



INDUSTRY CITY

35 ACRES
16 BUILDINGS
6 MILLION SF
500+ COMPANIES
ONE CREATIVE COMMUNITY

The background image shows a vibrant urban courtyard at Industry City. In the foreground, a lush green lawn is dotted with people sitting and walking. To the left, a paved walkway leads to a seating area with yellow tables and chairs. In the background, tall, multi-story brick buildings with many windows line the courtyard. A prominent feature is a tall, white, industrial-style tower with a small flag on top, bearing the letters 'IC'. To the right, a large, colorful mural of a ship's hull with red and white stripes is visible. The sky is blue with some clouds.

INDUSTRY CITY

AN URBAN CAMPUS

Dubbed one of the “Top 10 Coolest Neighborhoods,” Industry City is comprised of 16 turn-of-the-century buildings 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.

Since 2014, Industry City has undergone a \$450 million redevelopment, positioning Industry City as New York City’s newest hub for creative companies spanning media, design, technology, fashion, food, and art.

ONE STOP FROM DOWNTOWN BROOKLYN'S TRANSIT HUB

CONNECTING TO
11 TRAIN LINES + THE LIRR

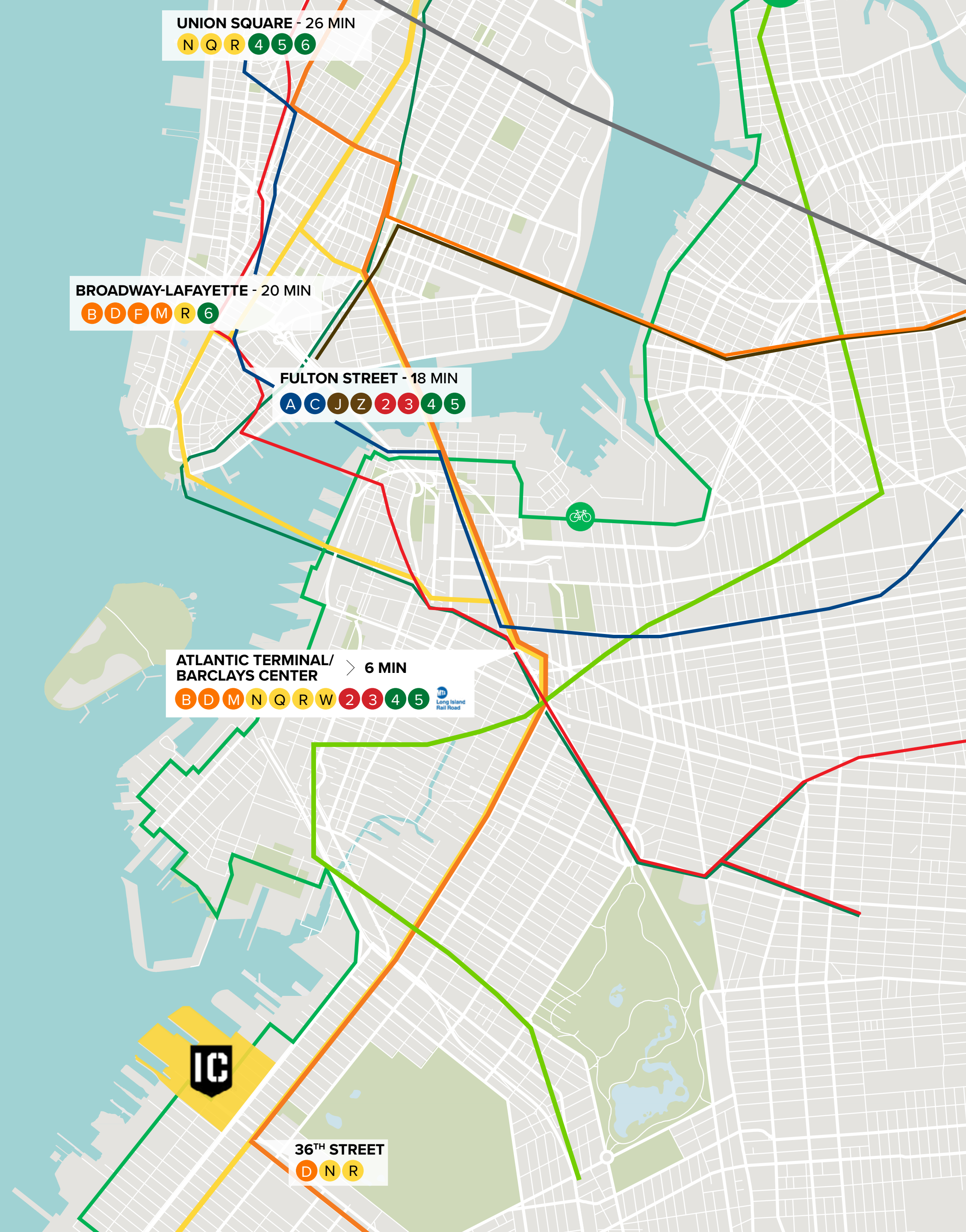
ATLANTIC AVE /
BARCLAYS CENTER 6 minutes

CANAL STREET 15 minutes

UNION SQUARE 26 minutes

HERALD SQUARE 25 minutes

59TH STREET /
LEXINGTON AVE 35 minutes



INDUSTRY CITY

Statue of Liberty +
Manhattan Views

Underground
Parking



Landscaped + Programmed
Courtyards

BROOKLYN GREENWAY BIKE + PEDESTRIAN PATH (2021)

2ND AVENUE

Tenant Lounge
+ Café

Sahadi's
Middle Eastern
Grocery + Café

Conference Center
+ Gym

IC Brewers +
Distillers

Hometown
Bar-B-Que

Underground
Parking

Pedestrian Pathway

Food Hall

Japanese
Marketplace

Amenities Lobby

BQE Exit 23

37TH STREET

36TH STREET

34TH STREET

33RD STREET

One block from
the 36th St Station

D N R

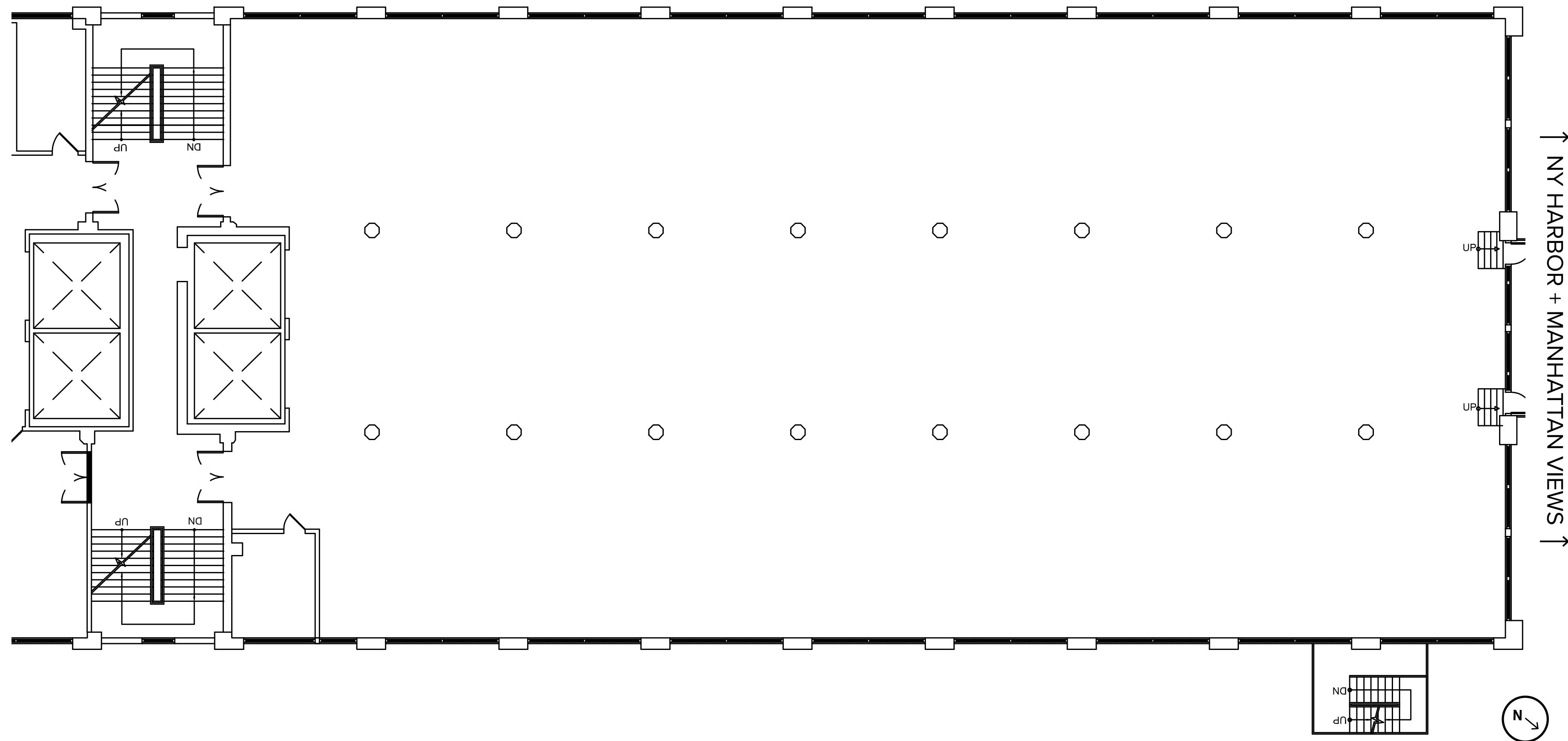
Privately Owned Streets

3RD AVENUE

BROOKLYN-QUEENS EXPRESSWAY

Approx. 15,000 RSF Sample Floorplate

- NY Harbor + Manhattan Views
- 13'-6" ceiling
- New floor-to-ceiling windows facing the waterfront
- Column spacing: 22'7" N-S, 14'9" E-W
- Passenger elevator directly into suite
- 200 lb floor loads
- Approximately 80,000 SF of contiguous floors available for a Building Within a Building





A SECTION FLOOR TO CEILING WINDOWS

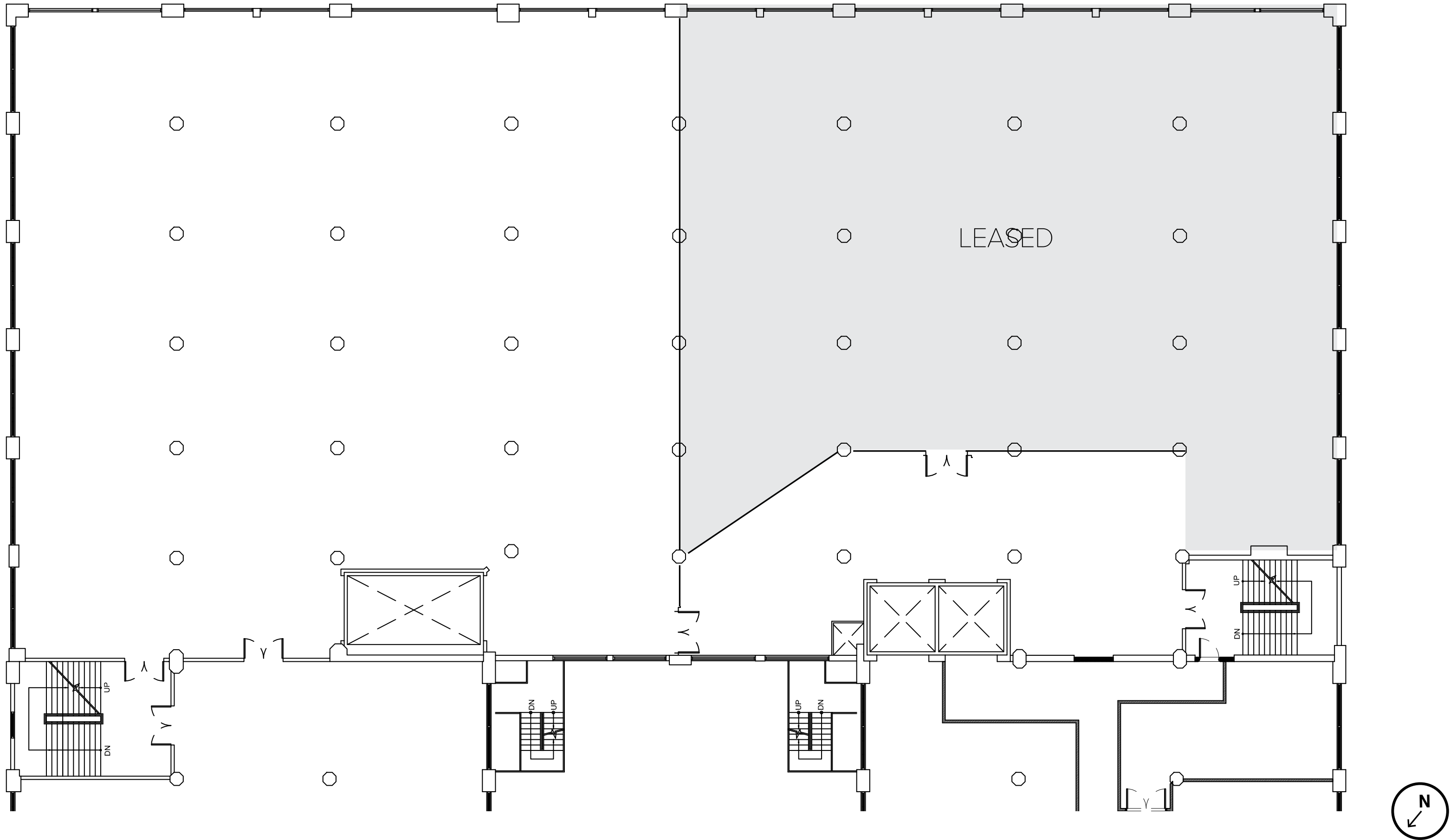


A SECTION 15,000 SF

Approx. 15,000 RSF

Sample Floorplate

- Whiteboxed condition with AC and bathrooms
- 13'-6" ceiling
- New oversized, operable windows
- Column spacing: 24'2" N-S, 14'11" E-W
- Passenger elevator directly into shared lobby
- 200 lb floor loads
- WiredScore Platinum





SHARED LOBBY



D SECTION 15,000 SF



D SECTION 15,000 SF

SPACE TO SHARE

The Bandshell

800-person concert venue, including a stage for screenings, concerts, and live events

The Box Factory

Double-height raw industrial space for pop-ups, experiential installations, photoshoots, and corporate events

Camp David

Conference center and co-working space with a creative suite for content creation, prototyping, and fashion design

The Landing

Tenant lounge, bar, and event space with panoramic views of the New York Harbor, the Manhattan skyline and the Statue of Liberty

The Factory Floor

22,000 SF event space for parties, conferences, sample sales, trade shows, and small conventions

IC Athletic Club

Tenant exclusive gym available for private events and photoshoots

Game Room

A retro arcade with mini-golf, shuffleboard, ping pong + skeeball



AMENITIES

- 40+ restaurants + retailers
- Bi-level tenant lounge, café + bar
- Tenant gym, fitness classes + wellbeing program
- Five acres of landscaped, furnished outdoor space
- Indoor + outdoor parking
- Outdoor bike racks, indoor bike room + 2 Citi Bike stations
- Campus shuttle
- Pop-up shops, flea markets, concerts + screenings
- Brooklyn Greenway pedestrian + bike path (Coming Soon)
- On-site workforce development training center
- Tenant-exclusive app offering discounts, promotions, events calendars + more



FOOD + DRINK

Avocaderia
Bangkok Bar
Barrows Intense Ginger Liqueur
Big Alice Brewing
Blue Marble Ice Cream
Breadberry
Brooklyn Kura
Burger Joint
Cliffton Dry
Coffee Bar by Frying Pan
Colson Patisserie
Ejen Korean Comfort Food
Ends Meat
Filament at The Landing
Frying Pan Brooklyn
Gumption Coffee
Hometown BBQ
Japan Village
Kotti Berliner Doner Kebab
Li-Lac Chocolates
Maglia Rosa
One Girl Cookies
Sahadi's
Standard Wormwood
Supernatural
Table 87 Pizza
Taco Mix
Yaso Tangbao Soup Dumplings





OUTDOOR SPACE

Five acres of landscaped, furnished courtyards:

- **Brooklyn's Backyard**
Alongside the IC Food Hall + Bandshell
 - **Modern Zen Garden**
Adjacent to the IC Conference Center, Athletic Club + Dining
 - **Beer Garden + Barbeque Patio**
With seasonal indoor + outdoor programming
 - **European-style Plaza**
Including a cobblestone courtyard replete with retail, indoor + outdoor event spaces
- 



HEALTH + WELLBEING

The Industry City Athletic Club (ICAC) is a tenant-exclusive fitness facility with state-of-the-art equipment, fitness classes and a wellbeing program.

- Meditation
- Yoga
- Pilates
- Crossfit
- HIIT



ART INSTALLATIONS

Created, funded, and managed by Industry City, the Collision Project sources onsite art installations. Artists of all skill levels are invited to submit concepts through the [Collisionproject.com](https://collisionproject.com), where they are reviewed and can potentially come to life on the property.



CONNECTIVITY

- 20+ Service Providers
- Diverse points of entry for primary and back-up redundancy
- Dark fiber access for companies relying on cloud infrastructure and/or requiring low latency connections
- On-site managed WiFi services, allowing for turn-key connectivity with 10 Gbps, DDoS Protection, and 99.99% reliability
- Telecommunications consultants on-call to assist with service procurement project management
- Data center, including 24/7 security and technical support:
 - Allows tenants to host IT infrastructure in the cloud rather than in an IT closet
 - Offers critical infrastructure resiliency with back-up generators, redundant cooling systems, and an onsite electrical substation
 - Provides access to transatlantic subsea cable system



THE IC APP

A tenant-exclusive app promoting and supporting community collaboration and interests:

- Monthly programming calendars
- Daily events announcements
- Wellbeing class schedules
- Ongoing discount programs
- Product and services promotions
- Discussion forums
- IC Shuttle tracker





ANGELO,
GORDON
& CO.

Industry City's ownership, the same that developed NYC's Chelsea Market and millions of square feet across the country, is hands-on with development, management, leasing and events teams on-site.

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