



REAL ESTATE
ADVISORS



67 KENT AVENUE ASSEMBLAGE

Williamsburg, Brooklyn



OCCUPANCY

FULLY VACANT

BLOCK / LOTS

2302 / 1, 6, 28, 29, 34 & 41

ASSEMBLAGE DIMENSIONS

200' X 400' (IRREGULAR)

TOTAL LOT SIZE

72,535 SF (APPROX.)

EXISTING BUILDING SIZE

185,000 SF (APPROX.)

ZONING

M1-2

FAR

2.00

DEVELOPMENT RIGHTS

145,070 BSF

(AS-OF-RIGHT, PER ZONING)

MAX DEVELOPMENT POTENTIAL

348,168 BSF

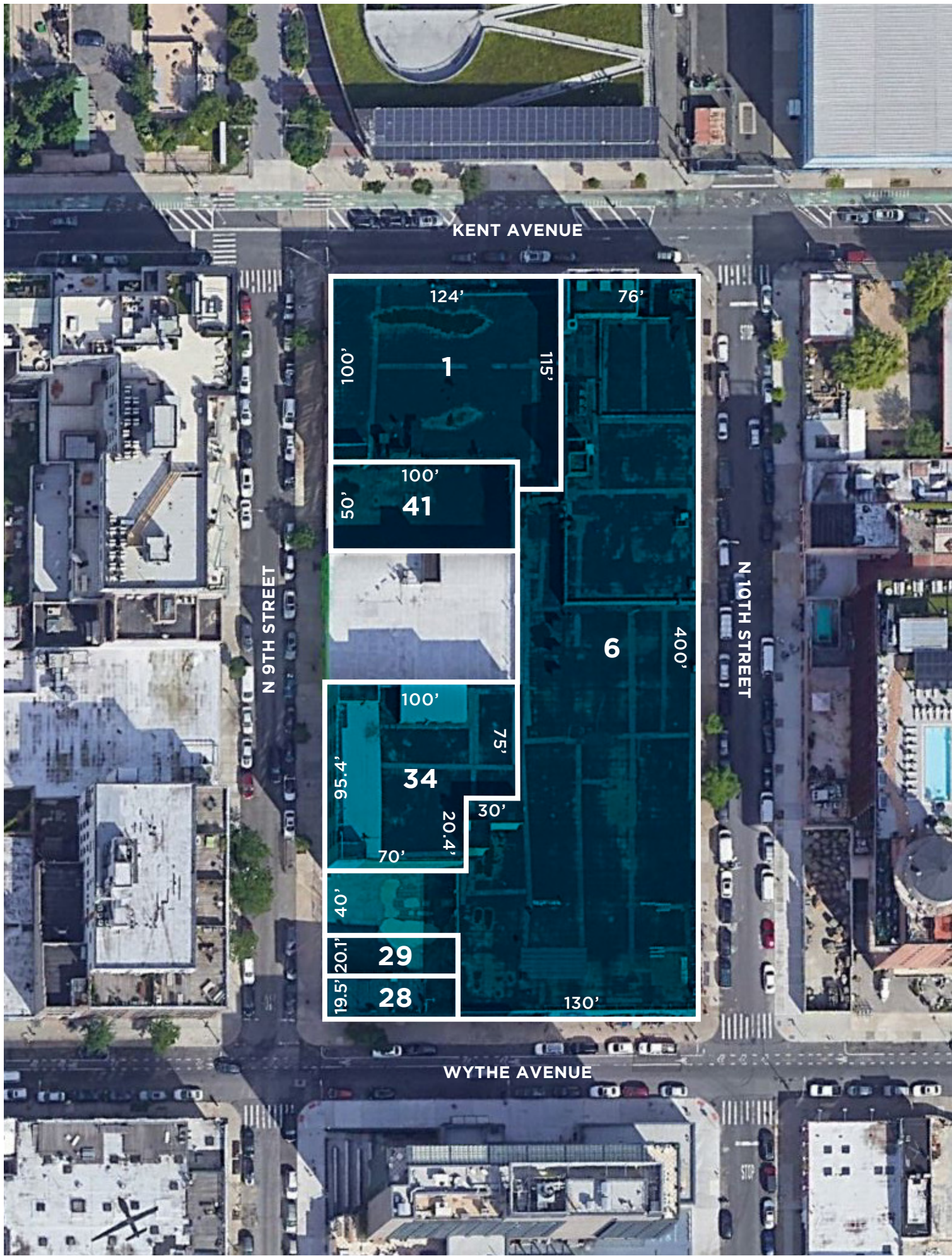
(ASSUMING 4.80 FAR W/ ULURP)

PROPERTY HIGHLIGHTS

- Nearly an entire city block, offering unique scale for Prime Williamsburg
- Delivered fully vacant, not subject to any leases or tenants
- 1,125 feet of high visibility, wraparound frontage, ideal for high-end retail development/conversion
- 12 loading docks, 9 overhead doors and 6 curb cuts
- Across the street from Bushwick Inlet Park, preserving unobstructed view of the East River
- Within 3 blocks of Williamsburg / Hoxton / Wythe / William Vale Hotels, Brooklyn Brewery/Bowl, 25 Kent
- On-site substation, providing 18,000 AMPs of power
- Ceiling heights ranging from 11 to 18 feet
- Roughly 5 blocks from the Bedford Avenue L-Train station (Bedford Ave / N 7th St) offering access to Union Square or Bushwick within 10-15 minutes
- Rooftop access, enabling potential outdoor adaptive use

LOT	LOT SIZE	EXISTING SF*	AS-OF-RIGHT	ULURP
			BUILDABLE SF	BUILDABLE SF
1	12,760	25,520	25,520	61,248
6	43,040	114,820	86,080	206,592
28	1,400	3,225	2,800	6,720
29	1,406	-	2,812	6,749
34	8,929	35,716	17,858	42,859
41	5,000	5,000	10,000	24,000
TOTAL	72,535	184,281	145,070	348,168

*Existing square footage includes rentable below grade space - this portion of the building has windows, though likely wouldn't count towards available air rights calculation

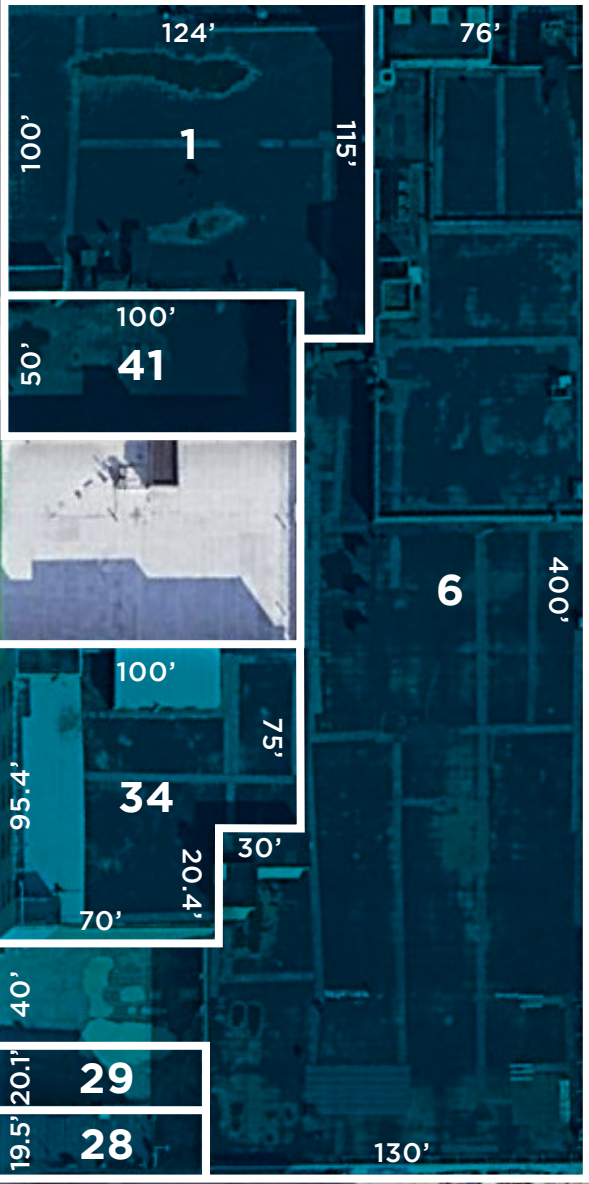


KENT AVENUE

N 9TH STREET

N 10TH STREET

WYTHE AVENUE



EXTRAORDINARY STREET EXPOSURE ALONG THE WYTHE AVENUE RETAIL CORRIDOR



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