



For Sale

346 Maujer Street

24,890 SF IBZ commercial building in Williamsburg, Brooklyn



3021 / 37
Block/ Lot

210.5' x 95'
Building Dimensions

24,890 GSF
Gross Building Size

39,840 BSF
Total Buildable SF

2.00
Commercial FAR

4.80
Community Facility FAR

IBZ
Eligible Tax Benefits

\$569,807
Net Operating Income

\$726,763
Proforma Net Operating Income

Asking Price

\$9,500,000



330 Madison Avenue, Floor 4 New
York, NY 10017

jll.com

JLL has been retained on an exclusive basis for 346 Maujer Street, a 24,890 SF commercial building in the IBZ Zone of Williamsburg, Brooklyn.



DEVELOPMENT POTENTIAL

The Property holds 14,950 BSF in available air rights which avails itself to a development opportunity of 39,840 BSF



TAX BENEFITS

The Property benefits from its location within the Brooklyn IBZ. The Industrial Business Zone (IBZ) Relocation Tax Credit is a one-time tax credit of \$1,000 per relocated employee. The tax credit is applied against the business' City tax liability and cannot exceed the lesser of actual relocation costs or \$100,000.



ACCESS

Only a few blocks from the Brooklyn-Queens Expressway, the Property is less than a mile from the Graham Avenue L train and offers outstanding access by car.



DESIRABLE NEIGHBORHOOD

The immediate area is a popular destination for tourists and locals alike with hotels, nationally recognized brand name retailers, and dozens of popular restaurants. The industrial market in Williamsburg continues to tighten as demand increases and supply is converted to alternate uses.

Contact Exclusive Agents

Brendan Maddigan
Senior Managing Director
+1 212 376 5449
brendan.maddigan@am.jll.com

Jay Leshinsky
Associate
+1 212 376 1225
jay.leshinsky@am.jll.com

Stephen Palmese
Senior Managing Director
+1 212 376 1228
stephen.palmese@am.jll.com

Michael Mazzara
Managing Director
+1 212 376 5450
michael.mazzara@am.jll.com

Winfield Clifford
Managing Director
+1 212 376 5443
winfield.clifford@am.jll.com

Ethan Stanton
Managing Director
+1 212 376 4002
ethan.stanton@am.jll.com

NYS HOUSING AND ANTI-DISCRIMINATION NOTICE

Federal, State and Local Fair Housing and Anti-discrimination Laws protect individuals from housing discrimination. It is unlawful to discriminate based on certain protected characteristics, which include, but are not limited to: race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status.

THE FOLLOWING ARE SOME EXAMPLES OF POTENTIAL FAIR HOUSING VIOLATIONS:

- Refusing to rent, sell or show a property based on a potential tenant or purchaser's protected characteristic.
- Quoting a higher price to a purchaser or renter because of the potential purchaser or tenant's protected characteristic.
- Refusing to rent to a tenant who has children or increasing a security deposit based on the number of children who will be living in the apartment.
- Steering prospective tenants or purchasers to certain neighborhoods based on any protected characteristics.
- Refusing to rent to a potential tenant because of their source of income, including but not limited to, Section 8 vouchers or other government subsidies.
- Refusing to waive a "no pet" policy for tenants that require a service, assistance or emotional support animal.
- Discriminating at the direction of a seller or landlord or because it is the preference of a seller or landlord.
- Refusing to rent to a renter who is a victim of domestic violence.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

- New York State, Department of State: (518) 474-4429
- New York State, Division of Human Rights: (844) 862-8703

ALBANY OFFICE: One Commerce Plaza, 99 Washington Avenue, P.O. Box 22001, Albany, NY 12201-2001
• Customer Service: (518) 474-4429 • Website: <https://dos.ny.gov> • E-Mail: licensing@dos.ny.gov

REGIONAL OFFICES:
• BINGHAMTON • BUFFALO • HAUPPAUGE • NEW YORK CITY • UTICA

*This sign must be prominently posted in all real estate broker offices
and at all public open houses.*