807 BANK

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

DUNE REAL ESTATE PARTNERS

CUSHMAN & WAKEFIELD

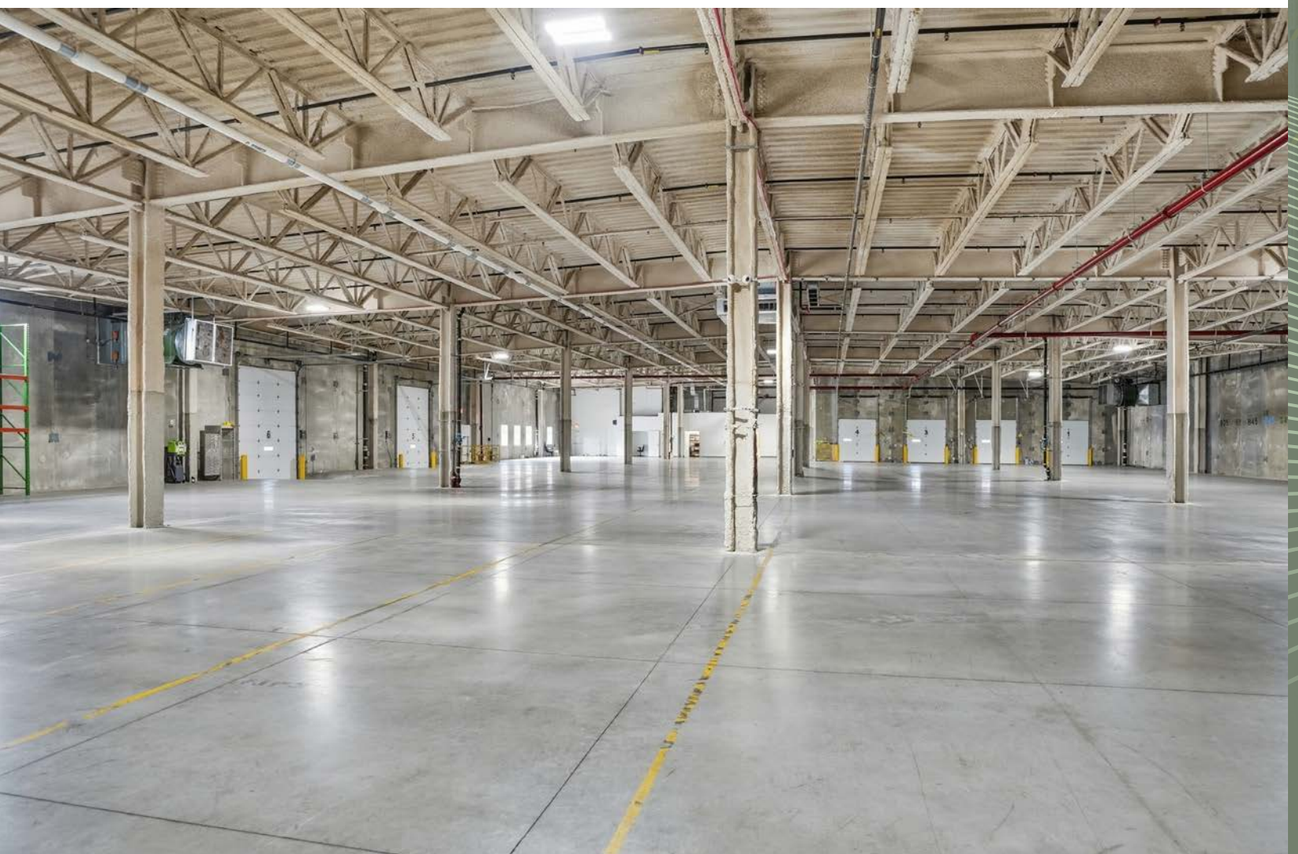
KEY ADVANTAGES

1 LAST-MILE

2 STRATEGIC LOCATION

3 SUBWAY ACCESS

4 LABOR DEMOGRAPHICS



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* *Projection for the first ten years of lease
SPRINKLERS	ESFR
POWER	1,500A-2,000A | 3-Phase | 480V

LEED PLATINUM CERTIFIED







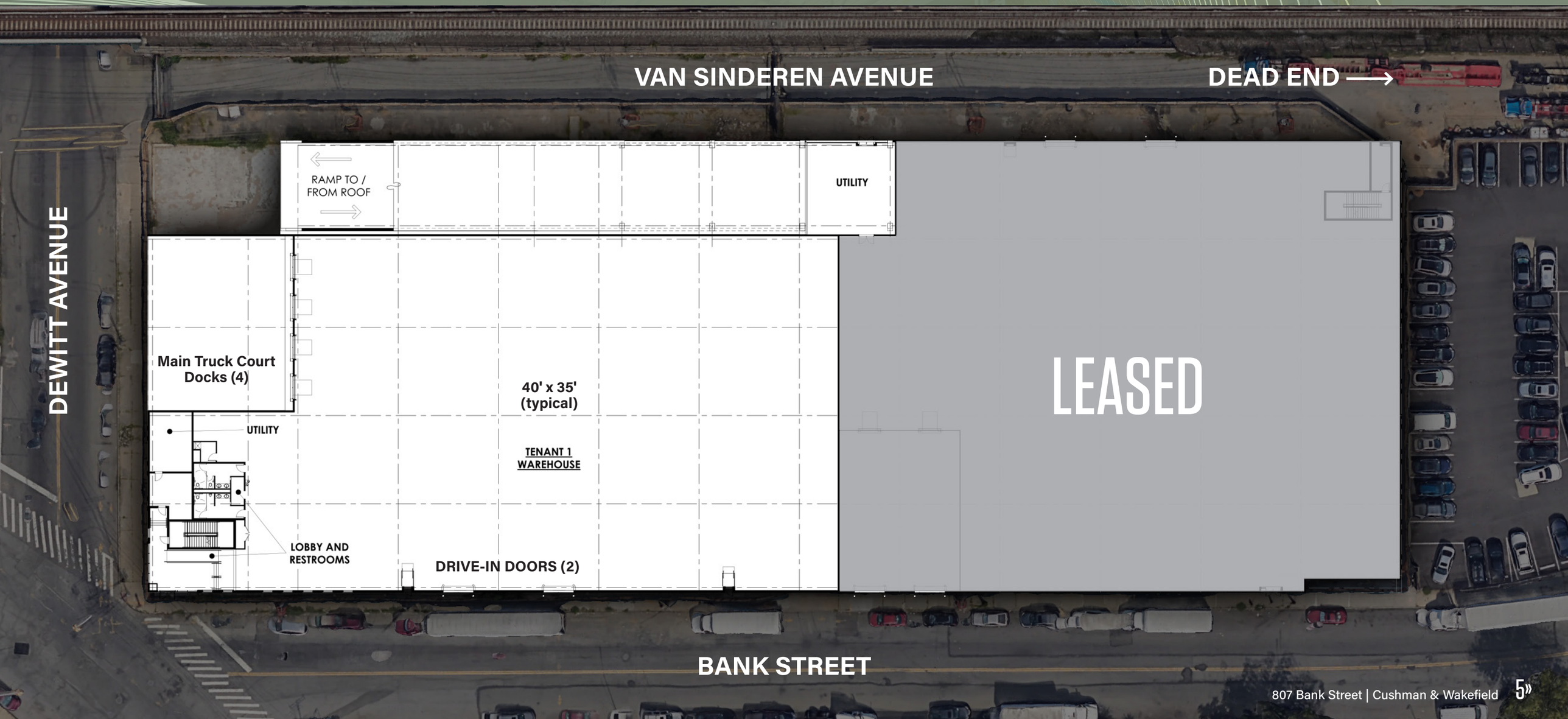



MAERSK
PARKING AVAILABILITY
WAREHOUSE AVAILABILITY

GROUND FLOOR WAREHOUSE

39,058 SF

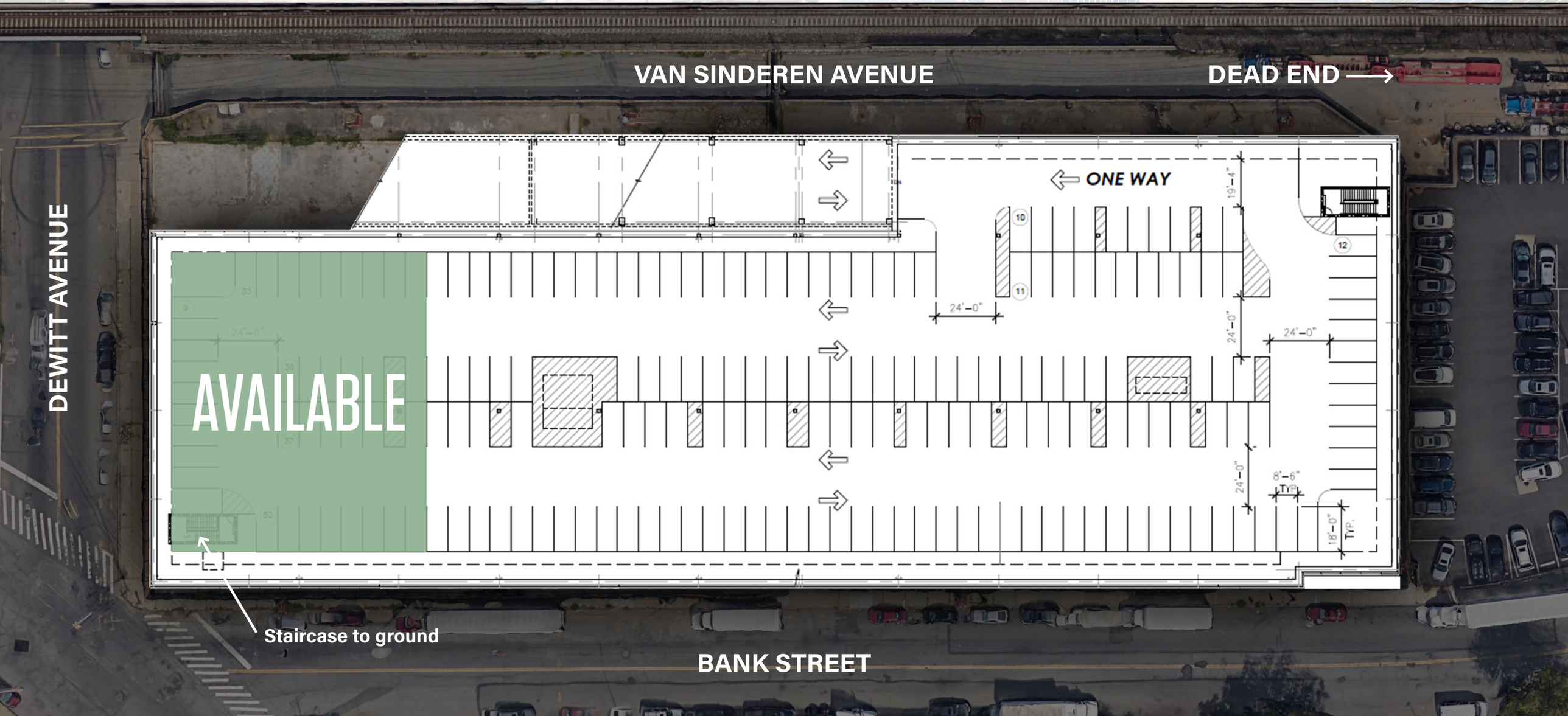
Four (4) Loading Docks | Two (2) Drive-In Doors | 18' Clear Heights
Floor Load 500 PSF
Interior truck court accommodates full-sized tractor-trailers (53')



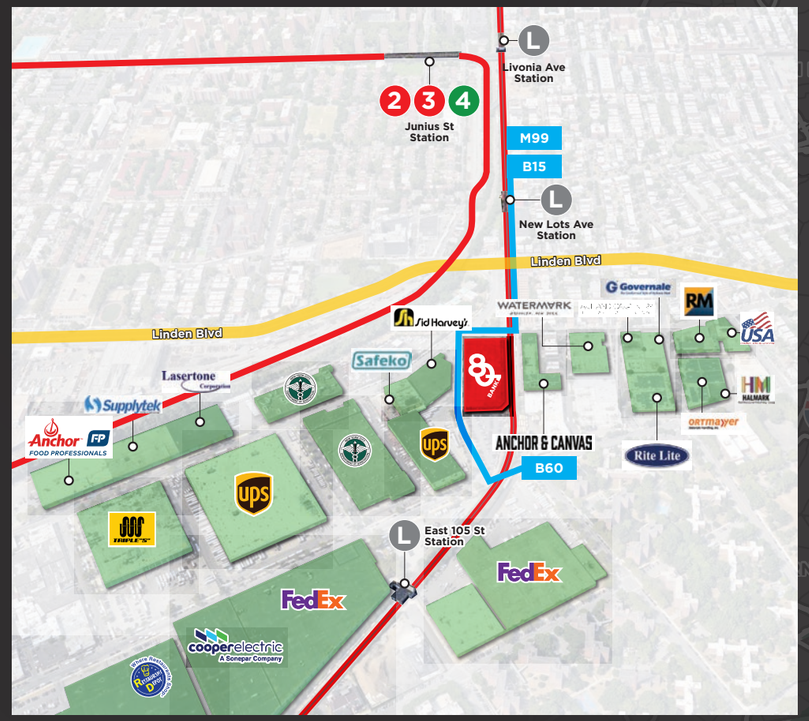
PARKING

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



DRIVE TIME & DEMOGRAPHICS



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

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

TEAM

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