KURV

KADIMA INDUSTRIAL PARTNERS

Sunset Industrial Park

Where Delivery Never Sets.



±237,257 SF	±221,599 SF	±78,807 SF	32'	Q3 2027
Divisible to ±75,412 sf	Parking	Truck Court	Clear Height	Delivering

KURVINDUSTRIAL.COM

LEASED BY:

JLL

Differentiators

ROOFTOP PARKING/ IOS

±212,147 SF
136 Van/Box 12×30’
200 Auto 9’x18’

DEMISED OPTIONS

Divisible to
±75,412 sf

TRUCK COURTS

Private
and securable

MULTIPLE POINTS OF ACCESS

3 points of ingress / egress, maximizing maneuverability and functionality

LOCAL ADVANTAGE

2.6+ million people within ±30 minutes.

EXCEPTIONAL LOCATION

Direct access to I-278
3.5 miles to Manhattan (via I-278)
6.5 miles to Staten Island (via I-278)

IMMEDIATE ACCESS

Route 278

HEAVY POWER

4,000-amp,
3-phase

LEED CERTIFICATION

Targeting
LEED Gold

Delivering Q2 2027

Building Specs

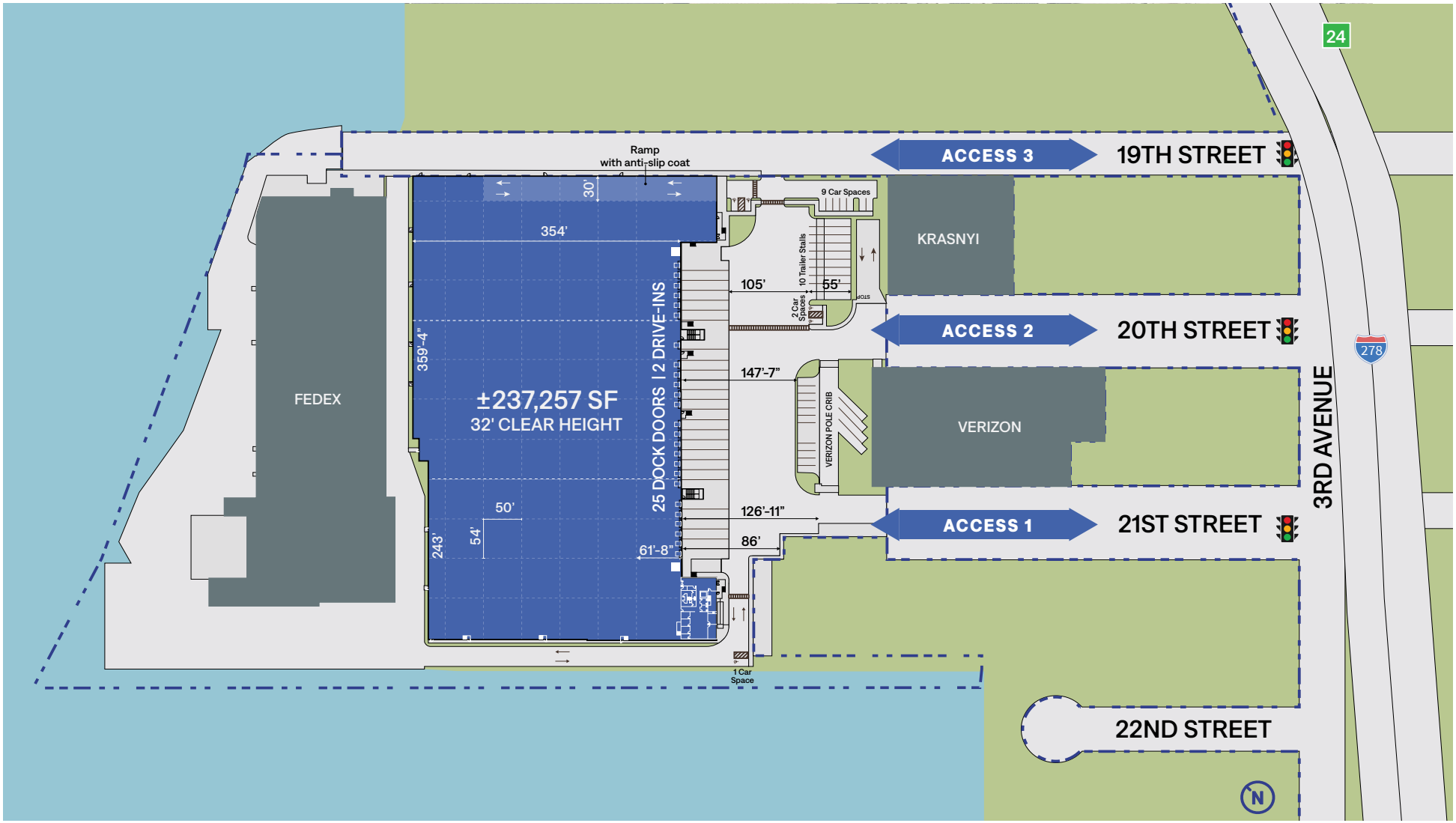
40 19th Street , Brooklyn, NY

TOTAL DEVELOPMENT	WAREHOUSE	PARKING	TRUCK COURT
537,663 SF	237,257 SF	221,599 SF	78,807 SF
CLEAR HEIGHT	**DOCK DOORS**	**TRAILER COURT DEPTH**	**POWER**
32’	25	147’ 7”	4,000-amp, 3-phase
COLUMN SPACING	**DRIVE-INS**	**FLOOR LOAD**	**ACCESS**
54’ x 50’	2	750 lbs per SF slab load	3 points of ingress/egress



Site Plan

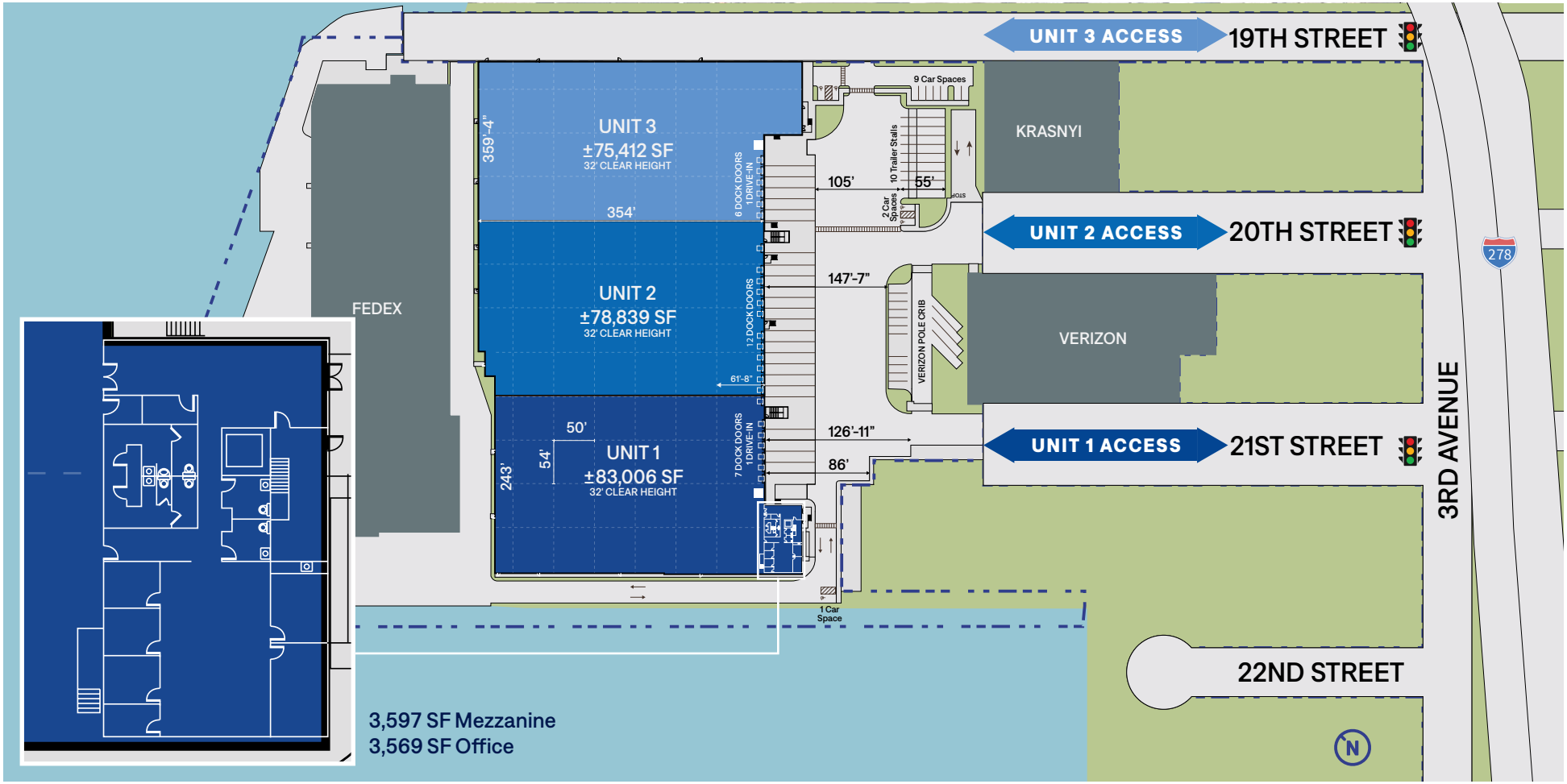
First Floor



First Floor Demised Options

Your Space. Your Access. Your Rules.

Each unit has a private, securable truck court and parking area, so drivers get in, load and get out without waiting on another tenant's traffic.



Unit Specs

Unit 1

WAREHOUSE
83,006 SF

OFFICE
3,569 SF

ROOF PARKING
76,025 SF

LOADING
7 Dock doors, 1 Drive-in

POWER
Pro Rata

Unit 2

WAREHOUSE
78,839 SF

POTENTIAL OFFICE
1,647 SF

ROOF PARKING
75,981 SF

LOADING
12 Dock doors

POWER
Pro Rata

Unit 3

WAREHOUSE
75,412 SF

POTENTIAL OFFICE
3,825 SF

ROOF PARKING
69,593 SF

LOADING
6 Dock doors, 1 Drive-in

POWER
Pro Rata

Rooftop Parking

Your Parking, Your Access

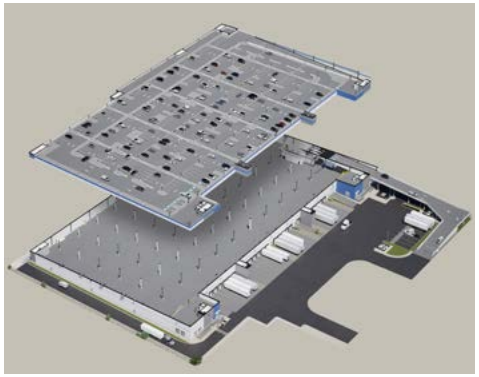
Your unit comes with its own securable parking area, so you manage access for your employees, drivers and visitors.

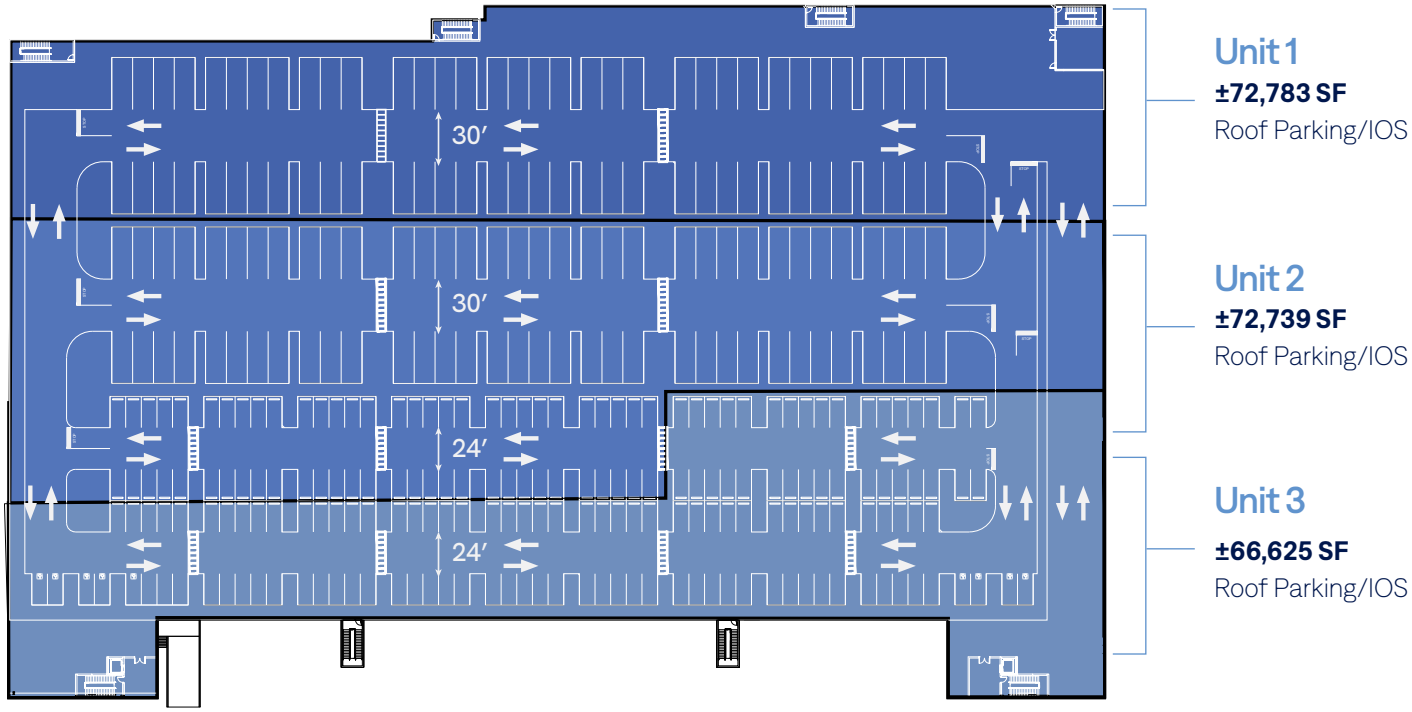
Full Building

±212,147 SF
Roof Parking/IOS

136
Van/Box Parking 12x30'

200
Auto Parking 9'x18'





Unit 1
±72,783 SF
Roof Parking/IOS

Unit 2
±72,739 SF
Roof Parking/IOS

Unit 3
±66,625 SF
Roof Parking/IOS

Strategic Location

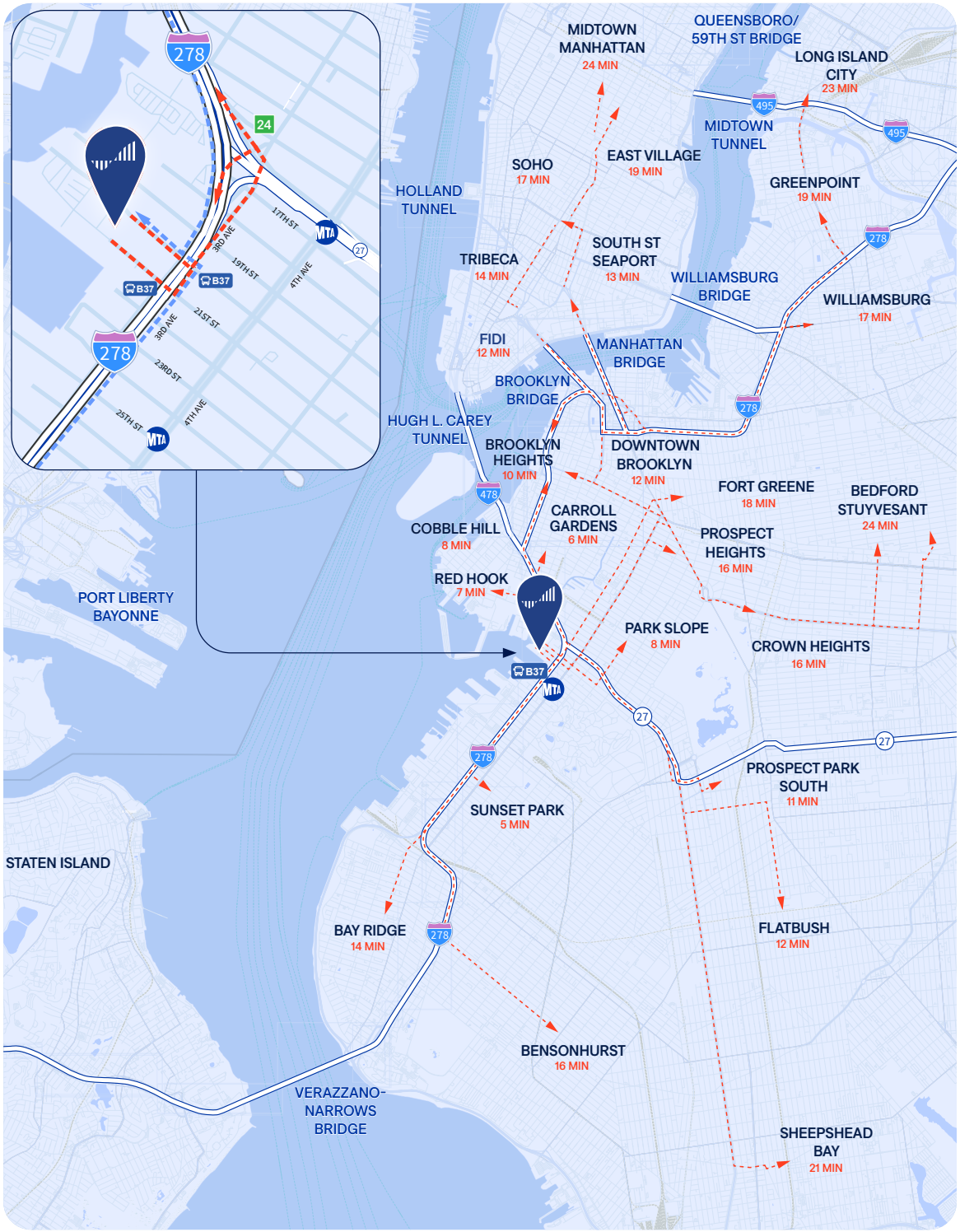
Built Where Deliveries Are

Sunset Industrial Park isn't just close to Brooklyn. It's connected to it, with direct access into a market of 2.6 million+ people within ±30 minutes.

- **Direct access to Brooklyn & Queens neighborhoods with multiple access roads.**
- Direct access to I-278
- 3.5 miles to Manhattan (via I-278)
- 6.5 miles to Staten Island (via I-278)
- 12.5 miles to John F. Kennedy International Airport (via Eastern Parkway)

Public Transportation:

- D N R W 0.6 miles (5th St and Prospect)
- B37 6 minute walk (3rd Ave and 19th /20th St)

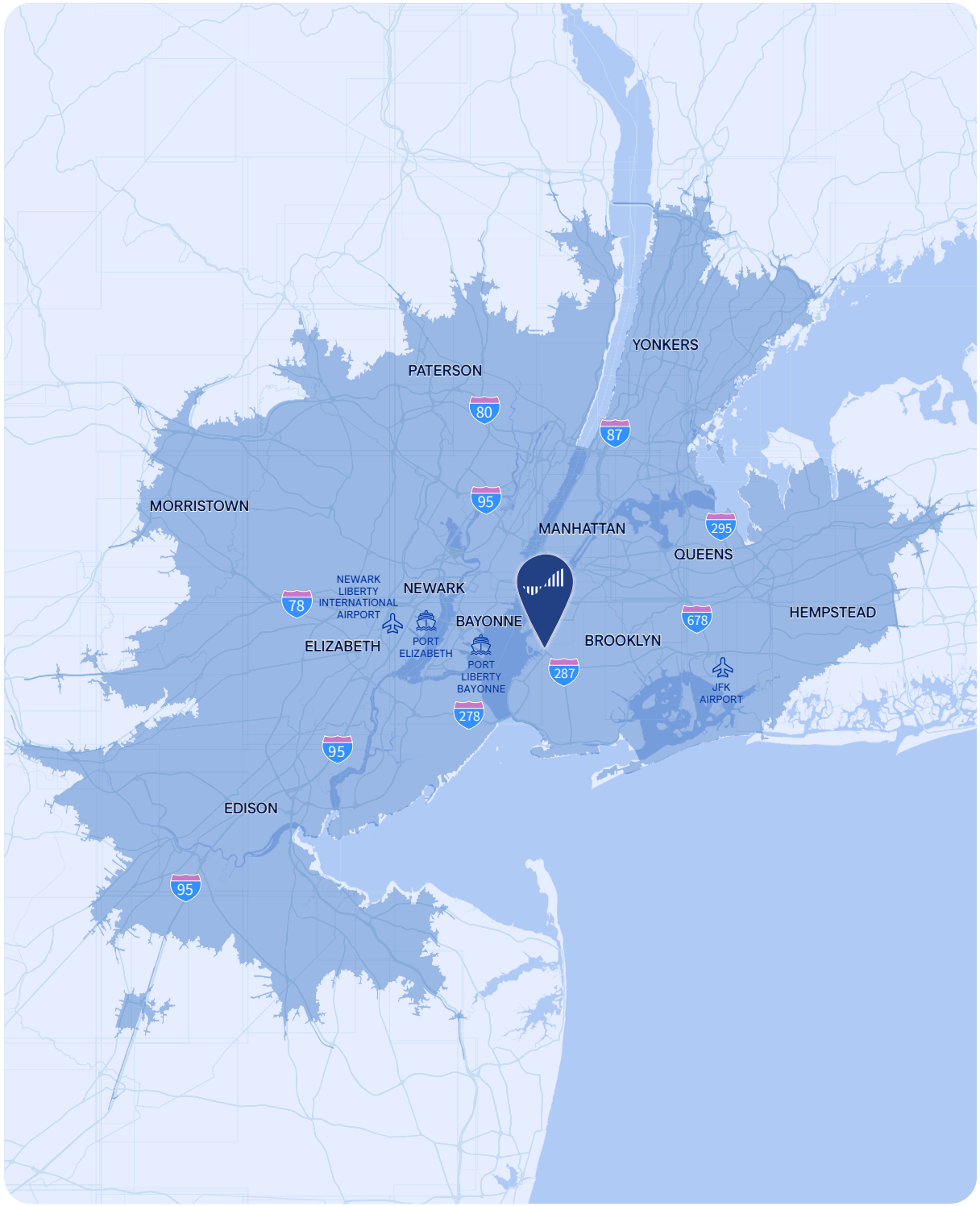


Built for Last-Mile

One Hour to Everywhere That Matters

A one hour drive time covers 14.5 million+ people, putting last-mile and regional delivery routes within a single hour's reach.

- 16.5 miles to Newark Liberty Airport
- 18 miles to Port Newark/ Elizabeth
- 18.8 miles to Port Liberty Bayonne
- 23 miles to JFK Airport



Corporate Neighbors

Built Among Neighbors Who Deliver





40 19th Street , Brooklyn, NY



Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle

KURV

FORMERLY BRIDGE

76M+ SF

Acquired & Developed
Since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Miami, Los Angeles, New Jersey, and Seattle.



Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.

Our Commitment to Sustainability

At the core of our operations is a steadfast commitment to sustainable practices that inform responsible growth and long-term value creation across our portfolio.

TERMS

Available on a new lease direct from the landlord.

LEASING INFORMATION

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