

BROOKLYN INDUSTRIAL FOR LEASE

NEW CONSTRUCTION AVAILABLE 2021/2022

568 Meserole Street, East Williamsburg, Brooklyn

96,733 SF 2-STORY BUILDING
WITH 13,000 SF PARKING



Property Description

DY Realty Group, LLC is pleased to announce that it has been retained on an exclusive basis to handle the leasing of 568 Meserole Street in East Williamsburg, Brooklyn.

The property will be a newly constructed 2-story building (projected completion date of 2021/2022) of 96,733 sf. There will be a 46,324 sf ground floor with 29' ceiling heights and a 45,242 sf 2nd floor with ceiling heights of 16'.

Loading will be serviced through 5 grade level drive-in doors on Meserole Avenue and three 50' interior loading docks on Gardner Avenue.

In addition, there will be a 13,000 sf fenced and paved parking area for approximately 33 cars.

Block / Lot	2978 / 1
Total Building	96,733 sf
Floors	46,324 sf Ground / 45,242 sf 2nd
Total Land	13,000 sf / 33 Car Parking
Plot Size	60,000 sf (200' x 300')
Office Space	5,167 sf Mezzanine / Build to Suit
Ceiling Height	29' Ground Floor / 16' 2nd Floor
Zone	M3-1 / North Brooklyn IBZ
Drive-in Doors	5 Grade Level Doors on Meserole Avenue (18' W x 16' H)
Loading Docks	3 Interior Docks on Gardner Ave. (50' Deep) (24' W x 14' H & 15' W x 14' H)
Elevators	Two 10,000 lb Each Freight / 1 Passenger
Heat	Gas
A/C	To Be Determined
Power	3,000 Amps
Frontage	300' Meserole Street / 200' Gardner Avenue
Columns	Wide Column Bays (50' x 50')
Ground Floor Load	Unlimited
Second Floor Load	125 lb Load / 8 Inch Concrete Slab
Taxes	ICAP Tax Abatement

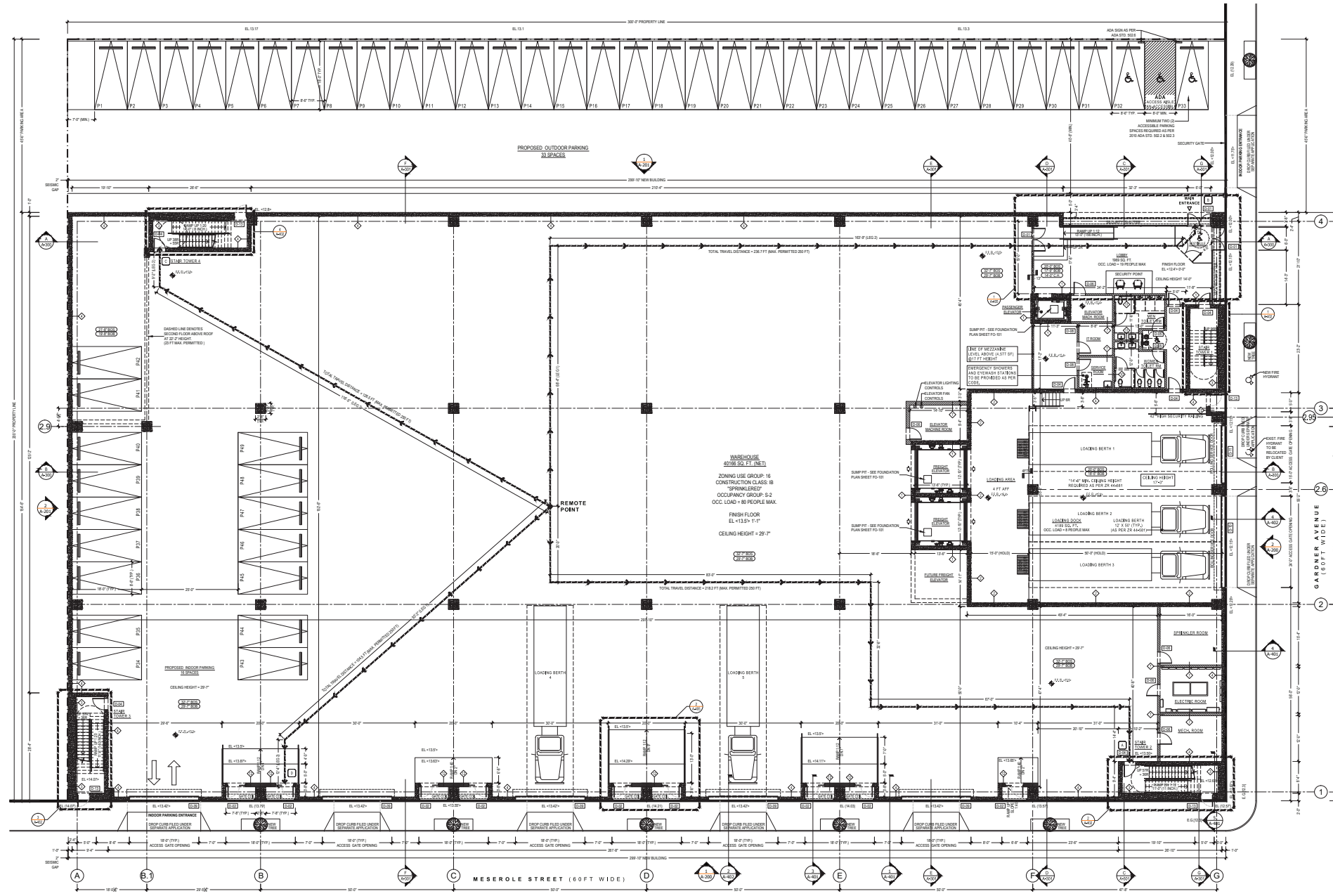


ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE

Floor Plan - Ground Floor

CONSTRUCTION NOTES
 SEE TYPICAL CONSTRUCTION NOTES ON SHEET 1-100
DOB NOTE
 THIS PLAN IS APPROVED ON A FOR WORK INDICATED ON THE APPLICATION/PROPOSITION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELED UPON, OR TO BE CONSIDERED AS BEING EITHER APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

SECOND FLOOR	MEZZANINE	EL 240.0'	EL 240.0' BY 100' x 100' OCCUPANCY	100 OCCUPANTS	MEZZANINE	EL 237.0'	STAIR TOWER 1	EL 237.0'	STAIR TOWER 2	EL 237.0'	STAIR TOWER 3



1 FIRST FLOOR CONSTRUCTION PLAN

SCALE: 1/8"=1'-0"

NO.	DESCRIPTION	DATE
01	INITIAL DESIGN	11-20-2019
02	REVISIONS FOR DOB REVIEW	12-20-2019
03	REVISIONS FOR DOB REVIEW	01-23-2020
04	REVISIONS FOR DOB REVIEW	02-13-2020
05	REVISIONS FOR DOB REVIEW	02-13-2020
06	REVISIONS FOR DOB REVIEW	02-13-2020
07	REVISIONS FOR DOB REVIEW	02-13-2020
08	REVISIONS FOR DOB REVIEW	02-13-2020
09	REVISIONS FOR DOB REVIEW	02-13-2020
10	REVISIONS FOR DOB REVIEW	02-13-2020

These plans and specifications are in accordance with the New York City Building Code and all other applicable laws and regulations. The architect and engineer shall not be responsible for any errors or omissions in these drawings or specifications. The architect and engineer shall not be responsible for any errors or omissions in these drawings or specifications. The architect and engineer shall not be responsible for any errors or omissions in these drawings or specifications. The architect and engineer shall not be responsible for any errors or omissions in these drawings or specifications.

STRUCTURAL ENGINEER
 GEORGE CONSULTING ENGINEERS
 140 BROADWAY
 10TH FLOOR
 NEW YORK, NY 10038
 P: 212 512 2211
 F: 212 481 1188

FOUNDATION ENGINEER
 MODERN ENGINEERING & CONSULTING, INC.
 ENGINEERS & ARCHITECTS TO BE CERTIFIED
 360 FIVE POINTS PARK, NEW YORK 11040 1110
 P: 718 302 2000
 F: 516 365 2020

FIRE ALARM, SPRINKLER & STANDOFF
 DESIGN ENGINEER
 MODERN ENGINEERING & CONSULTING, INC.
 140 BROADWAY, 10TH FLOOR
 NEW YORK, NY 10038
 WWW.TWINGENR.COM
 P: 212 587 8044
 F: 212 587 8045

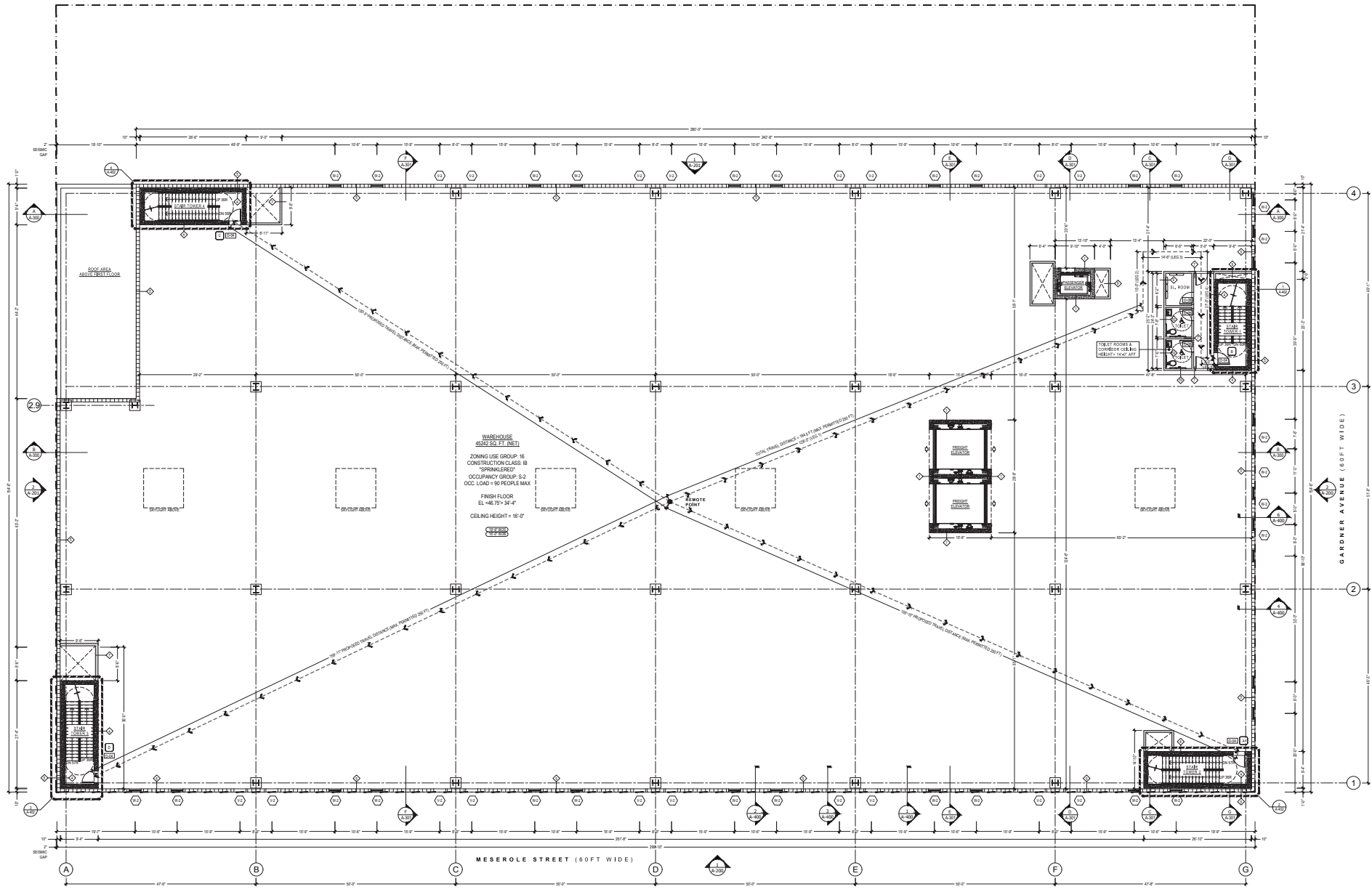
EMPIRE TRANSIT MIX

new york design
 GEORGE P. ANZOLINO, AIA
 173 West Broadway, New York, NY 10013
 40 WEST BROADWAY, NEW YORK, NY 10013

106 Gardner Avenue
 Brooklyn, NY 11237
 19021 02.19.2019
 JS AP PG
PROPOSED FIRST FLOOR CONSTRUCTION PLAN

A-100.00 7 of 21

Floor Plan - Second Floor



1 SECOND FLOOR CONSTRUCTION PLAN

SCALE: 1/8"=1'-0"

NO.	REVISION	DATE
01	INITIAL DGS PLAN	12-24-2019
02	ISSUED FOR DGS REVIEW	12-24-2019
03	ISSUED FOR DGS REVIEW	01-24-2020
04	ISSUED FOR DGS REVIEW	02-12-2020
05	ISSUED FOR DGS REVIEW	04-14-2020

These plans and specifications are used in New York State and are the property of new york design architects, LLP. Any reproduction, modification, or alteration of these plans without the written consent of new york design architects, LLP is prohibited. Contractors shall be held responsible for any errors or omissions in these drawings. The architect/engineer shall be held responsible for any errors or omissions in these drawings. The architect/engineer shall be held responsible for any errors or omissions in these drawings. The architect/engineer shall be held responsible for any errors or omissions in these drawings.

STRUCTURAL ENGINEER
 DESIGN CONSULTING ENGINEERS
 20TH FLOOR
 NEW YORK, NEW YORK 10038
 T: 212.552.2211
 F: 212.481.8188

FOUNDATION ENGINEER
 KOSMIN ENGINEERING & CONSULTING, INC.
 ENGINEERS & ARCHITECTS NEW YORK CERTIFIED
 NEW HYDE PARK, NEW YORK 10460-1110
 T: 212.362.7500
 F: 212.362.2029

FIRE ALARM, SPRINKLER & STANDPIPE DESIGN ENGINEER
 TWO CONSULTING ENGINEERS, P.C.
 120 WALL STREET, 5TH FLOOR
 NEW YORK, NY 10038
 WWW.TWOCENGINEERS.COM
 T: 212.687.8844
 F: 212.687.8844

EMPIRE TRANSIT MIX

new york design
 ARCHITECTS, LLP
 170 West Broadway, New York, NY 10038
 800.722.8888
 www.newyorkdesign.com

106 Gardner Avenue
 Brooklyn, NY 11237
 19021 02.19.2019
 JS AP PG
PROPOSED SECOND FLOOR CONSTRUCTION PLAN
 A-102.00 9 of 21





CONTACT EXCLUSIVE AGENTS

Paul J. Yuras

Exclusive Agent

718-729-7474 x113

PYuras@DYRealty.com

Jean Liu

Exclusive Agent

718-729-7474 x128

JLiu@DYRealty.com



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE

36-36 33RD STREET, SUITE 503 • LONG ISLAND CITY, NY 11106 • 718.729.7474 • WWW.DYREALTY.COM