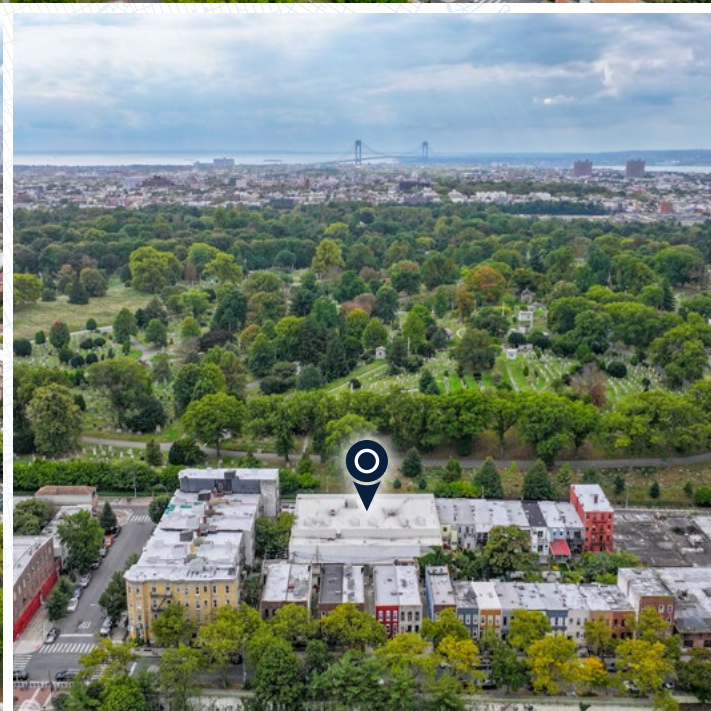
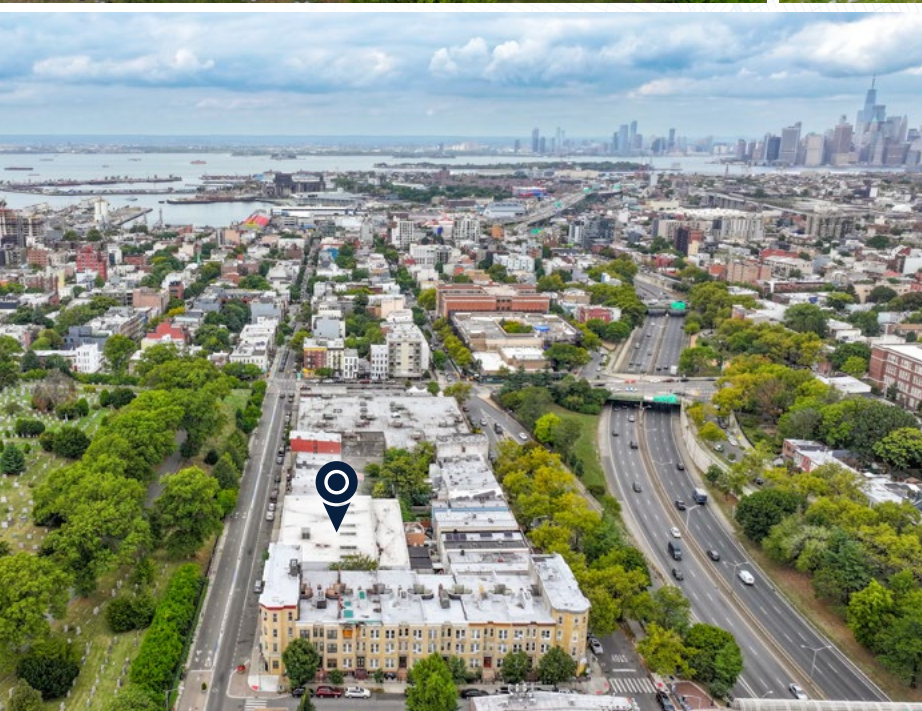


413 20TH ST BROOKLYN, NY 11215



MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM





Opportunity



\$7,500,000 (\$455 / SF)

ASKING PRICE

REDUCED 02/25

ORIGINAL ASKING PRICE: \$8,000,000 (\$485 / SF)



**Warehouse /
Showroom + Office**

PRODUCT TYPE



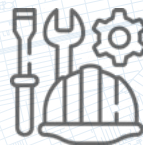
Delivered Vacant

OCCUPANCY



±16,500

SQUARE FOOTAGE



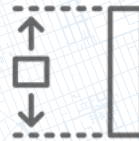
2019 Construction

LIKE-NEW CONDITION



24' Ceiling

CLEAR HEIGHT



125' x 100.17'

LOT & BUILDING DIMENSIONS



1 Block

FROM BQE RAMP



Class 4 | \$102,249

REAL ESTATE TAXES



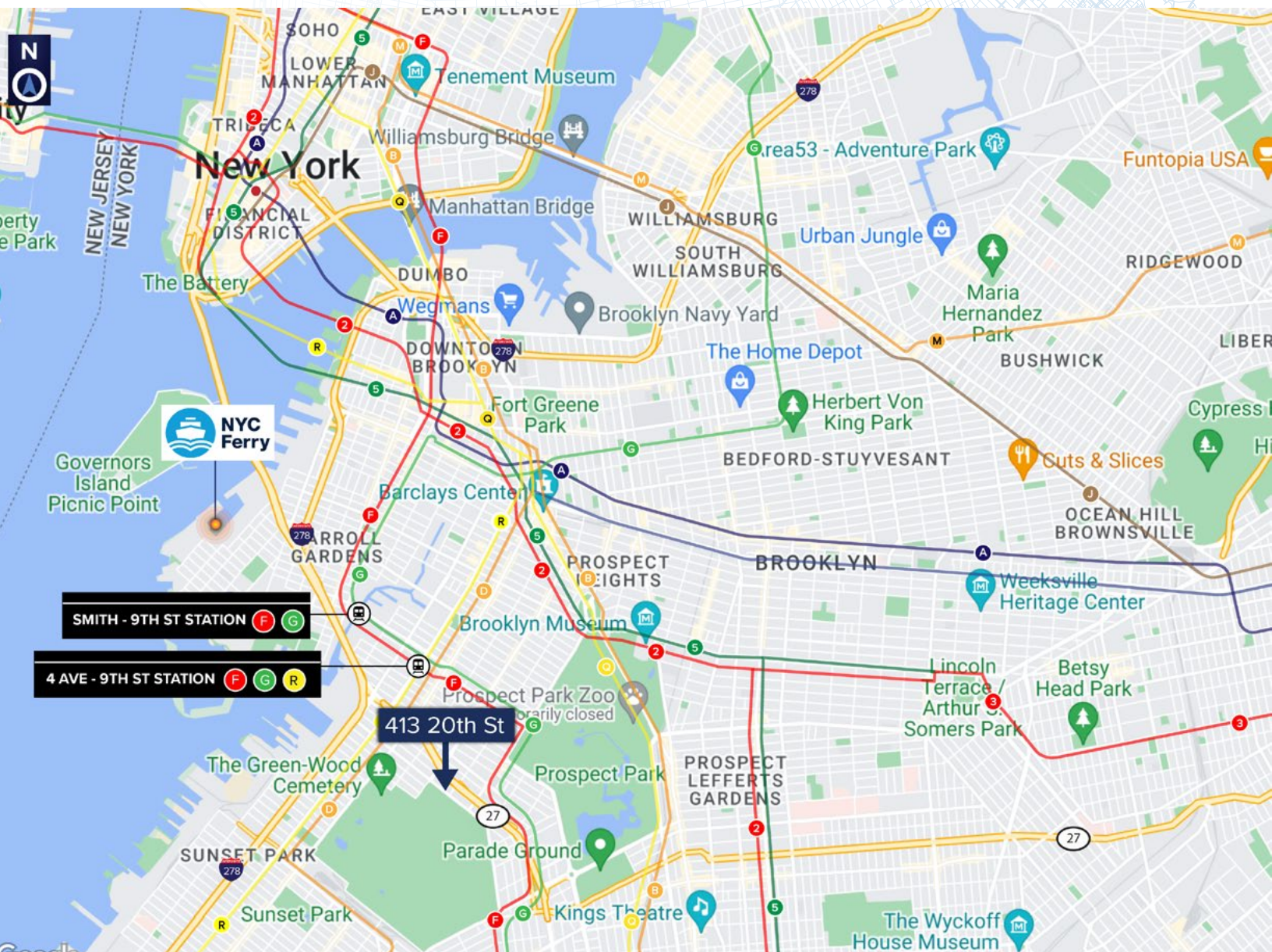
413 20TH ST, BROOKLYN, NY 11215

Investment Highlights

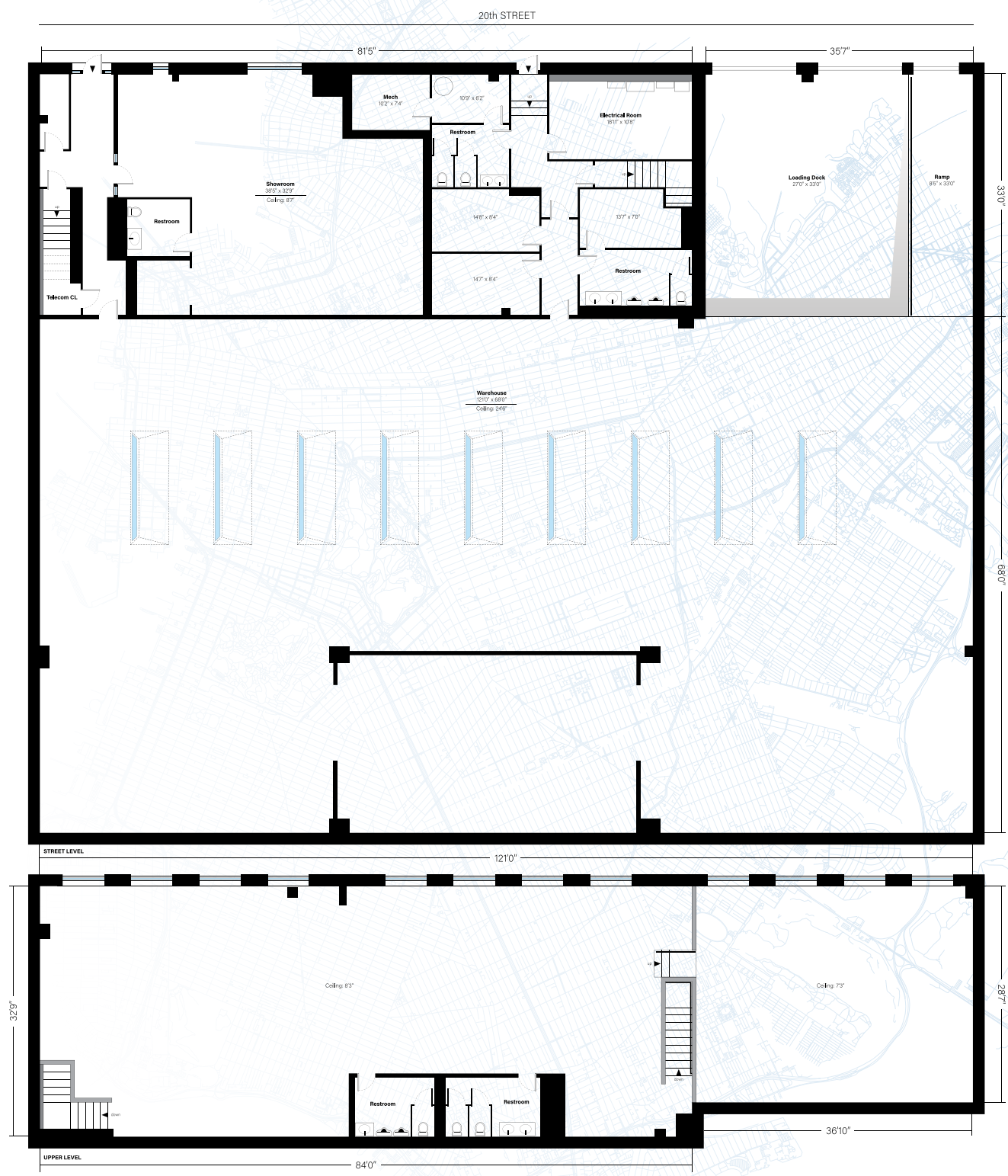
- Delivered vacant, prime end-user opportunity
- Fully renovated and move-in ready
- Full footprint ground floor has $\pm 12,500$ SF of warehouse and showroom space with 24' ceiling heights
- Partial footprint (125' x 32') second floor has $\pm 4,000$ SF of modern office space
- $\pm 125'$ of frontage on 20th Street
- 2 curb cuts leading to 2 drive-in loading bays
- Easy access to Prospect and Gowanus Expwy



Tax & Transportation Maps



Floor Plans





NEIGHBORHOOD OVERVIEW

GREENWOOD HEIGHTS

HISTORICAL OVERVIEW

Greenwood Heights gets its name from the prominent Green-Wood Cemetery, which predates the Brooklyn Bridge. Founded in 1838, the cemetery spans 478 acres and is a testament to Gothic Revival architecture. It was once a popular tourist destination in the 19th century, attracting more visitors than Niagara Falls. The neighborhood underwent significant changes throughout the 20th century, transitioning from industrial sites to more residential ones, with waves of immigrant populations leaving their mark on its cultural tapestry. churches, and former factories, reflecting its diverse heritage and evolution.

LANDMARKS & POINTS OF INTEREST

Gothic Arch Entrance: This grand Gothic Revival gateway, built in 1861, serves as the cemetery's main entrance and is an iconic architectural landmark.

Industry City: A massive complex of warehouses and factories turned into a hub for art, dining, shopping, and events.

Angel of Music: A sculpture and grave for the renowned composer and conductor Leonard Bernstein, attracting fans of his work.

Battle Hill: The highest point in Brooklyn, offering sweeping views of Manhattan and the Statue of Liberty, and a monument to the Battle of Brooklyn from the Revolutionary War.

PLACES TO VISIT & AMENITIES

Local Eateries: Places like Lot 2, Giuseppina's, and Southside Coffee offer the diverse culinary options Greenwood Heights is known for.

Bars: There's the Sea Witch for those who love a good nautical theme and a beautiful back garden, and the quirky Quarter Bar.

Parks: The neighborhood has playgrounds and green spaces like Sunset Park, offering stellar skyline views.



RESIDENTIAL MARKET OVERVIEW

The residential market in Greenwood Heights is a mix of historic rowhouses, newly developed condos, and classic pre-war buildings. The demand has risen due to its unique mix of history and modernity. In recent years, median home prices have been on the uptrend due to its proximity to Manhattan and the allure of a quieter neighborhood vibe. It is a hotspot for both families and young professionals.

DEVELOPMENT MARKET OVERVIEW

The development market has seen a significant upsurge with several old warehouses and factories turning into residential lofts, coworking spaces, and artist studios. With its rezoning laws, there is an opportunity for more mixed-use buildings that align with its evolving dynamics.

RETAIL MARKET OVERVIEW

Greenwood Heights has an eclectic mix of mom-and-pop stores, artisan boutiques, and some chains. The neighborhood's retail scene is growing, with Industry City acting as a magnet, drawing retailers and shoppers alike.

FAMOUS PUBLIC FIGURES

Though not as celebrity-studded as other parts of Brooklyn, Greenwood Heights has its icons. Leonard Bernstein, Jean-Michel Basquiat, and Horace Greeley are among the many notable figures interred at Greenwood Cemetery.

TRANSPORTATION

Greenwood Heights is strategically located, providing easy access to downtown Manhattan and other parts of Brooklyn. It's served by the D, N, and R subway lines. Additionally, the B63 bus route runs through it. The Gowanus Expressway nearby offers a quick driving route.

COMPARATIVE ANALYSIS

While Manhattan neighborhoods might be more hustle and bustle and Williamsburg offers a hipster vibe, Greenwood Heights provides a serene environment without compromising on modern amenities. Its distinct blend of historical significance, unique landmarks, diverse culture, and burgeoning growth makes it stand out amidst NYC's mosaic of neighborhoods.

In essence, Greenwood Heights is a testament to Brooklyn's transformative spirit, offering residents and visitors a unique blend of the past, present, and a promising future.

CERTIFICATE OF OCCUPANCY #1

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF **Brooklyn** CITY OF NEW YORK

No. **118512**

Date **DEC 28 1945**

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C 26-181.0 to C 26-187.0 inclusive Administrative Code 2.1.31. to 2.1.37. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:
THIS CERTIFIES that the hereinafter described building premises located at **415/419 40th Street, North Side, 125' west of 8th Avenue, Block 897, Lot 64**

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 its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Occupancy classification **Factory** Construction classification **Brick**

Date of completion **SI - 12/27/45** Height **1 1/2** stories Located in **Unrestricted** Use District

Area **---** Height Zone at time of issuance of permit **---**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
First		5	5	10	Manufacturing paints and varnishes
Mezzanine	120	5	-	5	Mixing and thinning of paints
Totals		10	5	15	Paint manufacturing
Note:					One story cement block structure at rear of lot.

Edward P. Leonard,
 Borough Superintendent.

CERTIFICATE OF OCCUPANCY #2

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF **Brooklyn**, CITY OF NEW YORK

No. **113517**
Date **DEC 28 1945**

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 21.31, to 21.37, Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:
THIS CERTIFIES that the ~~new proposed~~ existing building premises located at
121 30th Street, North Side, Block 857 Lot 55

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 its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Construction classification: **Frame**
Occupancy classification: **Office** Height **1 1/2** stories

Date of completion: **SD- 12/27/45** Located in **Unrestricted** Use District.

Area _____ Height Zone at time of issuance of permit _____

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:

PERMISSIBLE USE AND OCCUPANCY

Floor	LIVE LOADS Lb. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Ground	60	2	2	4	Roller room and storage
1st	60	2	2	4	Offices
Totals:		4	4	8	

Edward P. ...
Borough Superintendent

DOB OVERVIEW

421 20 STREET		BROOKLYN 11215		BIN# 3017279	
20 STREET	421 - 421	Health Area	: 4700	Tax Block	: 887
		Census Tract	: 1502	Tax Lot	: 54
		Community Board	: 307	Condo	: NO
		<u>Buildings on Lot</u>	: 2	Vacant	: NO

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

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

Cross Street(s):	7 AVENUE, 8 AVENUE		
DOB Special Place Name:			
DOB Building Remarks:	BLK 887/ LTS 53 & 54 MERGED INTO LT 54 (9/19)		
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		
HPD 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: F5-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	0	0	Permits In-Process / Issued
Violations-OATH/ECB	0	0	Illuminated Signs Annual Permits
Jobs/Filings	5		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	5		Facades
Actions	4		Marquee Annual Permits
OR Enter Action Type: <input type="text"/>			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
AND <input type="button" value="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 **413 20TH St, Brooklyn, NY 11215** (“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.

413 20TH ST, BROOKLYN, NY 11215



BOBBY LAWRENCE
INDUSTRIAL
MARKET: WEST



DJ JOHNSTON
INSTITUTIONAL/DEVELOPMENT
DISTRESSED
MARKET: NORTH CENTRAL



HENRY HILL
MULTIFAMILY
MARKET: SOUTHEAST



BRYAN KIRK
RETAIL/OFFICE
MARKET: NORTH



WILLIAM CHENG
SPECIALTY
MARKET: SOUTHWEST



JERMAINE PUGH
MIXED-USE
MARKET: CENTRAL



ANDREW MARCUS
DEBT / EQUITY
MARKET: BROOKLYN



ROBERT MOORE
DIRECTOR OF
NY OPERATIONS

BRONX

QUEENS

MANHATTAN

BROOKLYN

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