



Williams Avenue Site

Sackman Street Site

East New York Industrial Business Zone Sites

Looking south from East New York Avenue

NYCEDC plans to release a multi-site Request for Proposals (RFP) offering a unique opportunity to develop industrial space in one of the most **transit-rich Industrial Business Zones (IBZs)** in New York City.

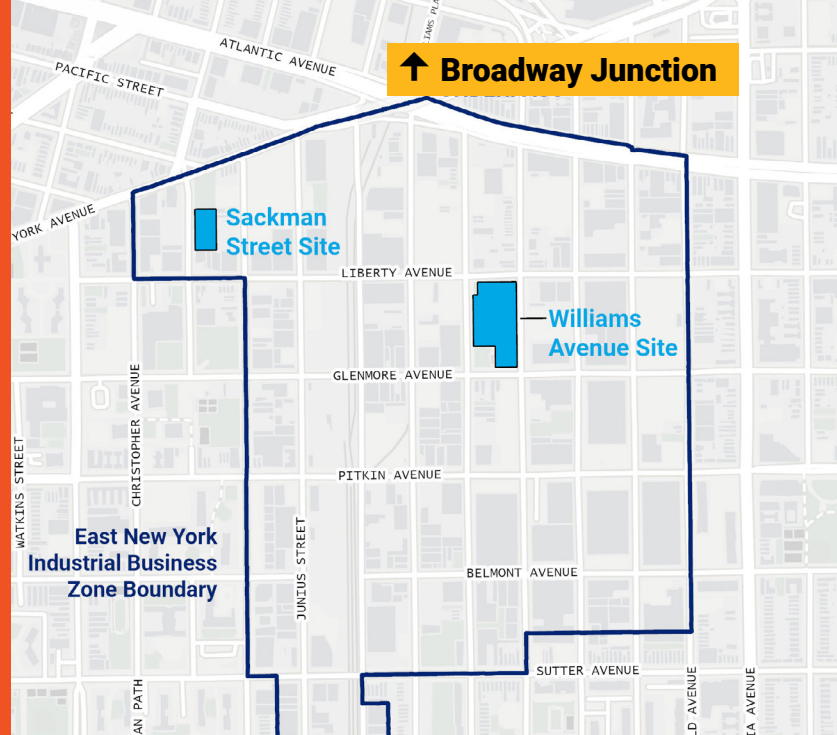
What Makes This IBZ Special?

The East New York Industrial Business Zone (ENY IBZ) is unique from other IBZs in New York City and offers many advantages:

- More affordable industrial real estate compared to other IBZs in New York City
- An active Business Improvement District with support from the Local Development Corporation of ENY and Business Outreach Center Network to drive local economic growth
- Eligibility for IBZ Relocation Tax Credit
- Excellent transit connectivity, including access to the 3, A, C, J, Z, and L subway lines; the Long Island Rail Road; several bus lines; regional truck routes; and JFK Airport
- Home to a variety of businesses; steel, transportation, and warehousing are currently the top employing industries in the IBZ
- Proximity to vibrant residential neighborhoods and a major regional transit hub at Broadway Junction, providing opportunities for workforce recruitment

Development Opportunities

NYCEDC and the City are committed to long-term equitable growth in Broadway Junction and East New York. In 2023, the City and State announced **\$500M in funding** to bring full ADA access to Broadway Junction Station and new public space and improvements to the streets around the station.



173-191 Sackman Street
Brooklyn, NY 11212

- Approximately 19,000 square feet of land
- Paved surface lot
- Zoned M1-4
- FAR: 2.0
- Opportunity to improve lot with industrial and job-generating uses
- Will be delivered vacant



116 Williams Avenue
Brooklyn, NY 11207

- Approximately 69,000 square feet of land
 - Approximately 51,000 square feet of paved surface parking lots
- Includes a former public school building in sound condition
 - Built in 1925
 - Approximately 63,000 gross square feet
 - Currently occupied by a DHS Women's Shelter scheduled to relocate and vacate property in 2025
 - Four stories plus basement
 - Well-maintained and working building systems
- Zoned M1-4
- FAR: 2.0
- Opportunity to repurpose existing building and improve surface lots with industrial and job-generating uses
- Will be delivered vacant

Partnerships with community organizations are encouraged.

For additional information and opportunities for partnerships, please visit edc.nyc/enyibzsurvey or scan here:

