

160 Dikeman Street

For Sale or Lease

New Construction 14,493 SF 4-story
flex building in Red Hook, Brooklyn



574/35

Block/Lot

5,000 SF

Lot Size 50' x 100'

14,493 SF

Gross Building Size 50' x 100'

M2-1

Zoning Designation

4

Stories

OZ, OZB, IBZ, ICAP

Eligible Tax Benefits

\$157,500

Tax Assessment (19/20)

Fully Tax Abated

\$16,560

Taxes (19/20)

Fully Tax Abated



330 Madison Avenue, 4th Floor
New York, NY, 10017

jll.com

JLL is pleased to offer for sale or lease 160 Dikeman Street, a new construction 14,493 SF, 4-story flex building. The commercial space includes a penthouse/deck on the top floor and a parking garage on the first floor.

NEW CONSTRUCTION

With construction completed in January of 2020, the modern 4-story flex commercial building benefits from generous open plan interiors as well as other building amenities. The first floor has a lobby but also contains a parking garage with space for 8 vehicles using parking stackers. Floors 2 and 3 have open space for tenants, and the top floor includes a penthouse and deck.

FLEXIBILITY

Ownership is requesting proposals of sale or lease of the building. Lease option is for the entire building (not for subdivision).

ELIGIBLE BENEFITS & INCENTIVE PROGRAMS

- Qualified Opportunity Zone
- OZ Business Eligible
- Industrial Business Zone
- ICAP

SIGNIFICANT INCENTIVE PROGRAMS

- REAP
- ESCP
- Commercial Occupancy Tax Exemption

LOCATION

The Property's Red Hook location positions the asset for strong appreciation due to its proximity to neighborhoods with some of the highest development activity in the borough- Sunset Park and Gowanus. Sunset Park hosts industrial properties with unparalleled logistics to Manhattan while Gowanus is undergoing a neighborhood-wide rezoning. These transformative projects, backed by institutional capital, will further enhance the profile, density, and asset values of the Red Hook waterfront properties.

Contact exclusive agents

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For additional information, please contact exclusive agents

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