended in 2008. Previously approved ICIP benefits were not affected.

## **PILOT (PAYMENT IN LIEU OF TAXES)**

This project was granted a PILOT from New York City. As part of our tenant attraction package, we can offer/negotiate a significantly reduced real estate tax liability package.

1. REAP is available for any company relocating employees from outside New York City or from Manhattan south of 96th Street (REAP is discretionary for companies relocating from Lower Manhattan).

2. ECSP is up to 12 years.

3. The Con Ed BIR is for up to 15 years. The BIR is available only tenants receiving more comprehensive discretionary incentives from New York City.

# RETAIL, DINING, AND ENTERTAINMENT FROM TOP TO BOTTOM

## BROOKLYN GRANGE ROOFTOP FARM

- 3.2 acre working farm
- Largest rooftop farm in New York
- Weekly Farmers Market
- Rooftop Event Space



## SHOPPING

- Micro Center
- Floor & Décor  
(National Flagship;  
First NYC Location)

## CONNECTED TO THE WHOLE CITY

### SUBWAY

**6 MINS**

Atlantic Ave/Barclays

**19 MINS**

Broadway/Lafayette

**29 MINS**

Union Square

**37 MINS**

Columbus Circle

### CAR

**7 MINS**

Atlantic Ave/Barclays

**9 MINS**

Dumbo

**18 MINS**

Union Square

**27 MINS**

Grand Central Station

### BIKE

**10 MINS**

Park Slope

**14 MINS**

Atlantic Ave/Barclays

**15 MINS**

Prospect Park

**31 MINS**

Brooklyn Navy Yard

### COMMUTE TO AIRPORT

**29 MINS**

LaGuardia Airport

**30 MINS**

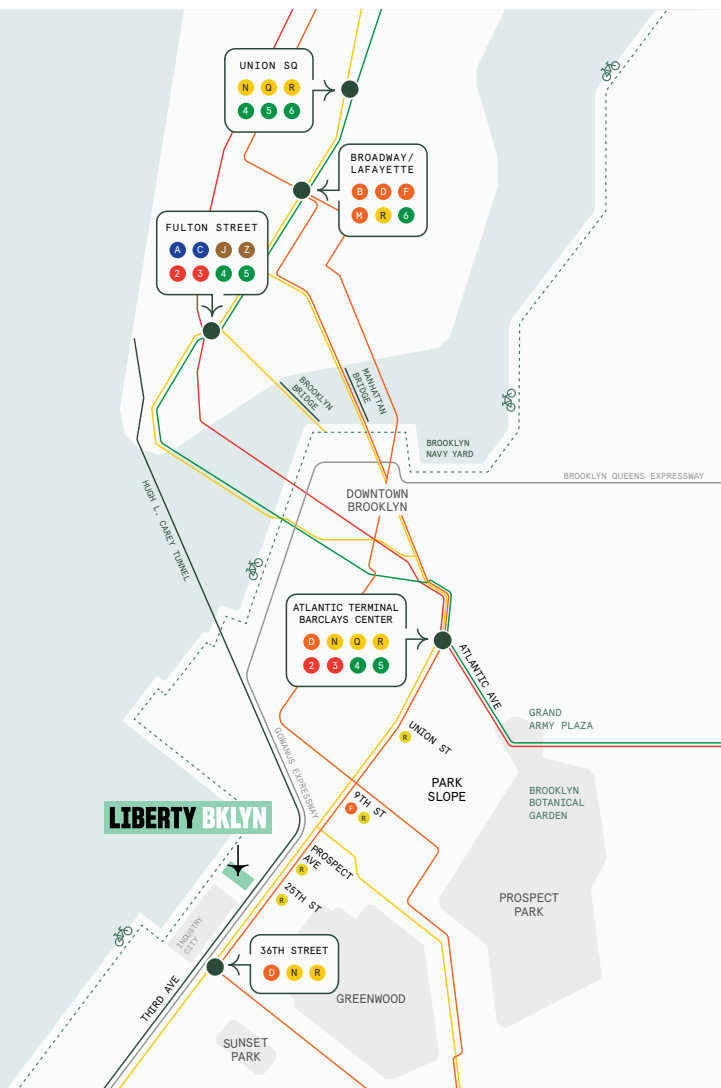
Newark Airport

**33 MINS**

JFK Airport

**41 MINS**

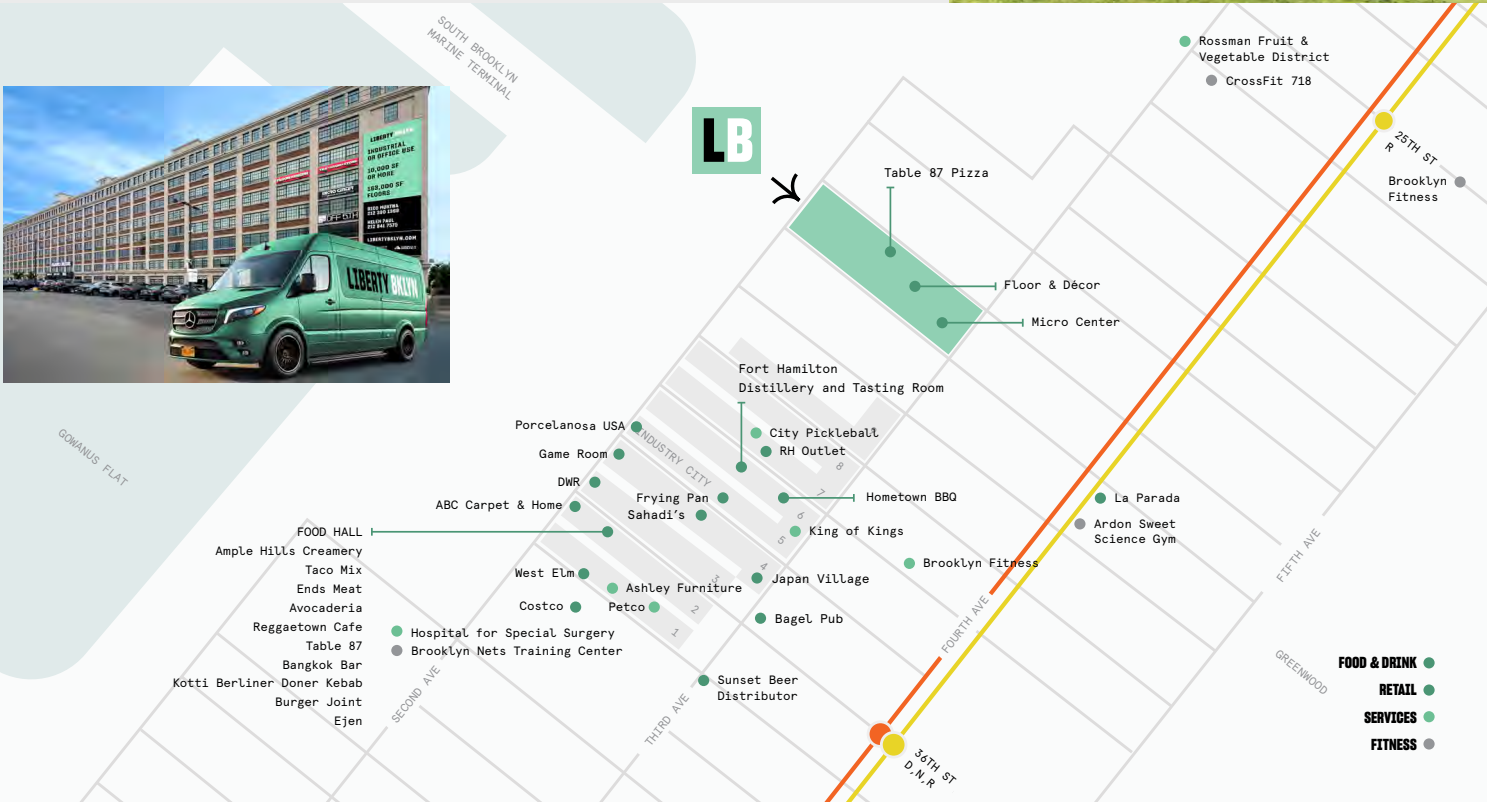
Teterboro Airport





# EASY ACCESS TO THE BEST OF BROOKLYN

WITH SHUTTLE SERVICE



# ROCK-SOLID INFRASTRUCTURE



## **BUILT**

1918

## **PROPERTY TYPE**

8 story industrial  
Loft building

## **BUILDING CLASS**

Semi-fireproof Warehouse (E3)

## **ZONING DISTRICT**

M3-1

## **TOTAL SF**

1.3 million SF

## **TOTAL RSF (PER FLOOR)**

183,000 RSF

## **BUILDING ENTRANCE**

3 separate lobbies

## **ACCESS**

24/7 access

## **ELEVATORS**

18 brand new elevators  
(12 freight and 6 passenger cars)

## **HVAC SYSTEM & HOURS OF OPERATION**

Operating 24/7, the system has a state-of-the-art building management system. A computer-based system that controls and monitors all of the building's HVAC equipment including 100% air exchange

## **LOADING DOCKS (ON PREMISES)**

17 loading docks  
3 drive-in doors

## **PARKING**

On site parking for 386 cars

## **ELECTRIC CAPACITY**

12,000 AMPS (entire building)  
Additional available

## **GENERATOR**

1.5MW to operate all essential life safety systems

## **FLOOR LOADS**

1st floor: 500 lbs. per SF  
2nd-3rd floors: 300 lbs. per SF  
4th-6th floors: 250 lbs. per SF  
7th-8th floors: 200 lbs. per SF

## **TELECOMMUNICATIONS**

Fiber optic, broadband and cable services provided

# GET IN TOUCH



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