

271 42ND STREET

7,620 SF Premier
Opportunity
Zone Warehouse
& Office Building
in Sunset Park,
Brooklyn



271 42ND STREET



717/48

Block/Lot

7,600 SF

30' x 100.17' Gross Building Size

- 3,000 SF Ground Floor Garage
- 2,400 SF 2nd Floor
- 2,200 SF 3rd Floor

3,005 SF

Lot Size 30' x 100.17'

3

Stories

M1-2

Zoning Designation

INDUSTRIAL BUSINESS ZONE

Designation

OPPORTUNITY ZONE

Designation

Reduced Asking Price

\$3,190,000

Property Detail

Tax Assessment (20/21) Class 1	\$576,630
Tax Rate (19/20)	10.537%
Taxes (20/21)	\$60,760

Information presented herein is subject to change and should be individually verified. All measurements and square footage estimates are approximate. *All zoning information to be verified by an expert architect.

JLL has been retained on an exclusive basis to arrange for the sale of 271 42nd Street, a 7,620 SF Opportunity Zone warehouse/office building in Sunset Park, Brooklyn.


IDEAL WAREHOUSE, OFFICE, OR CONTRACTOR'S BUILDING

- Spacious garage spans the entire 3,000 SF ground floor:
 - 1 Overhead door
 - 14' Ceiling Height
- Pristine Condition 2,400 SF 2nd Floor & 2,200 SF 3rd Floor Finished Offices:
 - Multiple Private Offices
 - Conference Room, Kitchen
- Sprinklered, Elevator, HVAC
- Roof Terrace
- Built in 2006

ELIGIBLE TAX ABATEMENTS AND EXEMPTIONS

- **Industrial Business Zones** represent the most active industrial areas in New York City, which recent data shows have gained industrial employment consistently since 2010. Policies applying to the IBZs continue to offer targeted support services for industrial firms and attend to area-wide improvements. The designation also provides relocation tax credits to qualifying businesses that locate within an IBZ to direct investment to New York City's strongest industrial areas.
- **Opportunity Zones** spur private investment and economic development in designated communities by incentivizing investors with deferred or reduced taxes on capital gains tied to the longevity of their investment.

DESIRABLE LOCATION

- The property benefits from immediate access to the Brooklyn-Queens Expressway (I-278) at 39th Street. This strategic location allows access to Manhattan in 12 minutes (4 miles), Queens in 20 minutes (9.5 miles), and Staten Island in 15 minutes (9.2 miles).
- The Property is three blocks from the  train at 45th Street in Sunset Park, offering quick access to Manhattan in 25 minutes via subway.

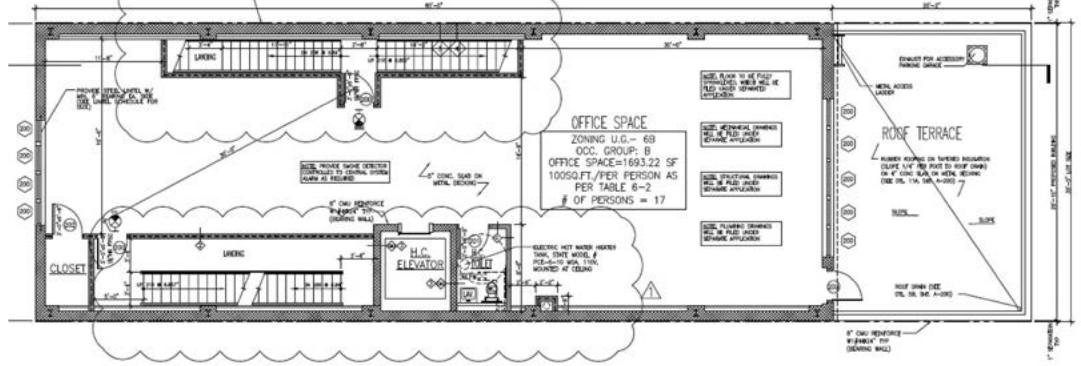
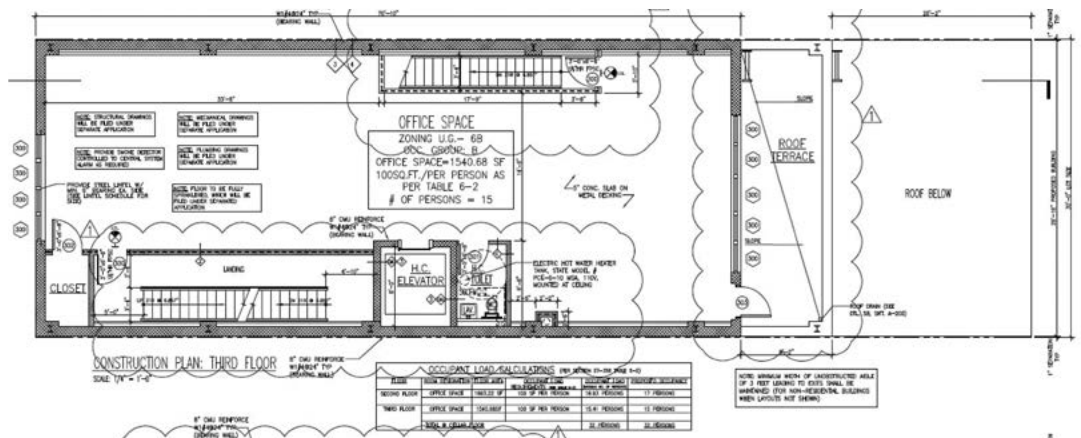
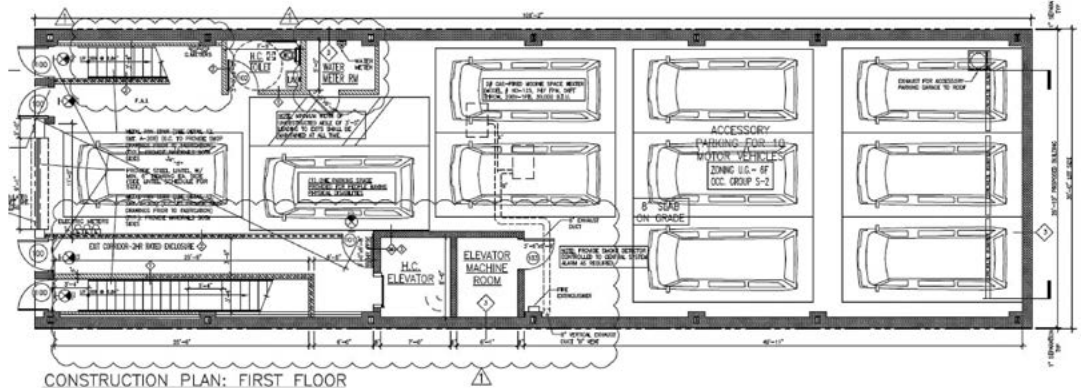
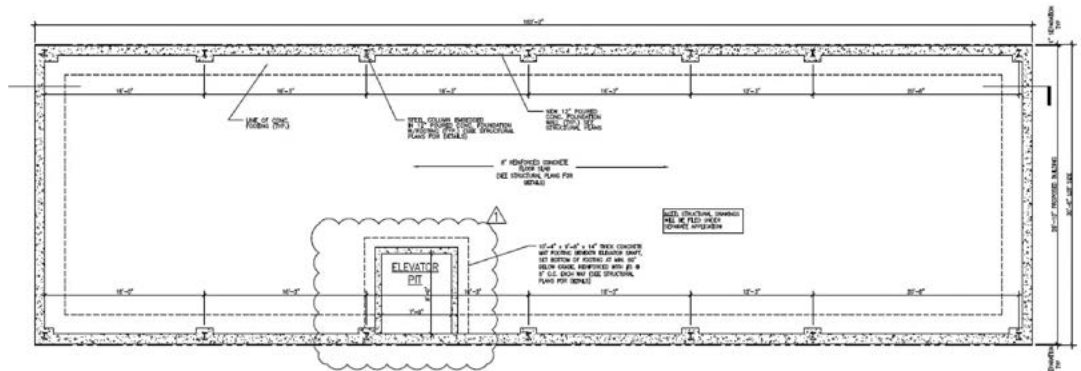
Floor Plans

FOUNDATION

GROUND FLOOR

2ND FLOOR

3RD FLOOR



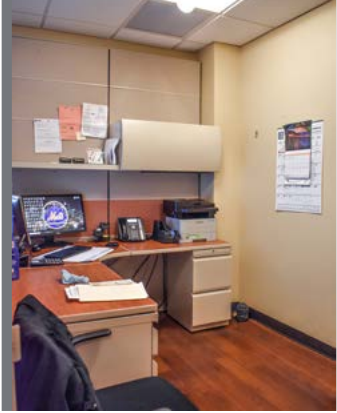


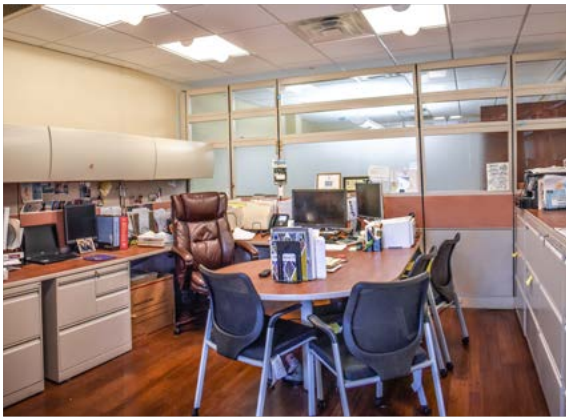
GROUND FLOOR



271 42ND STREET

2ND
FLOOR





**3RD
FLOOR**



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