



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | INDUSTRIAL/FLEX SPACE

6,000 - 62,000 SF Industrial | Flex Spaces for Lease in Industry City!

80 39th Street, Brooklyn, NY 11232

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Eddie Keda
718.437.6100 x117
Eddie.K@TriStateCR.com

Moshe Akiva
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	6,000-62,000 SF
Building Size:	679,573 SF
Year Built:	1917
Zoning:	E9

PROPERTY OVERVIEW

- Highlights:
- Oversized freight elevators
 - 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. It is home to a range of businesses, from artisanal food and beverage producers to tech startups, artists, and manufacturers. The complex also has a waterfront esplanade, public courtyards, and a community garden.

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, Ashley Furniture, Chase Bank, Japan Village, UPS, Starbucks, Costco, Restoration Hardware Outlet, West Elm, Bagel Pub, Dunkin', City Foundry, Brooklyn Roasting Company, and more!

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Additional Photos



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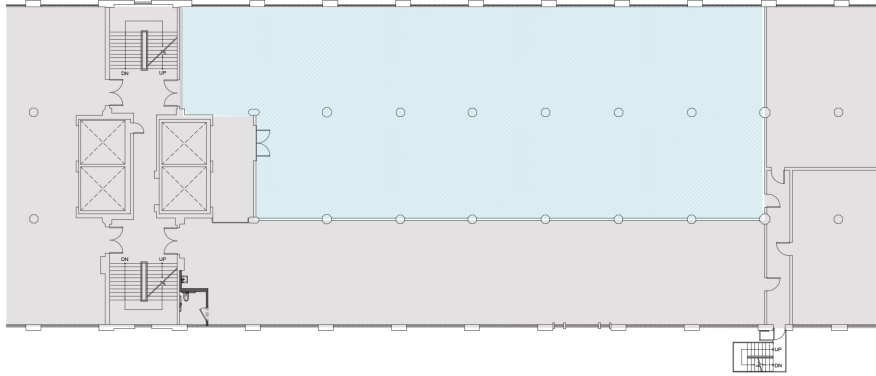
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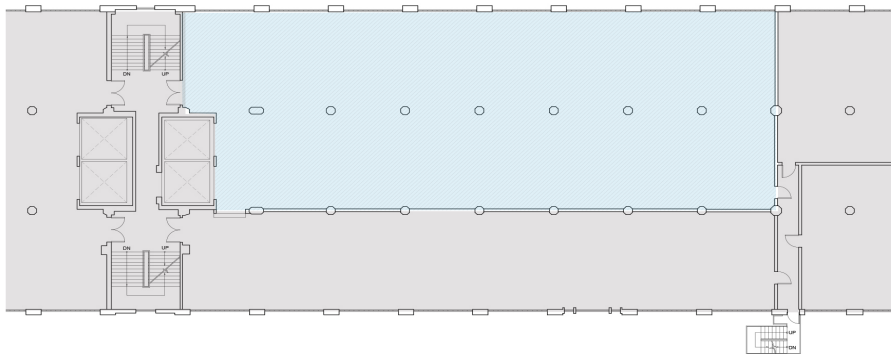
Sample Floor Plans - Inquire for more



80 39TH STREET

08-04 BNW 9,000 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE



80 39TH STREET

08-03 BNW 9,000 SF

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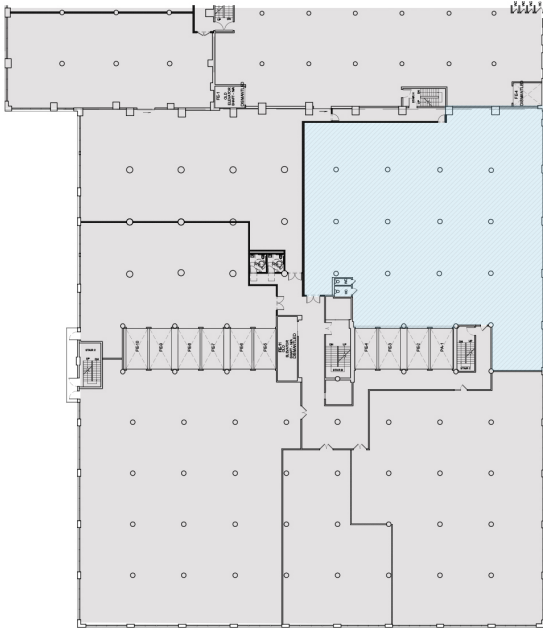
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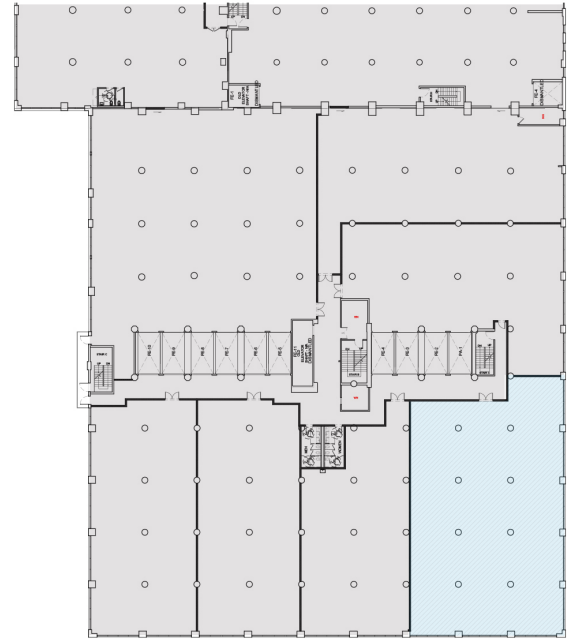
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80 39TH STREET

26-604 15,000 SF

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80 39TH STREET

26-304 11,000 SF

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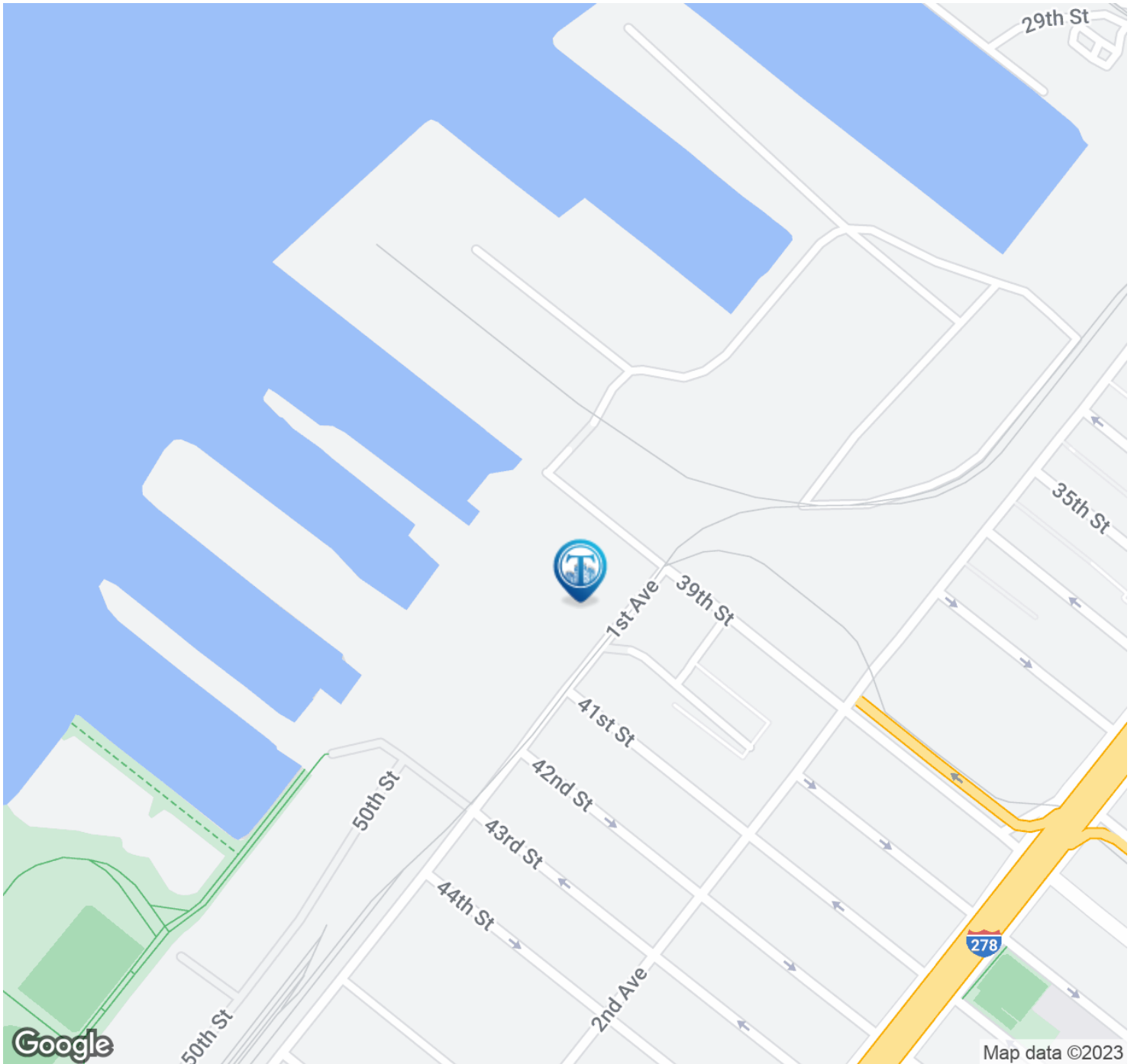
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Location Map



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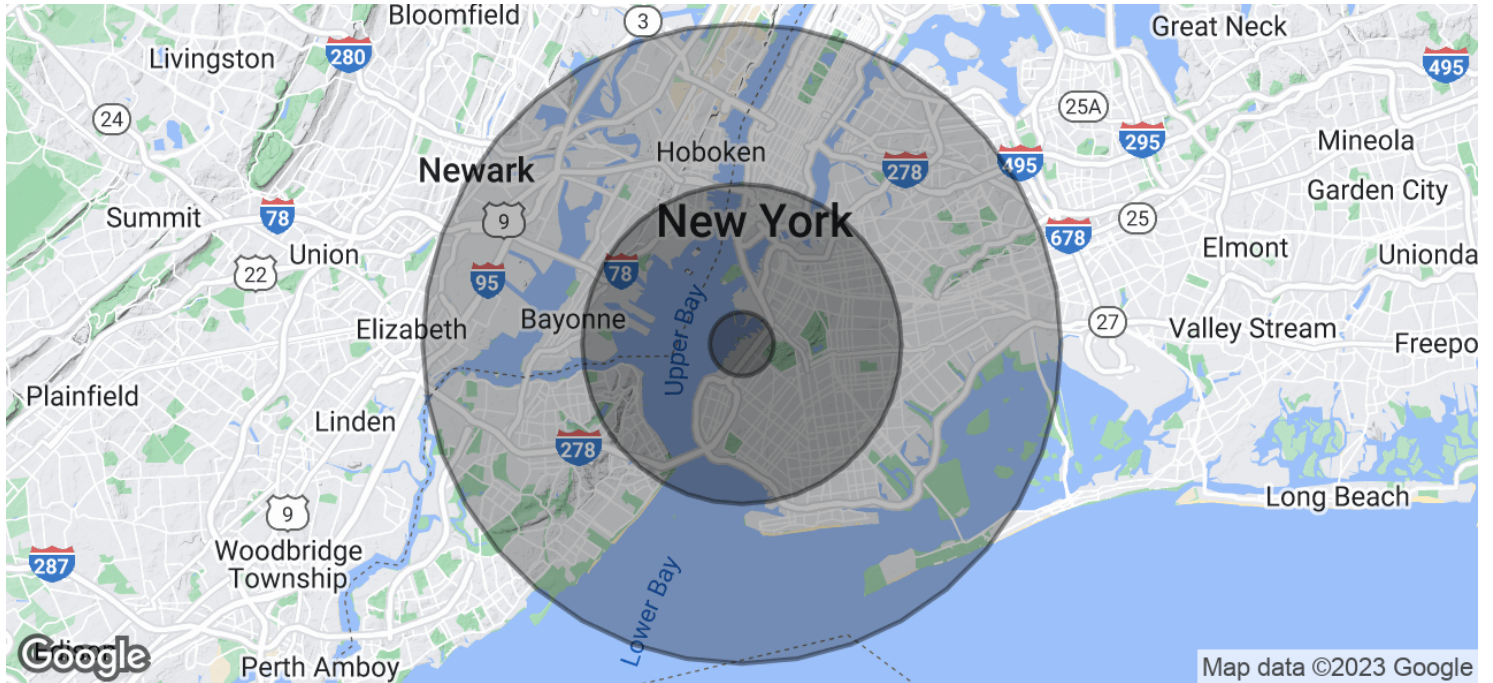
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Demographics Map & Report



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 2020 ACS - US Census

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Retailer Map



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