2nd Avenue Portfolio BROOKLYN, NY 11232



OFFERING MEMORANDUM



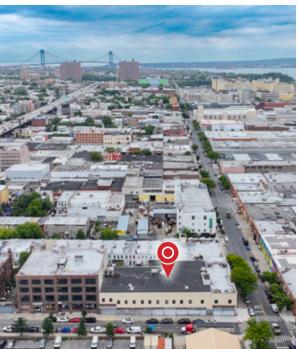


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FIRST FLOOR WAREHOUSE SPACE



SECOND FLOOR WAREHOUSE SPACE





Opportunity



4401 2nd Avenue & 214 44th Street SUNSET PARK, BROOKLYN, NY



\$22,950,000 (\$407 / SF) ASKING PRICE



Two-Story Commercial PRODUCT TYPE



OCCUPANCY

Can Be

Vacant







200' x 185' BUILDING DIMENSIONS







±28,940 SF



489' WRAPAROUND FRONTAGE



4 / \$183,250* TAX CLASS / TAXES

* Real estate taxes are subject to change upon completion of lot merger (see page 8)



2nd Avenue Portfolio, Sunset Paerk, Brooklyn, NY

Investment Highlights

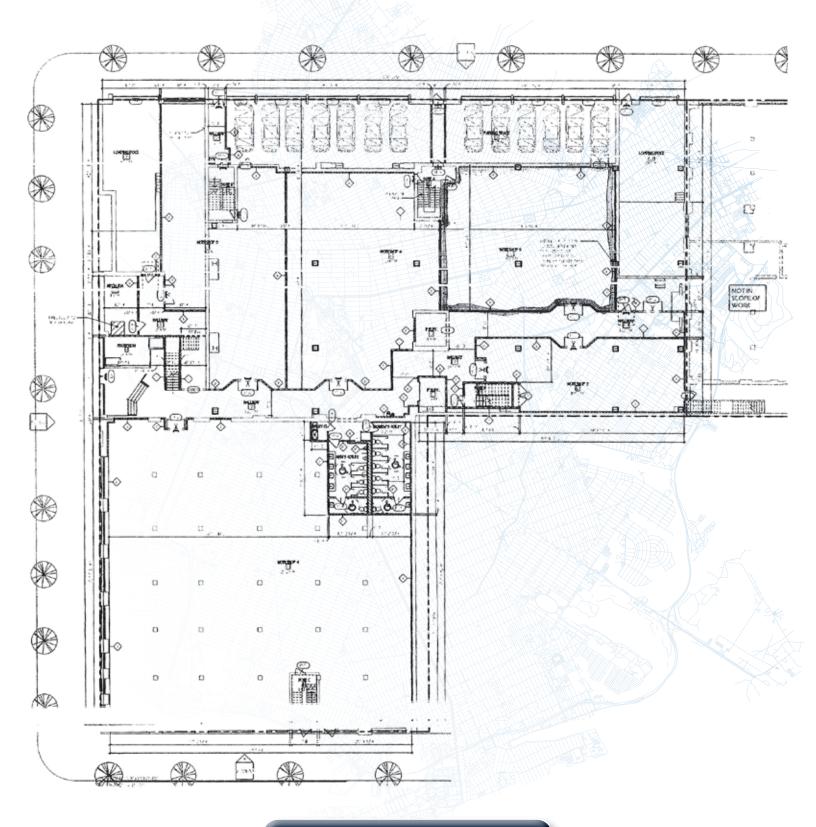
- 489' of Wraparound Frontage: Property encompasses entire end of block 736, with all 200' of frontage on 2nd Avenue, 185' on 44th Street and 104' on 45th Street
- Significant Footprint: The existing 2-story building totals 56,423 square feet above grade, with additional ±6,000 below-grade space
- Loading Access: 7 roll-up gates (11') and 2 drive-in bays (16')
- Development Potential: Community facility development would increase max FAR to 4.80, for a total of 138,912 buildable square feet
- Freight Capacity: Equipped with 2 freight elevators
- Prime Sunset Park: Just a few blocks away from Industry City and the "D" "N" "R" subway trains

CLICK HERE TO ACCESS THE DATA ROOM

Tax & Transportation Maps



1st Floor Plan



CLICK HERE TO ACCESS THE DATA ROOM

CLICK HERE TO ACCESS THE DATA ROOM

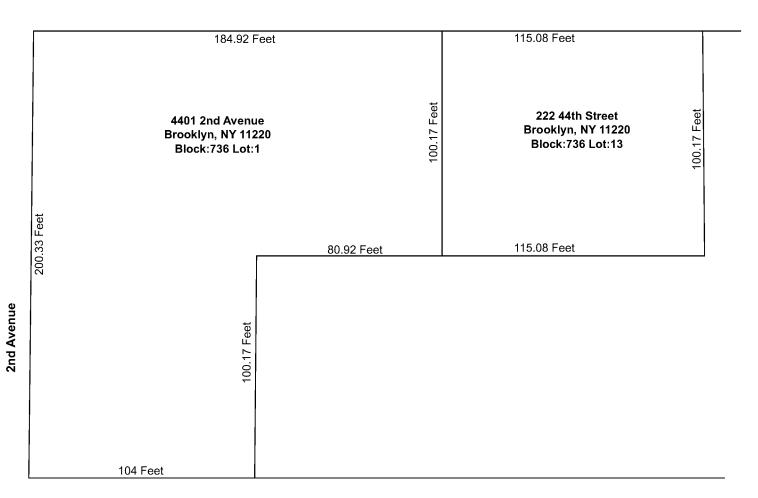


2nd Floor Plan

Zoning Lot Description



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45th Street

CLICK HERE TO ACCESS THE DATA ROOM



NEIGHBORHOOD OVERVIEW DISCOVER SUNSET PARK: BROOKLYN'S PREMIER INVESTMENT DESTINATION

HISTORICAL SIGNIFICANCE

Nestled along the western coast of Brooklyn, Sunset Park's historical mosaic is etched with tales of Dutch settlers, a thriving waterfront, and a community spirit that transcends time. Today, it emerges as a neighborhood where history meets progress, offering a dynamic locale for residential and commercial ventures alike.

LANDMARKS & POINTS OF INTEREST

- Sunset Park: Commanding hilltop views of Manhattan, this verdant oasis is an urban retreat.
- Green-Wood Cemetery: More than a resting place, this landmark is a journey through sculpture, history, and verdure.
- Bush Terminal Piers Park: Integrating waterfront vistas with leisure, a legacy of industry turned into a communal haven.

VIBRANT COMMUNITY SPACES

- Industry City: An epicenter of innovation, commerce, and culture, this revitalized complex is a draw for creators and entrepreneurs.
- Brooklyn's Chinatown: A bustling enclave offering culinary delights, festive ambience, and a strong sense of heritage.

NEIGHBORHOOD OVERVIEW

RESIDENTIAL MARKET INSIGHTS

Sunset Park boasts an array of housing options from historic row houses to contemporary apartment complexes. The neighborhood is a hotbed for those seeking an urban lifestyle with a touch of Brooklyn charm, underscored by competitive pricing and a growing inventory.

COMMERCIAL AND DEVELOPMENT POTENTIAL

In the wake of rezoning and strategic urban planning, Sunset Park is ripe for investment. New commercial spaces, green initiatives, and waterfront developments are redefining the neighborhood as a sustainable and scalable zone for business expansion.

RETAIL RENAISSANCE

The retail sector in Sunset Park reflects a globe-spanning array of options, from traditional street-front shops to modern boutiques in Industry City. It's a retail tapestry that caters to a diverse demographic, making it a magnet for both local patrons and destination shoppers.

NOTABLE PERSONALITIES

The character of Sunset Park is further enhanced by a roster of residents who have left an indelible mark on the fabric of culture and arts, contributing to the neighborhood's allure.

STRATEGIC TRANSPORTATION NETWORK

The accessibility of Sunset Park is unparalleled with the N, R, and D subway lines offering swift transit to Downtown Brooklyn and Manhattan. The area is also laced with bus routes and bike-friendly paths, and uniquely benefited by a freight rail line, ensuring that movement of goods mirrors the pace of life.

A NEIGHBORHOOD APART

What truly sets Sunset Park apart is its successful melding of old-world charm with new-world vigor. It is a waterfront gem that promises growth, fosters community, and offers a rare mix of accessibility, diversity, and opportunity. For the discerning investor or the growing business, Sunset Park isn't just a location; it's a launchpad to Brooklyn's future.

DOB CERTIFICATE OF OCCUPANCY

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Additional copies of this certificate will be issued, upon written request, to persons having an interest in the building or premises.

DOB PROPERTY PROFILE OVERVIEW

NYC Department of Buildings Property Profile Overview

LOT 1

4401 2 AVENUE		BROOKLYN 1123	2	BIN# 333710	9
2 AVENUE	4401 - 4411	Health Area	: 4400	Tax Block	: 736
44 STREET	202 - 205	Census Tract	: 2	Tax Lot	:1
		Community Board	: 307	Condo	NO
View DCP Addresses	Drowse Dlock	Buildings on Lot	: 3	Vacant	: NO
THE PART PROPERTY	and more and an				
View Zoning Documents	View Challenge Results	Pre-BISI	88	View Certificates	s of Occupancy
Cross Street(s):	44 STREET, 45 ST	TREET			
DOB Special Place Name:					
DOB Building Remarks:					
Landmark Status:		Special Status:		N/A	
Local Law:	NO	Loft Law:		NO	
SR0 Restricted:	NO	TA Restricted:		NO	
UB Restricted:	NO				
Environmental Restrictions	C N/A	Grandfathered	Sign:	NO	
Legal Adult Use:	NO	City Owned:		NO	
Additional DINs for Buildin	a: NONE				
Additional Designation(s):	IBZ - INDUSTRIAL	BUSINESS ZONE			
HPD Multiple Dwelling:	No				
Special District	UNKNOWN				

or Special Flood Hazard Area. Click here for more information

Department of Finance Building Classification: F2-FACTORY/INDSTRIAL Please Note: The Department of Finance's building classification information shows a building's fair status, which may not be the same as the legal use of the shocker. To determine the legal use of a shocker, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	3	0	Electrical Applications
Violations-DOB	37	9	Permits In-Process / Issued
Violations-OATH/ECB	4	0	Illuminated Signs Annual Permits
Jobs/Filings	15		Plumbing inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	15		Facades
Actions	25		Marcuee Annual Permits
			Boiler Records
OR Enter Action Type:			DEP Boiler Information
OR Select from List: Select		~	Crane Information
AND Show Actions			After Hours Variance Permits

LOT 11

NYC Department of Buildings Property Profile Overview

214 44 STREET		BROOKLYN 11232	BIN# 3332123
44 STREET	214-216 Browse Block	Health Asea : 44 Census Tract : 2 Community Board : 30 Duildings on Lot : 1	Tax Lot 11
View Zoning Documents	View Challenge Results	Pre-BIS PA	View Certificates of Occupancy
Cross Street(s):	2 AVENUE, 3 AVE	NUE	
DOB Special Place Name: DOB Building Remarks:	and and a state		
Landmark Status:		Special Status:	NA
Local Law:	NO	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO		
Environmental Restrictions	K N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
Additional BINs for Buildin	c: NONE		
Additional Designation(s):	IBZ - INDUSTRIAL	BUSINESS ZONE	
HPD Multiple Dwelling:	No		
Special District:	UNKNOWN		
This property is not located or Special Flood Hazard An			eshwater Wetlands, Coastal Erosion Haz

Department of Finance Building Classification: F2+ACTURY/INDSTRIAL	
Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.	

	Iotal	Open	Elevator Records
Complaints	2	0	Electrical Applications
Violations DOB	25	11	Permits In-Process / Issued
Violations OATH/ECB	6	4	Illuminated Sions Annual Permits
Jobs/Filines	2		Plumbing Inspections
ARA/LAA Jobs	2		Open Plumbing Jobs / Work Types
Total Jobs	4		Facades
Actions	71		Margaee Annual Permits Boiler Records
OR Enter Action Type:			DEP Boller Information
OR Select from List: Select		~ ¥	Crane Information
AND Show Actions			After Hours Variance Permits

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 4401 2nd Avenue, Brooklyn, NY 11232 and 214 44th Street, Brooklyn, NY 11232 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

2nd Avenue Portfolio, Brooklyn, NY 11232



BOBBY LAWRENCE INDUSTRIAL MARKET: WEST



DJ JOHNSTON INSTITUTIONAL/DEVELOPMENT DISTRESSED MARKET: NORTH CENTRAL



HENRY HILL MULTIFAMILY MARKET: SOUTHEAST



WILLIAM CHENG SPECIALTY MARKET: SOUTHWEST



JERMAINE PUGH mixed-use market: central



BRYAN KIRK RETAIL/OFFICE MARKET: NORTH



ROBERT MOORE DIRECTOR OF NY OPERATIONS

QUEENS

MANHATTAN

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