

2nd Avenue Portfolio
BROOKLYN, NY 11232



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM



Opportunity



**4401 2nd Avenue &
214 44th Street**

SUNSET PARK, BROOKLYN, NY



**\$22,950,000
(\$407 / SF)**

ASKING PRICE



**Two-Story
Commercial**

PRODUCT TYPE



**Can Be
Vacant**

OCCUPANCY



±56,423 SF

BUILDING SIZE



200' x 185'

BUILDING DIMENSIONS



M1-2 / M1-2D

ZONING



±28,940 SF

LOT SIZE



489'

WRAPAROUND FRONTAGE



4 / \$183,250*

TAX CLASS / TAXES

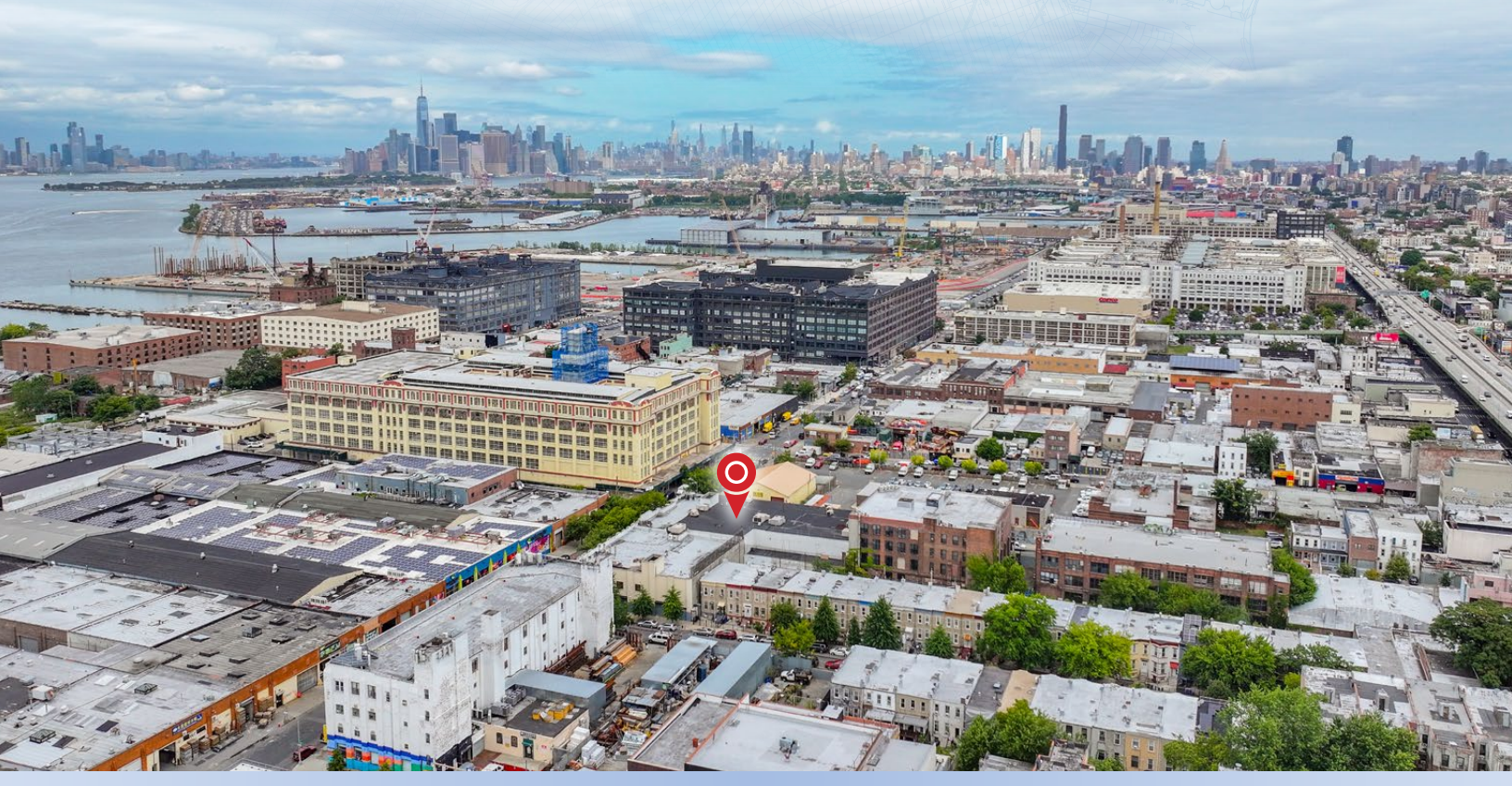
* Real estate taxes are subject to change upon completion of lot merger (see page 8)



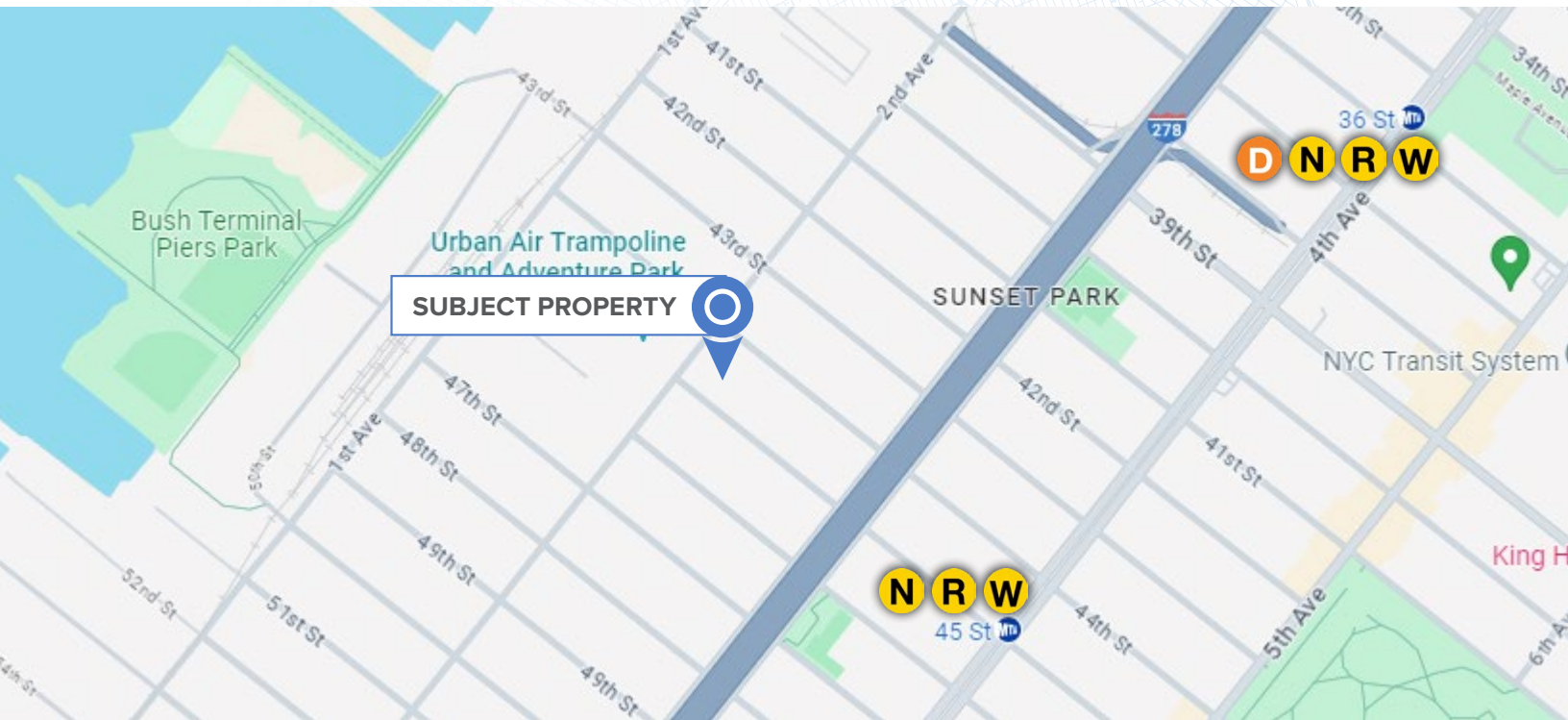
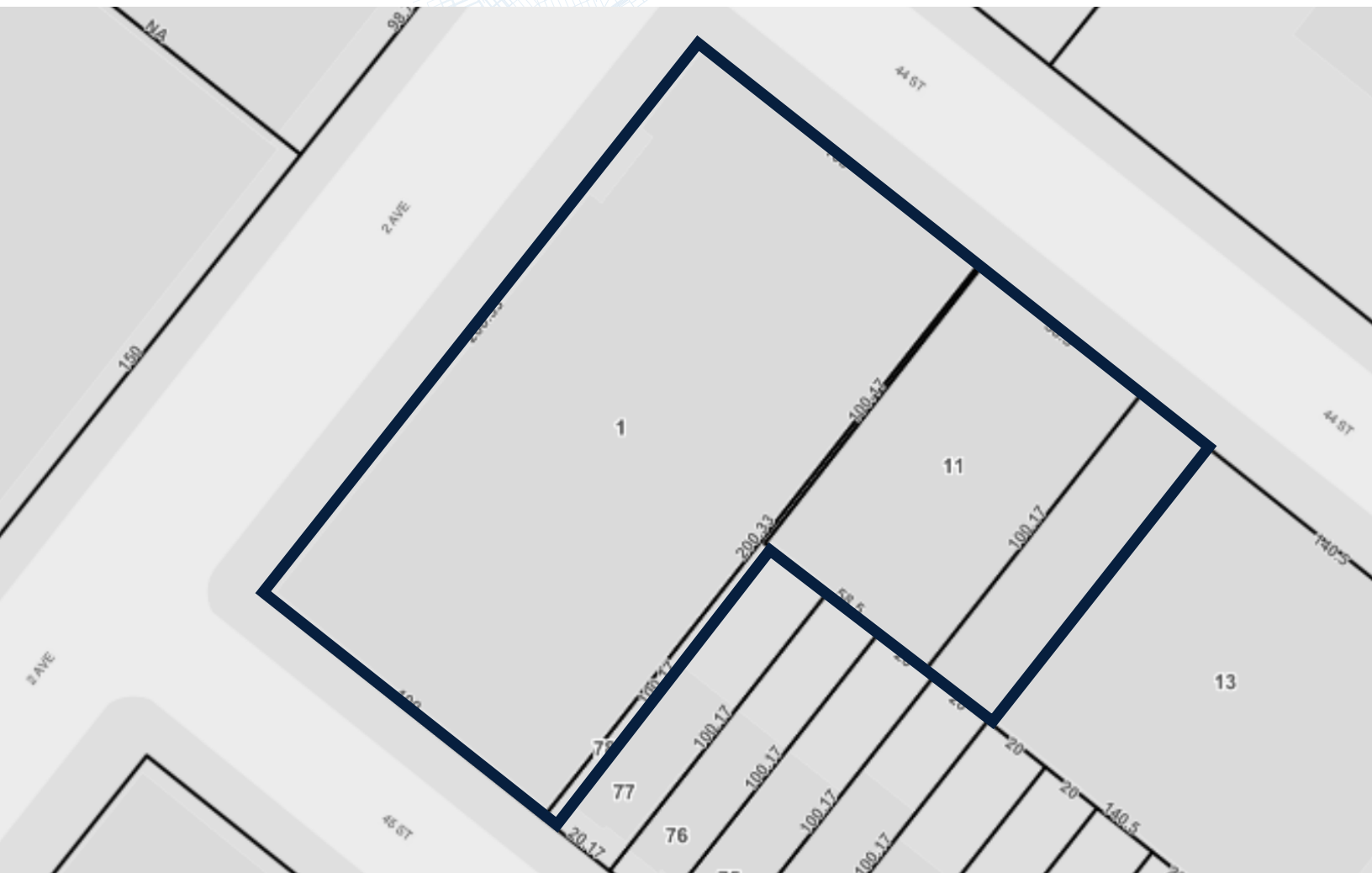
2nd Avenue Portfolio, Sunset Paerk, Brooklyn, NY

Investment Highlights

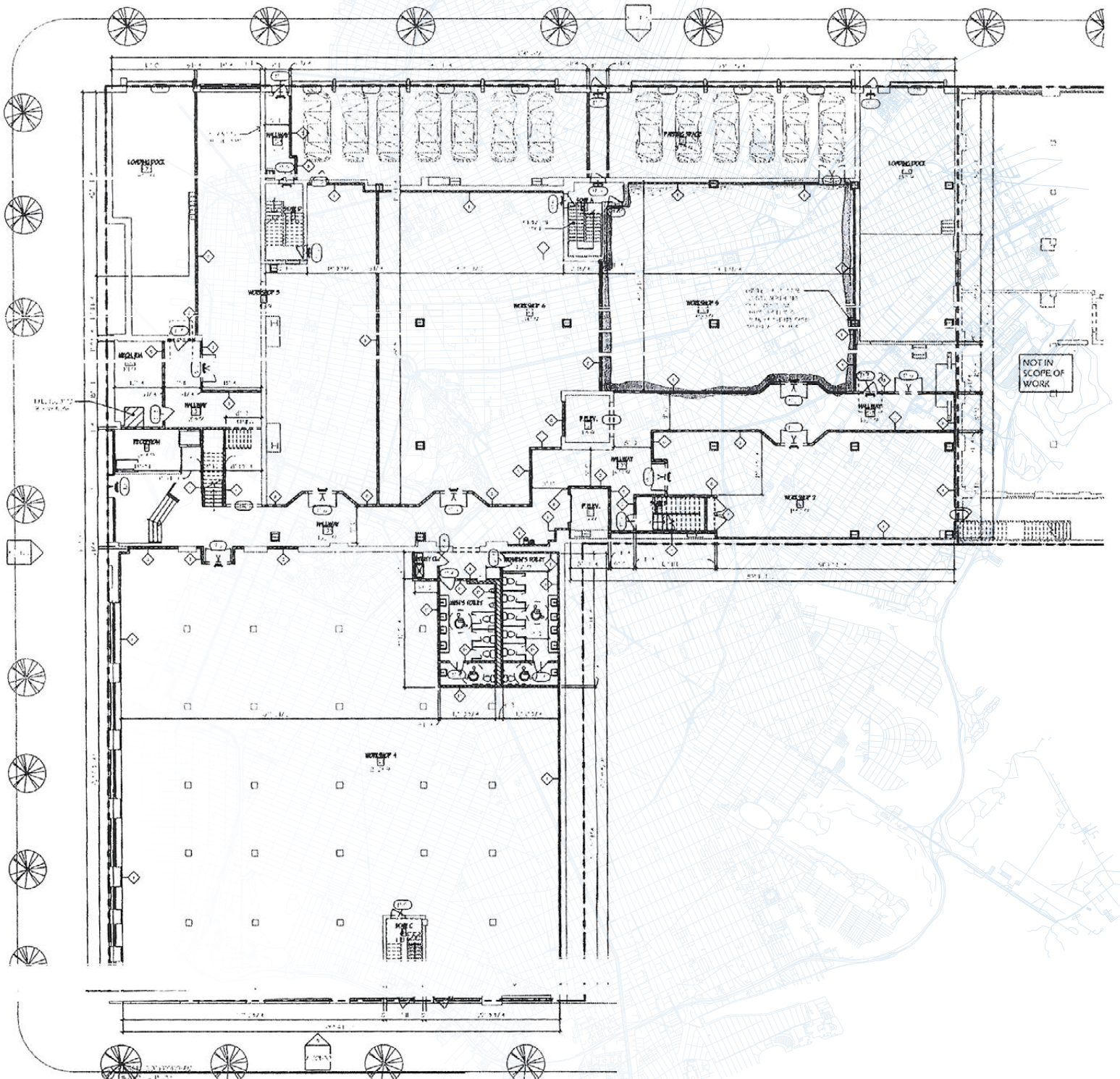
- 489' of Wraparound Frontage: Property encompasses entire end of block 736, with all 200' of frontage on 2nd Avenue, 185' on 44th Street and 104' on 45th Street
- Significant Footprint: The existing 2-story building totals 56,423 square feet above grade, with additional $\pm 6,000$ below-grade space
- 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



Tax & Transportation Maps



1st Floor Plan



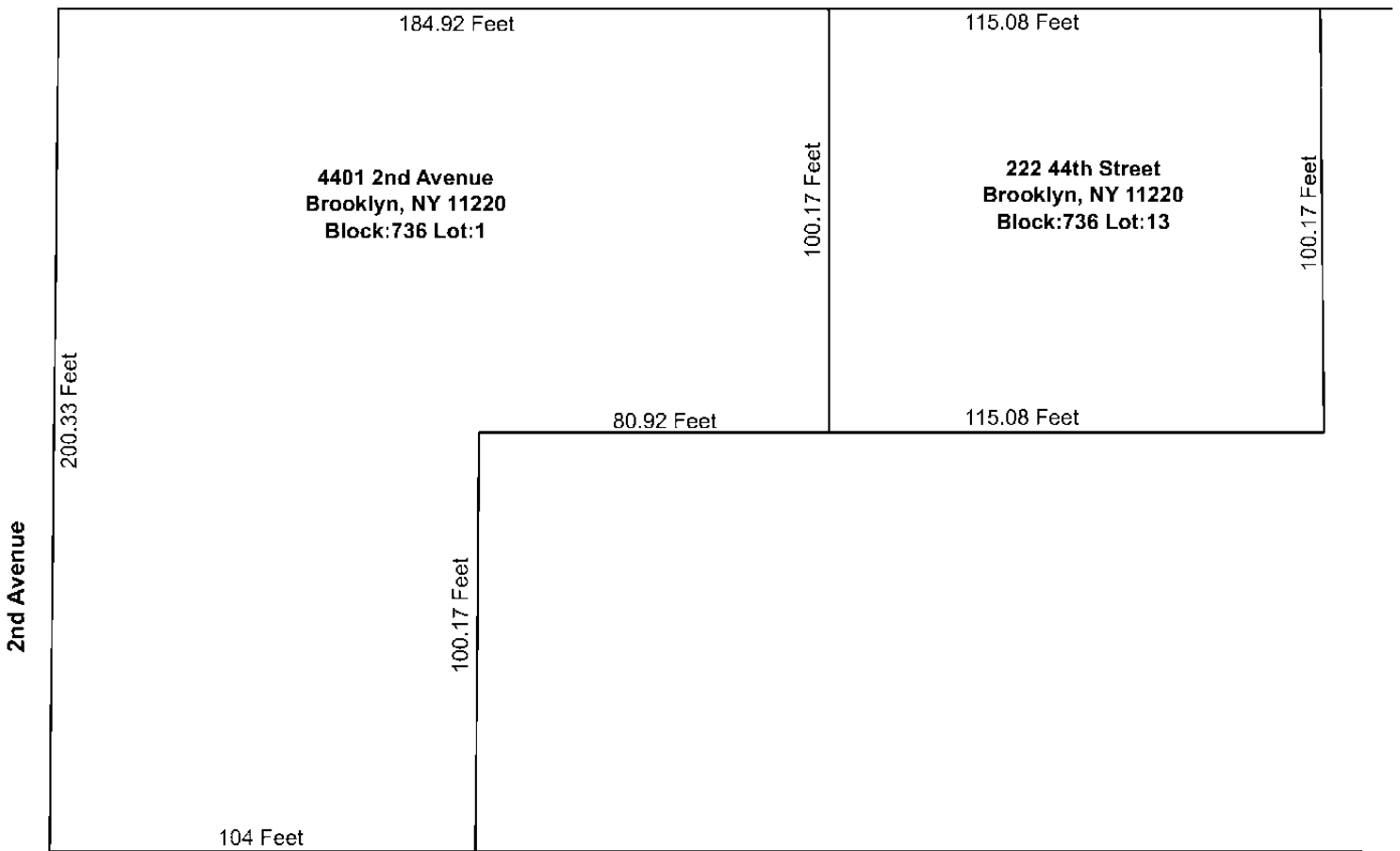
2nd Floor Plan



Zoning Lot Description



44th Street



45th Street





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

LOT 1

THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn DATE: FEB 15 1965 NO. 3p0007223
 This certificate supersedes C.O.N.O. ZONING DISTRICT M1-2
 THIS CERTIFICATE is for the new-altered-existing-building-premises located at
 4401 2nd Avenue Brooklyn Block 736 Lot 1
 CONTAINS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS,
 RULES AND REGULATIONS FOR THE USE AND OCCUPANCY SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

FLOOR	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS ALLOWED	FLOOR AREA SQ. FT.	STAIRS AREA SQ. FT.	STAIRS WALKWAY AREA SQ. FT.	STAIRS LANDING AREA SQ. FT.	STAIRS WALKWAY LANDING AREA SQ. FT.	DESCRIPTION OF USE
First	O.G.	85	17	17	D1	E	Factory Office	
Second	120	25 50	17	6	D1	E	Factory Offices	

OPEN SPACE USES: (garage, storage space, loading berth, other use, none)

NO CHANGE OF USE OR OCCUPANCY SHALL BE MADE UNLESS
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED
 THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
 SPECIFICATIONS NOTED ON THE REVERSE SIDE.

[Signature]
 COMMISSIONER

ORIGINAL FILED IN DEPARTMENT OF BUILDINGS COPY

03/10/03 C.S.F. D.O.B.

8 Feet (8'0" for 4'0")

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:
 BEGINNING at a point on the East side of 2nd Avenue
 distant 0 feet from the corner formed by the intersection of
 45th Street and 2nd Avenue
 running thence North 200'-0" feet thence East 100'-0" feet
 thence South 100'-0" West 0'-4" feet thence South 100'-0" West 100'-4" feet
 thence thence feet thence feet
 to the point or place of beginning.

SEWAGE No. 1173 (DATE OF COMPLETION) CONSTRUCTION CLASSIFICATION IID
 BUILDING OCCUPANCY GROUP CLASSIFICATION D1 HEIGHT 2 STORES 26'-0" FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS:

	YES	NO	YES	NO
STANDPIPE SYSTEM				
YARD HYDRANT SYSTEM			XX	
STANDPIPE FIRE TELEPHONE AND SIGNALING SYSTEM				
SMOKE DETECTOR				
FIRE ALARM AND SIGNAL SYSTEM				

STORM DRAINAGE DISCHARGES INTO:
 A) STORM SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

SANITARY DRAINAGE DISCHARGES INTO:
 A) SANITARY SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:
 BOARD OF STANDARDS AND APPEALS CAL. NO. _____
 CITY PLANNING COMMISSION CAL. NO. _____
 OTHER: _____

03/10/03 C.S.F. D.O.B.

LOT 11

100-28987-24
 CITY OF NEW YORK No. 28987
 OFFICE OF THE PRESIDENT OF THE BOROUGH OF BROOKLYN
 DEPARTMENT OF BUILDINGS
 DATE: April 15 1937
CERTIFICATE OF OCCUPANCY
 (Standard form adopted by the Board of Standards and Appeals July 22, 1932, and amended pursuant to Section 411-a, General New York Charter, and Chapter 3, Building Code, Code of Ordinances, City of New York)
 This certificate supersedes all previously issued certificates.
 To the owner or owners of the building or premises:
 THIS CERTIFIES THAT THE ALTERED BUILDING-PREMISES
2873 22
4401 2nd Ave
 Located in Block 736 Lot 11, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of this class and kind at the time this permit was issued; and CERTIFIES FURTHER that any provision of law relating to standpipe and sprinkler equipment have been complied with as certified by a report of the Fire Commissioner to the Commissioner of Buildings.
 THIS CERTIFICATE IS ISSUED SUBJECT TO THE LIMITATIONS HEREINAFTER SPECIFIED AND TO THE FOLLOWING RESOLUTIONS OF THE BOARD OF STANDARDS AND APPEALS.
 (Calculator numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS LBS. PER SQ. FT.	PERSONS ACCOMMODATED			B S E
		MALE	FEMALE	TOTAL	
Cellar				STORAGE	
Basement				NONE	
First	110		1	DISPLAY ROOM	
Second	110		3	RUBBER & CARBONASTIC	
Third	110		3	RUBBER PAINT INK TESTING	
Fourth	110		3	PAINT TESTING	
Fifth					
Sixth					

Permit No. 2873 22 Type of Construction FP BRK
 Height 41 feet 58' Date of completion, construction 9/11/37
 Located in Brooklyn (area)

NO CHANGE OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE COMMISSIONER OF BUILDINGS.

Unless an approval for the same has been obtained from the Commissioner of Buildings, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made, nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads providing the same stresses in the construction in any story shall not exceed the live loads specified below; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof, from obtaining such other permits, licenses or approvals as may be described by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary," it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the unannexed house commissioner unless it is also approved and endorsed by him; and it must be replaced by a full certificate at the date of its expiration.

Examined by *[Signature]*
 Commissioner of Buildings,
 Borough of Brooklyn.

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

LOT 1

NYC Department of Buildings
Property Profile Overview

4401 2 AVENUE		BROOKLYN 11232	BIN# 3337169
2 AVENUE	4401 - 4411	Health Area : 4400	Tax Block : 736
44 STREET	202 - 206	Census Tract : 2	Tax Lot : 1
		Community Board : 307	Condo : NO
		Buildings on Lot : 3	Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s):	44 STREET, 45 STREET		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		Special Status:	N/A
Local Law:	NO	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
Additional BINs for Building:	NONE		
Additional Designation(s):	IBZ - INDUSTRIAL BUSINESS ZONE		
IPD Multiple Dwelling:	No		
Special District:	UNKNOWN		

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: F2-FACORY/INDSTRAL
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.

	Total	Open	Elevator Records
Complaints	3	0	Electrical Applications
Violations-DOB	37	0	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	26		Marquee Annual Permits
OR Enter Action Type:			Boiler Records
OR Select from List:	Select...		DEP Boiler Information
AND	Show Actions		Crane Information
			After Hours Variance Permits

LOT 11

NYC Department of Buildings
Property Profile Overview

214 44 STREET		BROOKLYN 11232	BIN# 3332123
44 STREET	214 - 216	Health Area : 4400	Tax Block : 736
		Census Tract : 2	Tax Lot : 11
		Community Board : 307	Condo : NO
		Buildings on Lot : 1	Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s):	2 AVENUE, 3 AVENUE		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		Special Status:	N/A
Local Law:	NO	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
Additional BINs for Building:	NONE		
Additional Designation(s):	IBZ - INDUSTRIAL BUSINESS ZONE		
IPD Multiple Dwelling:	No		
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	Total	Open	Elevator Records
Complaints	2	0	Electrical Applications
Violations-DOB	26	11	Permits in-Process / Issued
Violations-OATH/ECB	6	4	Illuminated Signs Annual Permits
Jobs/Filings	2		Plumbing Inspections
ARA / LAA Jobs	2		Open Plumbing Jobs / Work Types
Total Jobs	4		Facades
Actions	71		Marquee Annual Permits
OR Enter Action Type:			Boiler Records
OR Select from List:	Select...		DEP Boiler Information
AND	Show Actions		Crane Information
			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.

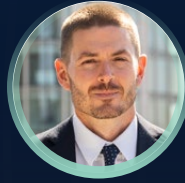
A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms 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

MANHATTAN

BRONX

QUEENS

BROOKLYN

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REAL ESTATE INVESTMENT SERVICES