



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | INDUSTRIAL/FLEX SPACE SPACE

4,000 - 80,000 SF Industrial | Flex spaces for lease in Industry City!

80 39th Street, Brooklyn, NY 11232

Shlomi Bagdadi  
718.437.6100 x101  
sb@tristatecr.com



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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	Upon Request
Available SF:	80,000 SF
Building Size:	679,573 SF
Year Built:	1917
Zoning:	E9

### PROPERTY OVERVIEW

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3rd Floor: 8-3BNW 9,000 SF, 26-304 11,000 SF

4th Floor: 8-4BNW 9,000 SF, 8-4A 13,000 SF,

5th Floor: 26-SE1 4,000 SF, 26-SE2 4,000 SF, 23-503 9,000 SF;

6th Floor: 23-605 6,000 SF, 26-604 15,000 SF.

Highlights: Oversized Freight Elevator, Loading docks, High ceilings, Employee amenities

### LOCATION OVERVIEW

Located in Sunset Park directly off of the Brooklyn Queens Expressway-Exit 23. Industry City is comprised of 16 turn-of-the-century buildings across six million square feet on the Brooklyn waterfront overlooking the Statue of Liberty and Downtown Manhattan. Easily accessible via car and mass transit, the classically beautiful buildings with high ceilings and an abundance of natural light are only three miles from Manhattan's Financial District and two miles from Downtown Brooklyn.

Nearby Local Tenants include: TD Bank, Verizon, Costco, Chase Bank, McDonald's, Burger, King, Table87 Pizza, Petco.

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## Additional Photos



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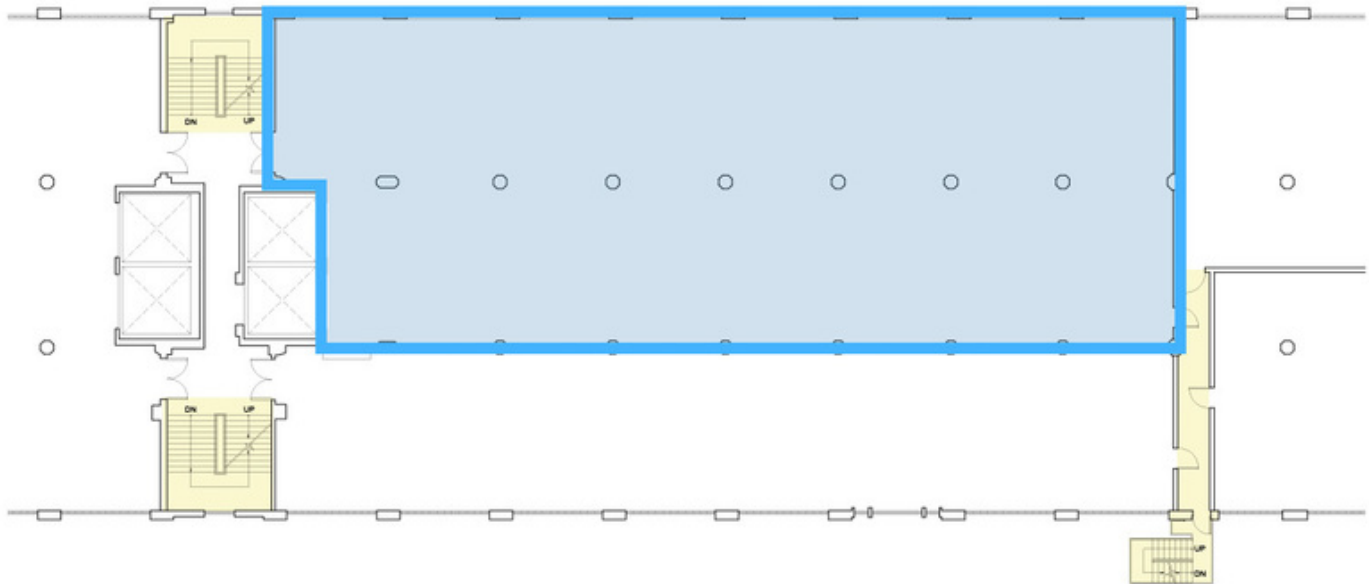
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## Floor Plan 8-3 BNW



# 80 39TH STREET

3RD FLOOR

9,000 SF

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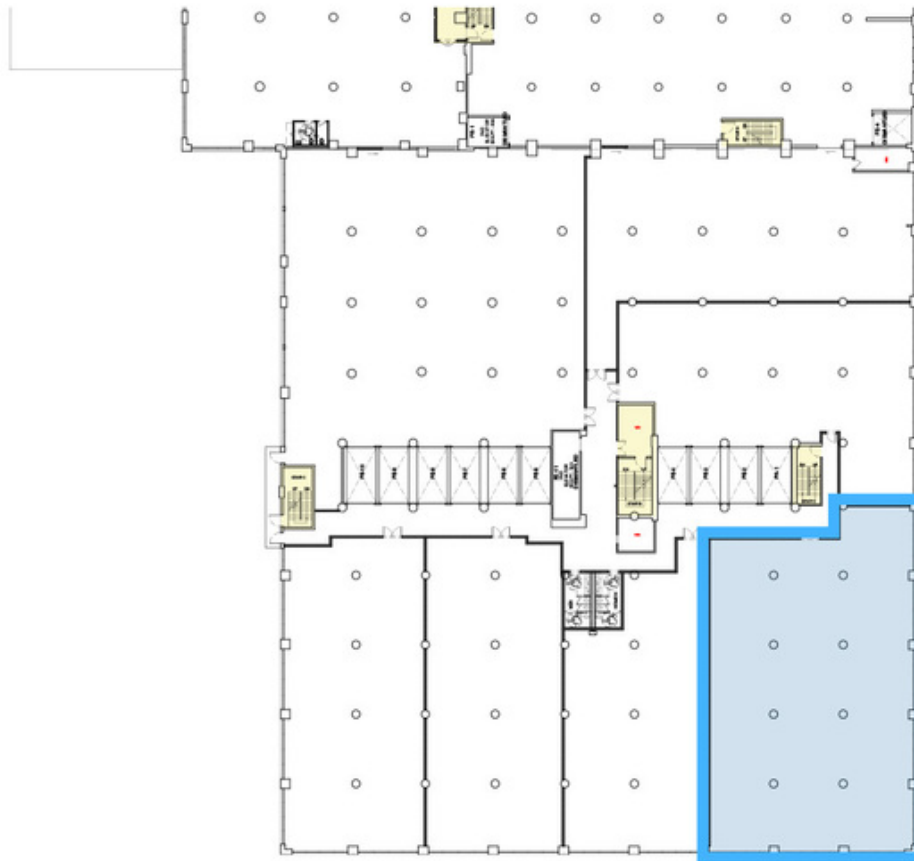
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Floor Plan - 26-304



# 80 39TH STREET

## 3RD FLOOR

## 11,000 SF

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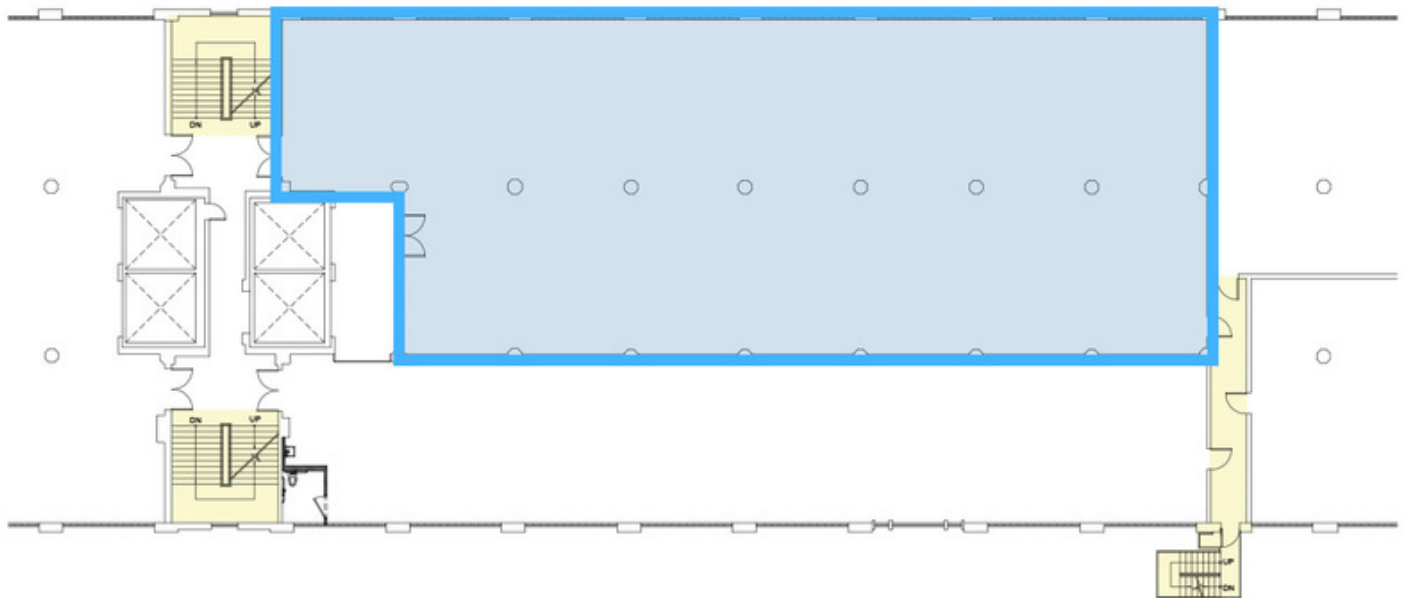
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Floor Plan - 8-4 BNW



# 80 39TH STREET

4TH FLOOR

9,000 SF

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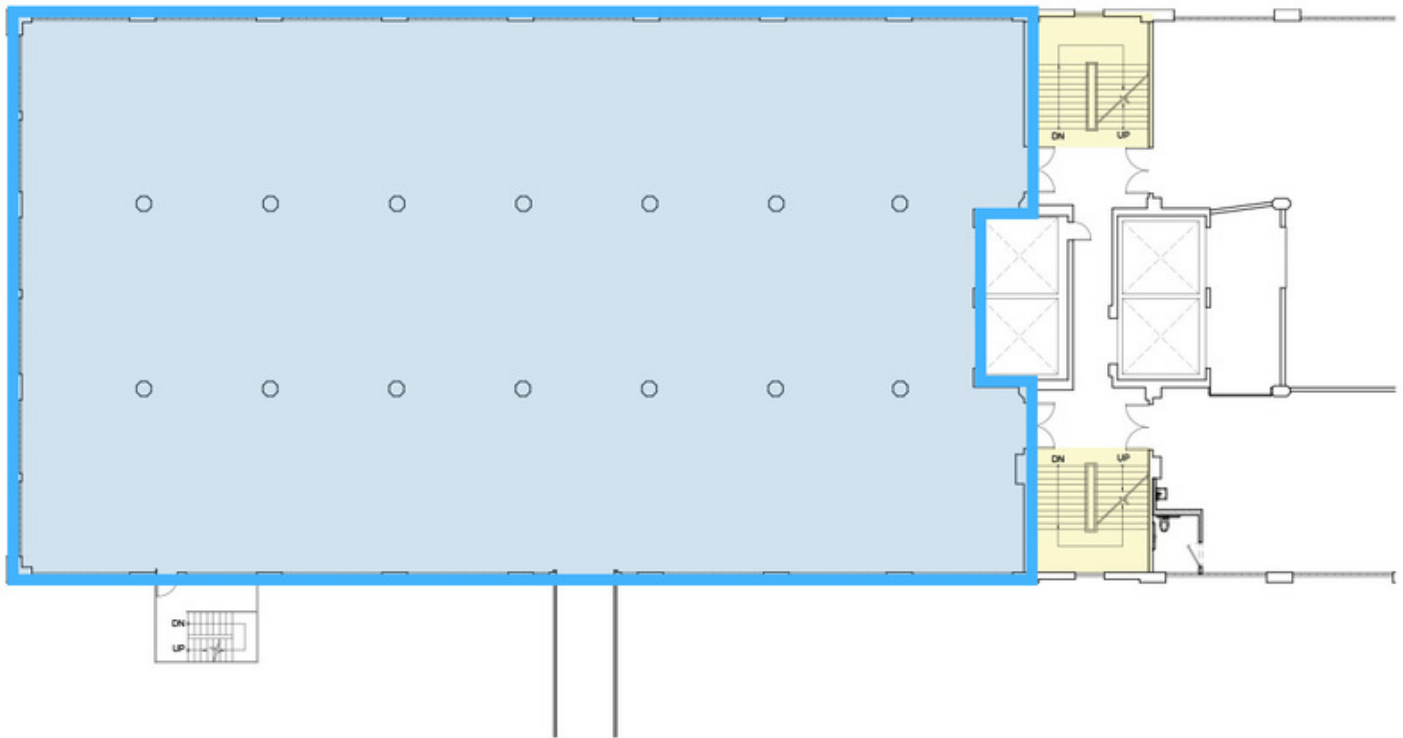
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## Floor Plan - 8-4A



# 80 39TH STREET

4TH FLOOR

13,000 SF

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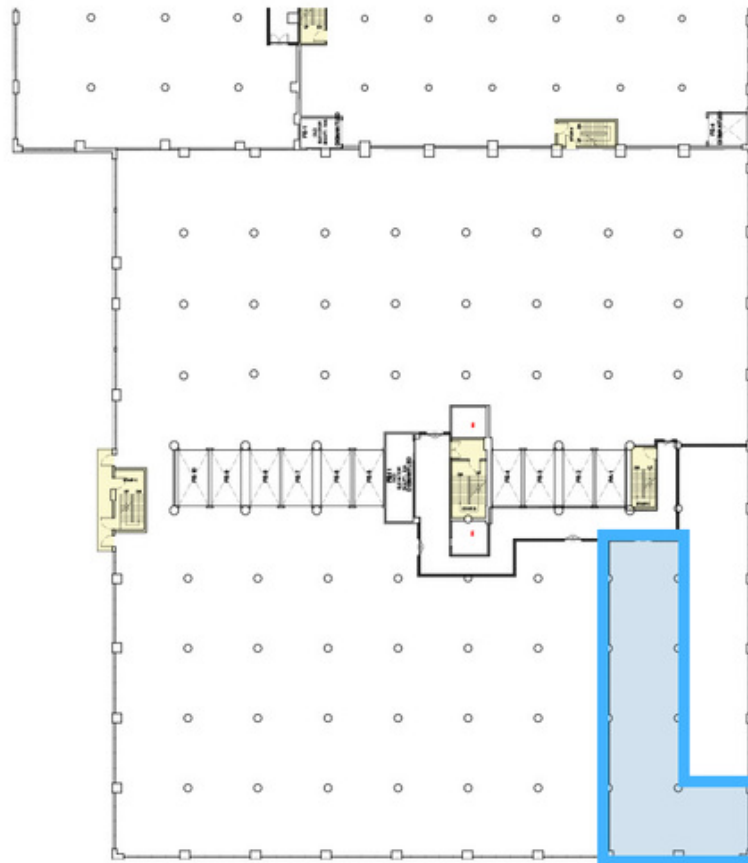
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Floor Plan - 26 SE1



# 80 39TH STREET

5TH FLOOR

4,000 SF

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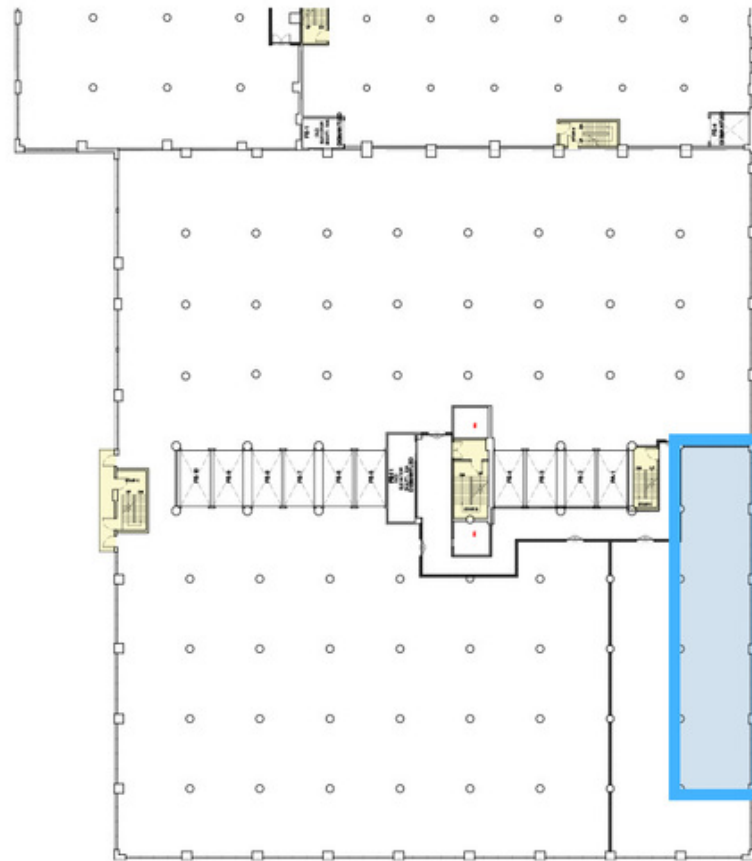
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Floor Plan - 26 SE2



# 80 39TH STREET

5TH FLOOR

4,000 SF

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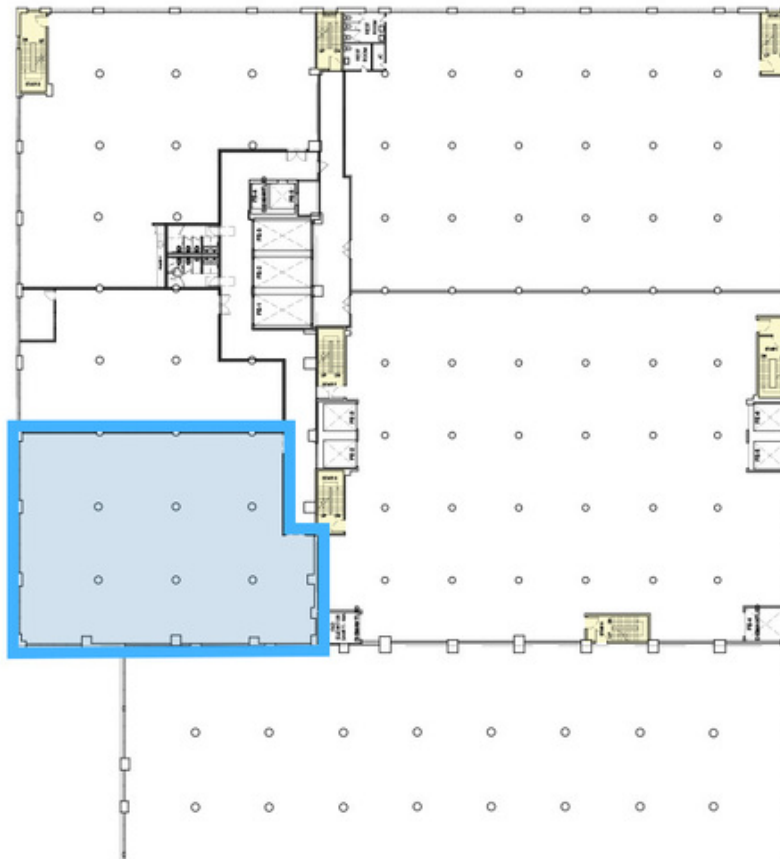
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Floor Plans - 23-503



# 80 39TH STREET

5TH FLOOR

9,000 SF

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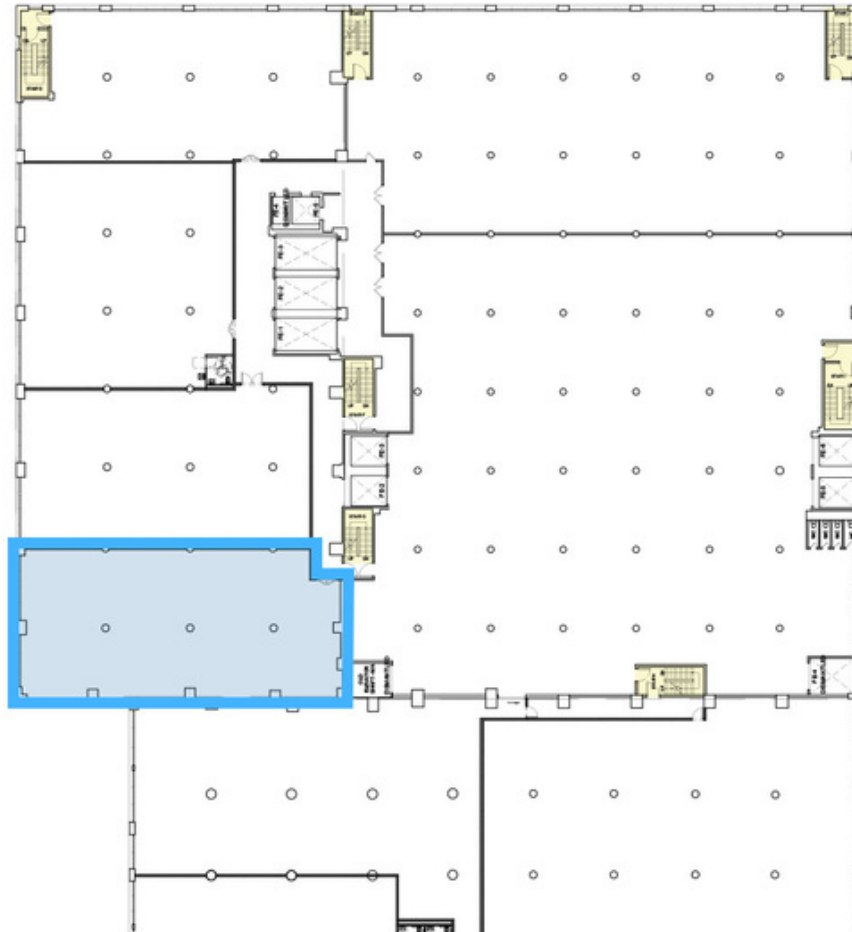
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Floor Plan - 23-605



**80 39TH STREET**

**6TH FLOOR**

**6,000 SF**

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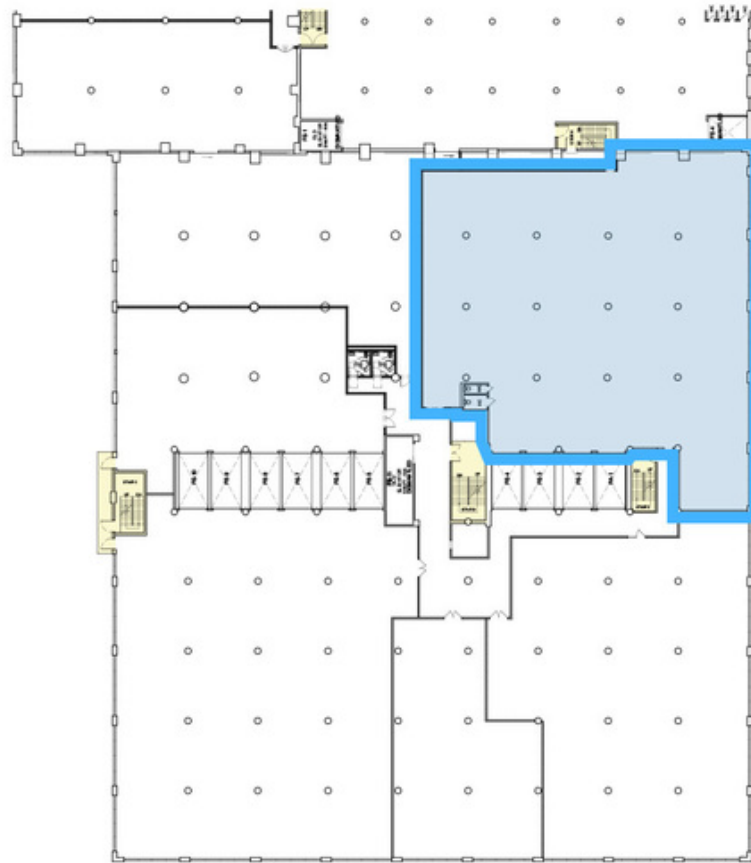
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Floor Plan - 26-604



# 80 39TH STREET

6TH FLOOR

15,000 SF

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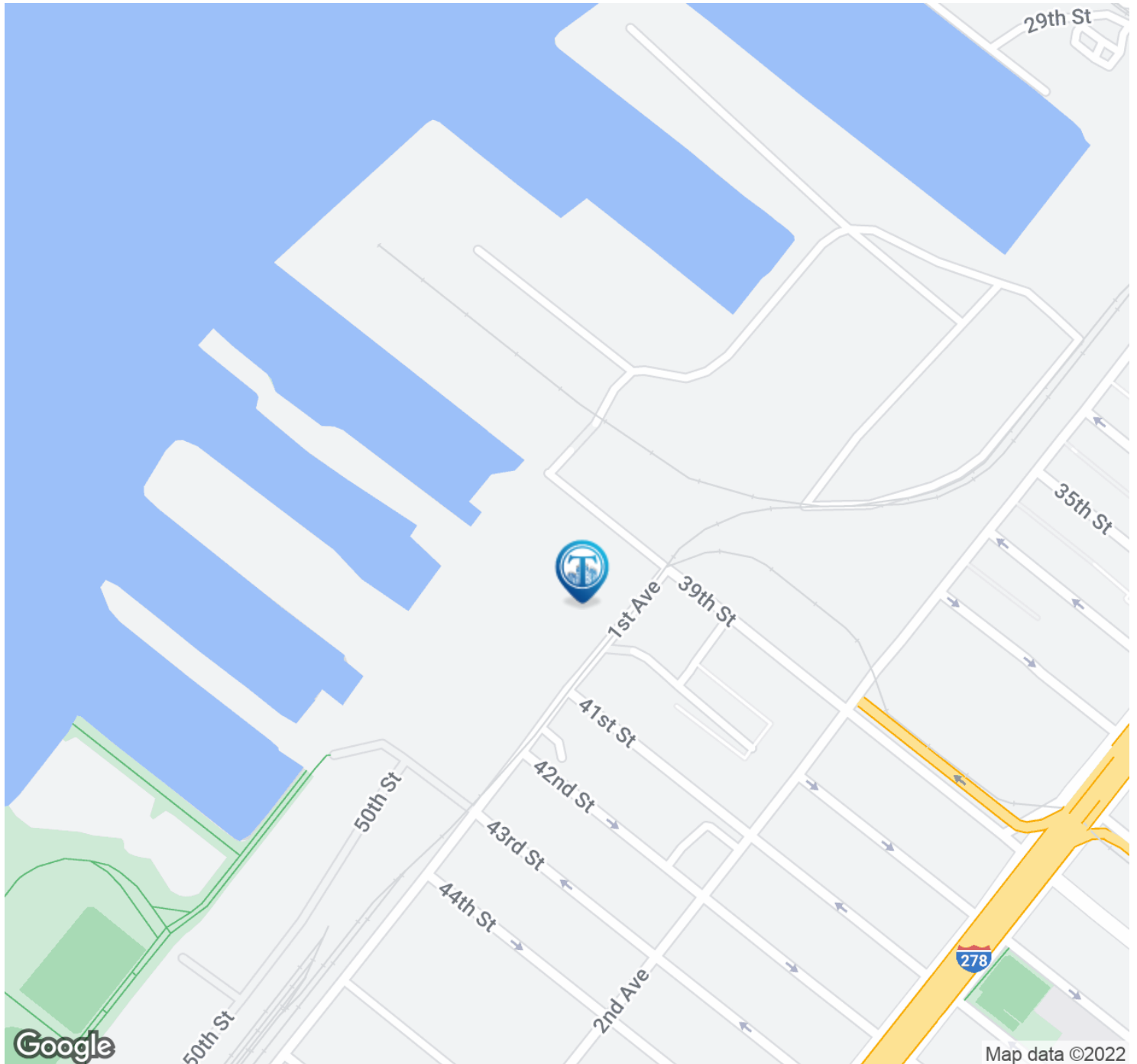
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## Location Map



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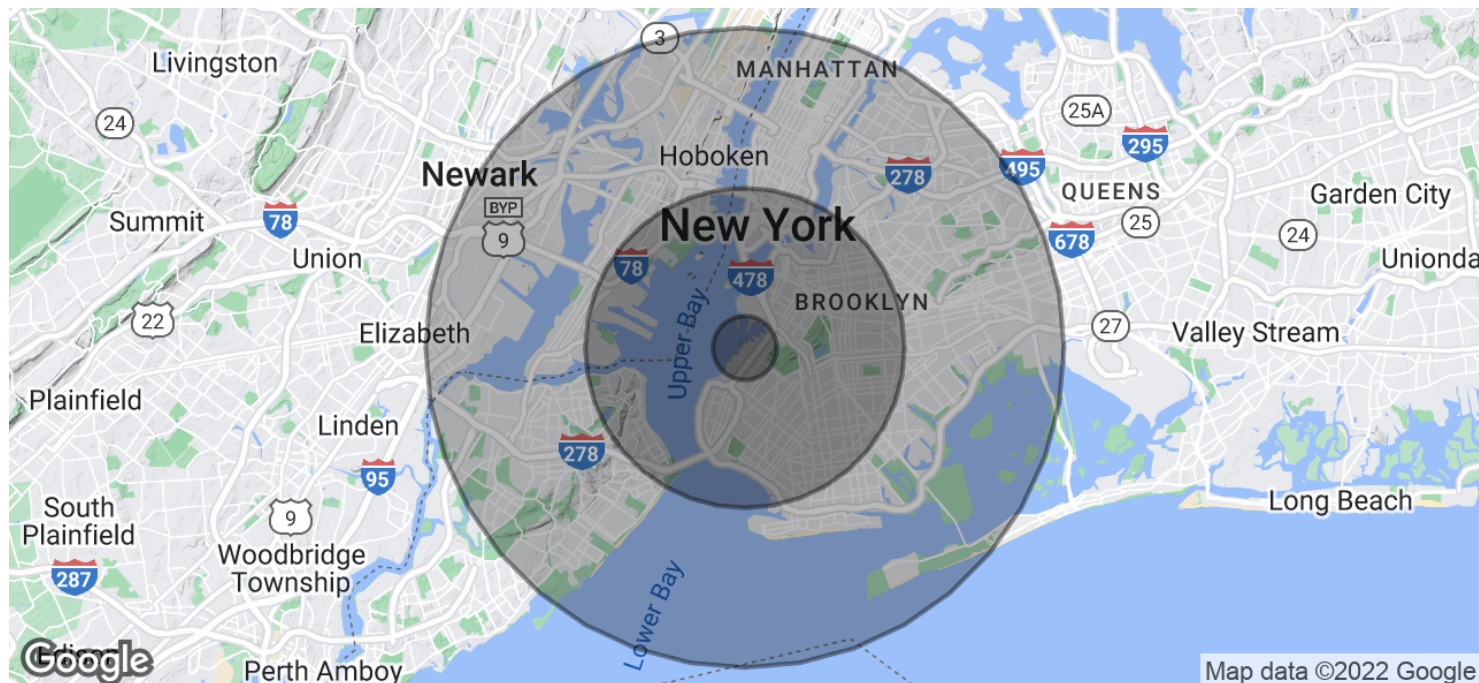
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## Demographics Map & Report



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	55,282	1,888,192	5,916,837
Average Age	31.4	34.4	35.6
Average Age (Male)	30.3	33.3	34.2
Average Age (Female)	33.1	35.6	36.9

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	17,086	711,675	2,384,641
# of Persons per HH	3.2	2.7	2.5
Average HH Income	\$53,621	\$77,564	\$90,810
Average House Value	\$613,499	\$693,623	\$648,587

\* Demographic data derived from 2010 US Census

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## Retailer Map



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