

New York City Economic Development Corporation

# Sunset Park District Update



Summer 2025

BROOKLYN  
WHOLESALE  
MEAT MARKET

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PIER 11

NEW YORK HARBOR

PIER 4

MADE IN N  
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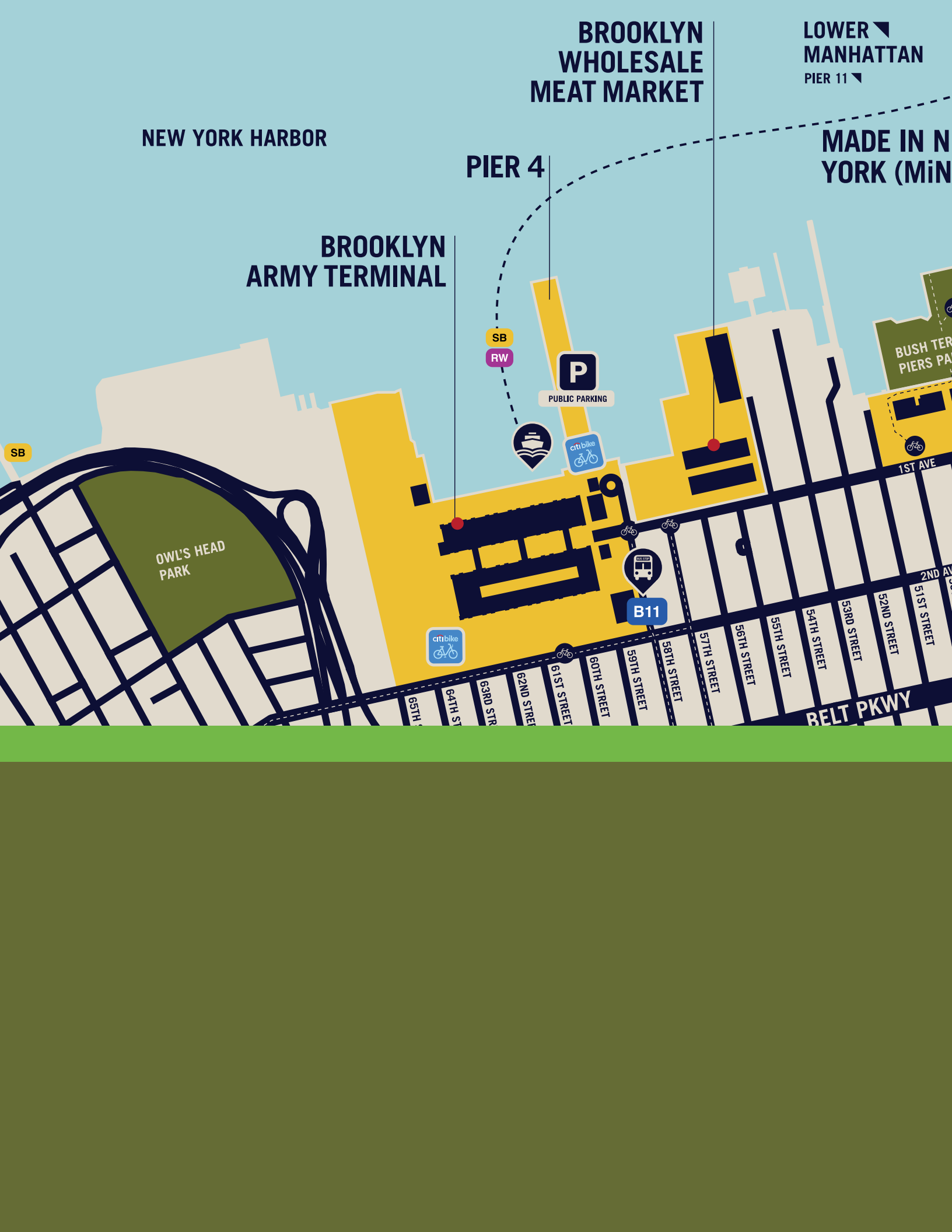
63RD STREET

64TH STREET

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SB  
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# Dear New Yorkers,

This has been a remarkable year for NYCEDC's Sunset Park District—a year in which we advanced our long-term work to revitalize and redevelop waterfront assets. NYCEDC and the Adams Administration continued our commitment to the Sunset Park community and to the growth of the neighborhood's industrial ecosystem.

All of our assets in Sunset Park reached major milestones in 2024, from the massive offshore wind port rising out of the ground at the South Brooklyn Marine Terminal after 50 years of the site laying fallow, to opening Building A at the MADE Bush Terminal campus—the first step in revitalizing this underutilized asset—to forging ahead with BATWorks, a climate innovation hub at Brooklyn Army Terminal, and bringing new jobs and businesses to Brooklyn Wholesale Meat Market.

While manufacturing has been, and continues to be, fundamental to the Sunset Park economy, we are investing in future-focused industries—such as climate tech and offshore wind—to build on our manufacturing legacy and meet the needs of the 21<sup>st</sup> century, turning our assets into hubs for job and business growth at the forefront of innovation. To prepare local residents for these industries, we are launching the Sunset Park Economic Mobility Network—a new initiative to expand local awareness, training, and opportunity.

We released our first-ever Sunset Park Business Owner Survey this past year to better understand the diversity of our business community and how we can be supportive in expanding access to entrepreneurship opportunities. The results of the survey, along with future learnings, will be vital in addressing industry and community needs as we continue to activate assets in Sunset Park.

And we continued to position our properties as true community assets—through development of public spaces, waterfront access, and community-benefitting energy infrastructure; and through community events to celebrate local cultures.

Our work in Sunset Park is collaborative at its core, achieved in partnership with business tenants, elected officials, the Sunset Park Task Force, workforce development entities, local artists, and other nonprofits and community groups—all of whom share our investment in the economic future of the neighborhood and its industries. To continue to build our local relationships and lead our overall Sunset Park District strategy, in September 2024, Jennifer Brown joined NYCEDC as SVP in Asset Management.

This and much more is driving NYCEDC's ongoing investment in Sunset Park. I invite you now to read on and learn more about our work in this vibrant neighborhood.

**Andrew Kimball**



**President & CEO**

**New York City Economic Development Corporation**









# NYCEDC in Sunset Park

NYCEDC's Sunset Park District spans 200 acres of the South Brooklyn waterfront and includes four major industrial campuses—Brooklyn Army Terminal (BAT), South Brooklyn Marine Terminal (SBMT), MADE Bush Terminal, and the Brooklyn Wholesale Meat Market (BWMM).

Bringing together public and private investment in these assets, NYCEDC is working across the Sunset Park District and the broader neighborhood to:

- Maintain and grow local industrial and manufacturing sub-sectors
- Continue to grow a dynamic mix of tenant businesses
- Establish strong connections to Sunset Park residents
- Create high-quality campus experiences through placemaking, amenities, and activations that serve businesses, workforce, and the local community

## Transformation through Investment

Driven by over \$2.3 billion in public and private investment, major developments across the campuses of the Sunset Park District are having a transformative impact on its buildings and public realm. These investments include:

- **\$405M** in City investment at the MADE Bush Terminal campus toward 295K SF of new industrial space, public realm improvements, and 10 acres of new open space
- **\$448M** in City investment toward nearly 479K SF of new industrial space at Brooklyn Army Terminal including the launch of the BATWorks climate innovation hub and additional campus-wide improvements.
- **Nearly \$107M** of City investment in the South Brooklyn Marine Terminal that has leveraged over \$1B in private investment from offshore wind developer Equinor.



## SUNSET PARK DISTRICT BY THE NUMBERS

**\$2.3B**

public and private investment, complete or in development during the Adams Administration<sup>1</sup>

**133**

businesses<sup>7</sup>

**4,160**

employees<sup>8</sup>

**790K**

SF of new industrial space activated or in development at Brooklyn Army Terminal and MADE Bush Terminal<sup>2</sup>

**42%**

of businesses are in manufacturing<sup>9</sup>

**94.7%** leased<sup>3</sup>

**1,612**

employees (39%) work in manufacturing<sup>10</sup>

**32%**

of payments made in Fiscal Year 2025 were to certified M/WBEs<sup>4</sup>

**62%**

of employees reside in Brooklyn<sup>11</sup>

**37+**

acres of community and open space—5 acres new in 2024 and 5-acre Pier Park in development<sup>5</sup>

**19%**

of employees reside in Sunset Park, Red Hook, Park Slope, Borough Park, and Bay Ridge<sup>12</sup>

**60**

public programs with **76K+** attendees in 2024<sup>6</sup>

# Brooklyn Army Terminal

The 59-acre Brooklyn Army Terminal campus provides businesses with the flexible space, resources, and collaborative community needed to thrive—from cutting-edge manufacturing and food production to upcycling and climate tech prototyping.

## 2024 BY THE NUMBERS

**9**

climate tech  
companies piloted

**258K**

SF of new leasable  
space by 2027

**96%**

occupied

**200K**

SF BATWorks  
climate innovation  
hub in development

**47K**

SF in new leases signed

**148K**

SF in renewal  
leases signed



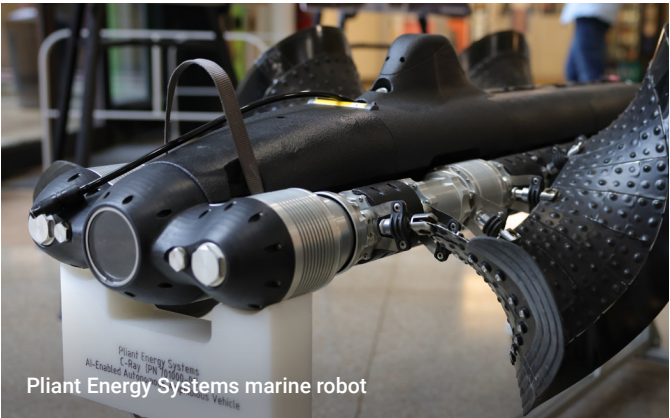


BUILDING A



## Piloting Climate Tech

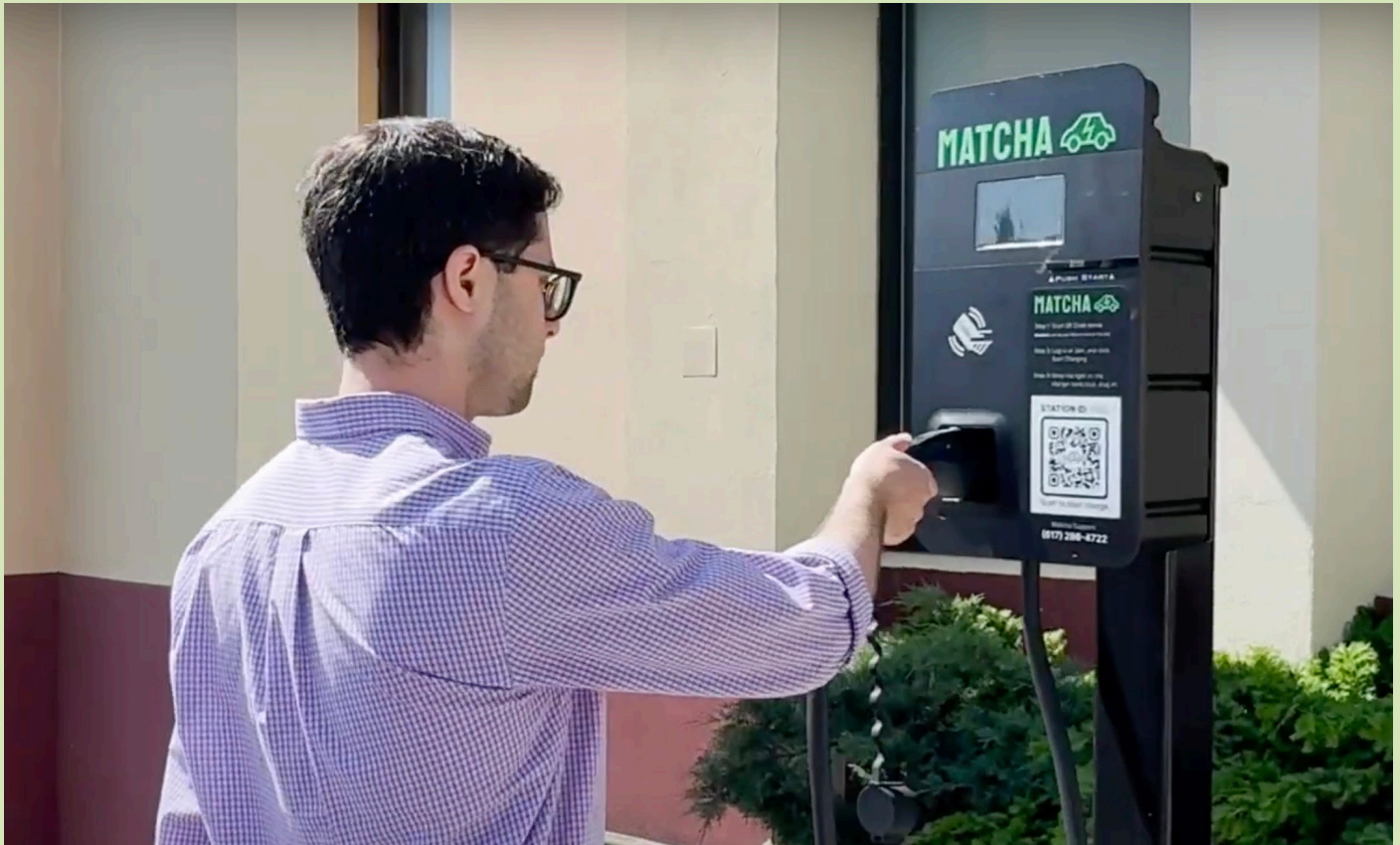
In April 2025, NYCEDC launched the third cohort of Pilots at BAT, an innovative program that allows startups to leverage the property to test, refine, de-risk, and demonstrate their products for the city’s complex urban environment. Three startups, Pliant Energy Systems, Armstrong World Industries, and LG CNS were selected to participate in the most recent cohort.



## Pilots at BAT Participants

<b>itselectric</b>	Curbside public EV charging solutions
<b>Conservation Labs</b>	An affordable smart water monitor
<b>Enertiv</b>	Granular insights into electricity consumption
<b>ReVert</b>	Power adapters that regulate power usage of appliances for enterprises
<b>Matcha</b>	A turnkey electric vehicle charging solution for multi-tenant property owners
<b>Benchmark Labs</b>	Sensors to provide AI-based weather forecasts for offshore wind maintenance and operations
<b>Swobbee</b>	Multi-modal battery swapping stations for e-bike users
<b>Swiftmile</b>	Public charging infrastructure for small electric vehicles
<b>Popwheels</b>	On-demand access to safe and convenient batteries for delivery workers through a battery-swapping network and charging cabinets
<b>Pliant Energy Systems</b>	Technologies in the fields of marine robotics, propulsion, electricity generation, and pumping
<b>Armstrong World Industries</b>	Innovative commercial ceiling and wall system solutions
<b>LG CNS</b>	Cutting-edge EV charging equipment with new software and operations services





## Pilot Spotlight: Matcha

Matcha offers compact, smart EV chargers for shared parking areas, easily installed without extensive modifications to property infrastructure. MatchaOS smart software works like fleet software but for individual drivers, helping to solve the low utilization and reliability challenges common in EV charging. Matcha offers qualified properties a no cost deployment option, providing landlords with free chargers and a profit-sharing model to save owners up to \$50,000 per charging station in operations and management costs. Since the launch of the pilot project at Brooklyn Army Terminal, Matcha's software was approved by state utilities in Massachusetts, Connecticut, and New York (NYSERDA), which makes it eligible for EV rebate incentives.

"Matcha's pilot at the Brooklyn Army Terminal was an accelerant to our entry into New York. The pilot helped Matcha demonstrate the reliability of its EV charging software, gain approval from NYSERDA, and generate press."

**Chris Kluesener, CoFounder & CEO, Matcha**







## BATWorks: Powering Climate Innovation

In January 2024, the City announced a \$100 million investment to create a Climate Innovation Hub at Brooklyn Army Terminal. Part of the Green Economy Action Plan, the hub will serve as a home for clean tech innovation and manufacturing.

In May 2025, following a competitive procurement process, the City announced that a consortium led by the Los Angeles Cleantech Incubator (LACI) and the Cambridge Innovation Center (CIC) will design and operate the Climate Innovation Hub now known as BATWorks. The awarded consortium also includes The City University of New York (CUNY), New York University (NYU), and Perkins&Will. The City's investment in BATWorks will help create over 600 jobs, serve 150 startups over 10 years, and generate \$2.6 billion in economic impact for the city.

The roughly 200,000-square-foot BATWorks hub will provide a wide range of startups—including emerging market innovators, small- and medium-sized companies, and growth-stage and commercialization-stage companies—with fit-for-purpose space to build products, rapidly prototype new technology, and carry out product research and development. BATWorks will also provide workforce training in green-economy jobs to New Yorkers, with a particular focus on training individuals living in Sunset Park and in the surrounding communities.







Renderings by Perkins+Will





## Refreshing the Brand

2024 also saw an update of the Brooklyn Army Terminal brand, with placemaking around the campus infusing new brand colors and mission-driven messaging to enliven entryways and common spaces. A new, user-friendly, comprehensive wayfinding program, fit for the scale of the property, was installed in 2025 to further position the property for growth and success.



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[Download our Events Brochure](#)









# Building Tenant Community

Over 2024, NYCEDC launched a bi-weekly tenant newsletter and began hosting quarterly tenant socials to further connect and strengthen the tenant and worker community on the campus.





## Tenant Spotlight: New York Embroidery Studio

New York Embroidery Studio is a full-service surface design studio and manufacturing facility located at Brooklyn Army Terminal.

"Our home at the Brooklyn Army Terminal has played a pivotal role in the growth of New York Embroidery Studio. We've experienced tremendous expansion, now employing over 400 individuals, and we're on track to double our production capacity. Almost 50 percent of our workforce lives in Sunset Park, and through partnerships with local organizations like the Brooklyn Chamber of Commerce and Southwest Brooklyn Industrial Development Corporation (SBIDC), we've forged strong connections within the community. The skilled talent pool in Sunset Park, coupled with the supportive and collaborative environment at the Brooklyn Army Terminal, has been key to our success. We're proud to continue the legacy of innovation and manufacturing right here in Sunset Park."

**Michelle Feinberg, Founder, New York Embroidery Studio**

"I came across this opportunity in my neighborhood through SBIDC. It's a good wage, close to my home, and uses my sewing skills. I love my commute from work to home and vice versa—I can easily walk from Sunset Park to work, and the neighborhood is nice and friendly."

**Anabel Sacacquirin,  
New York Embroidery Studio**

"I found this job through HireNYC, and it's been a great fit. I live nearby and walk to work every day, which makes things easier. I'm proud to help keep the factory clean and running smoothly."

**Madelyn Verez,  
New York Embroidery Studio**





## Tenant Spotlight: Norwegian Baked



Baked fresh in Brooklyn, Knekkbrød is an artisanal, naturally wheat-free and vegan-friendly Norwegian crispbread. The Nordic-inspired snack is made and sold by Norwegian Baked.

"I started Norwegian Baked in my home kitchen, so growing into a space at the Brooklyn Army Terminal felt like a huge step—and now I've happily renewed my lease to keep building right here. As a Sunset Park resident, it means everything to be able to scale my business while staying rooted in the neighborhood I love. The best part of being at the Brooklyn Army Terminal is the incredible maker community—we share resources, ideas, and support in a way that's really special. And, being able to bike to work doesn't hurt either!"

**Hedvig Bourbon, Founder, Norwegian Baked**

## Community Spotlight: Sunset Park Solar

In December 2024, we announced Sunset Park Solar, a partnership with UPROSE and Working Power to install a 40,000-square-foot solar array on the roof of Brooklyn Army Terminal's Building B. New York City's first, and largest, cooperatively owned solar project will bring clean, reliable, and affordable solar energy to Sunset Park residents and businesses. Over its lifetime, the project will deliver \$1.24 million in energy bill savings to approximately 150 local households. Construction began in June 2025 and will create job opportunities for local residents in Sunset Park's emerging clean energy economy.



Installation began on Sunset Park Solar in June 2025





## Connected by Water

The Sunset Park/BAT NYC Ferry landing connects Sunset Park residents and workers at our assets with the rest of the city, through the system's 25 landings across all five boroughs.

## NYC Public Berth Sites

Managed by NYCEDC, public berths accommodate a variety of vessel uses including tug and barge, excursion operations, and recreational, cultural, and educational ship activities. Pier 4 at Brooklyn Army Terminal is one such berthing site. Billybey Marina Service operates the DockNYC program, streamlining the permitting and licensing process at Pier 4 and other berths in Brooklyn, Manhattan, and Staten Island.

# 140K+

people boarded NYC Ferry at the Sunset Park/BAT landing in 2024, a 3% increase from 2023.





# MADE Bush Terminal

At the 36-acre Bush Terminal Campus, NYCEDC is leading an ongoing investment and repositioning strategy at the historic waterfront site to deliver new leasable space for growing industries, a dynamic employment hub, and resilient public realm space.



## 2024 BY THE NUMBERS

**170K**

SF delivered, including 140K SF industrial space and 30K SF community and event space in Building A

**155K**

SF industrial space in development in Building C

**5**

acres of open space delivered, 5-acre pier park in development





JI YONG KIM  
2024

  
**MADE**  
BUSH  
TERMINAL





13 42ND STREET, BROOKLYN, NY 11232

## Unveiling MADE

In November 2024, NYCEDC unveiled the Bush Terminal North Campus, delivering state-of-the-art leasable space for light industrial and manufacturing uses, and public gathering and event space in Building A. The campus was renamed MADE Bush Terminal, for Manufacturers, Artisans, Designers, Entrepreneurs—offering modern facilities, amenities, and indoor and outdoor gathering space.

<p><b>16K LBS</b> FLOOR LOAD CAPACITY</p> <p><b>8K-LB</b> FLOORBOY ELEVATOR</p> <p><b>24/7</b> ACCESS AND SECURITY</p> <p><b>125 LBS</b> FLOOR LIFT CAP</p>	<p><b>178K</b> TOTAL BUILDING SQ FT</p> <p><b>M3</b> BUILDING CLASS</p> <p><b>5</b> STORY IN CONSTRUCTION</p> <p><b>10'-14'</b> CLEAR HEIGHT</p>
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**FIBER OPTIC**  
WALL-TO-WALL NETWORK



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## Tenant Spotlight: Parameter Workshop

Parameter Workshop makes thoughtful, handmade things that people need in their lives and can't find anywhere else. Founder and owner, Josh Hume, moved into Unit 302 in May 2025, making him Building A's first tenant.

"I started Parameter Workshop in 2019, renting bench space in the shops of other woodworkers. I could not be more excited about finally having my own space at MADE Bush Terminal. I'm really looking forward to seeing the building come alive with a vibrant community of new tenants, makers, and entrepreneurs."

**Joshua Hume, Founder, Parameter Workshop**





## Community Connection

Shortly after the Building A unveiling, the campus began hosting community-driven events, including a Holiday Bazaar with local artisans and live entertainment with South Brooklyn Mutual Aid, concerts, and more. These free, public events drew nearly 1,500 members of the community and beyond to this new campus.

## Made in NY (MiNY) Campus

The South portion of Bush Terminal, known as the Made in New York (MiNY) Campus, is a collaboration between NYCEDC and the Mayor's Office of Media and Entertainment (MOME). Due to the COVID pandemic, followed by a nationwide slowdown in film and television production in 2024 and 2025, construction start of the sound stages has been delayed. However, NYCEDC is proceeding with community commitments including upgrades to Bush Terminal Piers Park.







Photo: Robert Jones

## Supporting M/WBEs in Construction

Construction work at Bush Terminal was NYCEDC's top contributor in awards and payments to minority- and woman-owned businesses (M/WBE) contractors across all projects in FY2025.

**\$177M**  
In payments  
to M/WBEs in FY25

## Spotlight: nARCHITECTS

nARCHITECTS is a Brooklyn-based architectural studio working across the United States and internationally on new buildings, transformations of existing buildings, and public spaces. In collaboration with public agencies, cultural institutions, developers, and private clients, they design architecture for the public good. In 2018, nARCHITECTS was awarded a contract for the design of Building A and Building C at MADE Bush Terminal.

"nARCHITECTS is honored to work for NYCEDC and the people who make our city work. In tandem with well-designed spaces for production, we are excited to support manufacturers and their collective of skilled workers through community enriching programming."

**Mimi Hoang, AIA, Co-Founding Partner, nARCHITECTS**





Ji Yong Kim



Yukiko Izumi

## Artist Spotlight: Ji Yong Kim and Yukiko Izumi

Arts & Design Professor Ji Yong Kim and artist Yukiko Izumi, along with collaborators Plushie, Motoko Otsuki, and Elisa Gislao, completed two stunning murals on the skybridge at MADE's campus. On the northern side, the mural features vibrant depictions of local entrepreneurs and residents, while the southern side highlights dancers. The murals reflect Sunset Park's rich cultural tapestry and spirit of community.

"The Bush Terminal mural projects perfectly highlight the strength of community engagement in Sunset Park. This wonderful initiative brought together local residents and over ten non-profit organizations through a series of public meetings to envision and contribute to the design process for the two vibrant murals on the Skybridge. This was a truly memorable experience to contribute to the beautification of our neighborhood, revitalization of the waterfront, and the development of valuable community spaces."

**Ji Yong Kim**  
**Yukiko Izumi**











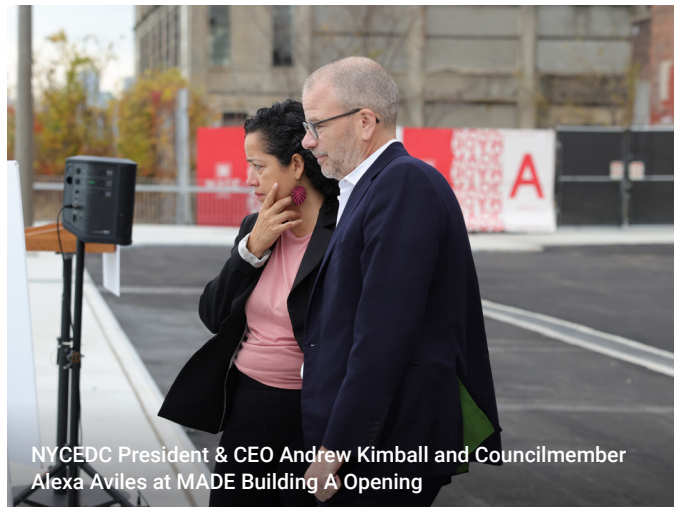
Conceptual Rendering of Pier 6

## Community Assets

Our buildings and campuses aren't just tenant spaces—they are assets for the community, from public plazas to waterfront access to event spaces and more. Our investments are maximizing these opportunities for community benefit.

### Public Space at MADE

The unveiling of MADE's Building A in November included 30,000 square feet of public gathering and event space, and five acres of surrounding public space. Looking ahead, in summer 2025, we will break ground on a transformation of the dilapidated Pier 6, which will deliver five acres of open access waterfront space and provide tenants, residents, and visitors with recreational opportunities and coastal views of Lower Manhattan and Governors Island.



NYCEDC President & CEO Andrew Kimball and Councilmember Alexa Aviles at MADE Building A Opening





Bush Terminal Piers Park Today

## Bush Terminal Piers Park

NYCEDC invested \$38 million to open waterfront access to the community with the transformation of Bush Terminal Piers Park. In addition to spectacular views of tidal pools and Bay Ridge Channel, the site features a multi-sport field, comfort station, pedestrian path, and bicycle lanes. NYCEDC funds over \$300,000 annually for maintenance and operations of the park through an agreement with NYC Parks.



2009 Bush Terminal Piers Park Construction



# South Brooklyn Marine Terminal

The South Brooklyn Marine Terminal (SBMT) is being redeveloped into a world-class offshore wind port and interconnection point for New York City's first major offshore wind project.

## A Historic Groundbreaking

In June 2024, NYCEDC and operator Equinor broke ground at South Brooklyn Marine Terminal on one of the largest offshore wind port facilities in the nation. The port will help create hundreds of permanent jobs and billions of dollars in economic activity for the city, state, and region, while providing clean offshore wind power to 500,000 homes and businesses.



## 2024 BY THE NUMBERS

**75 acres**

under construction

**\$107M**

City Capital investment

**1,000+**

jobs created

**1B+**

private investment









Mayor Adams with union workers at SBMT

## SBMT Workforce Development

In late 2021, NYCEDC released an Offshore Wind Vision Plan focused on bringing jobs and environmental benefits to historically disadvantaged communities. We are actively identifying in-demand jobs across the offshore wind industry and creating career pathways for a diverse pool of talent and entrepreneurs.

- **\$5M Equinor Ecosystem Fund** promoting workforce development and environmental justice with grants to City Growers at Brooklyn Grange Farm, Educational and Cultural Trust Fund of the Electrical Industry, Jewish Community Center of Staten Island, New York Academy of Sciences, New York City District Council of Carpenters Apprenticeship Journeyman Retraining Educational and Industry Fund, Research Foundation of the City University of New York, Southwest Brooklyn Industrial Development Corporation (SBIDC), and UPROSE.
- **Equinor's OSW Innovation Hub** funding 18 startups over three cohorts
- **NYCEDC Waterfront Pathways Program**, with \$500k investment from Equinor
- **Kingsborough Community College** maritime training and capital improvements



Kingsborough Community College training program



## We Source NYC

We Source NYC helps manufacturers, suppliers, and construction service providers access opportunities in the offshore wind industry. Offshore wind turbines—composed of blades, nacelles, towers, transition pieces, foundations, and more—reach heights comparable to skyscrapers; but within them are as many as 8,000 smaller elements. The industry’s immense port facilities and transmission lines will likewise need expansive construction services and supplies. Many of these elements are already made—and if not, can be made—right here in New York City.

A new \$4 billion offshore wind supply chain will require a wide range of industrial goods and services. High local demand has been identified for:

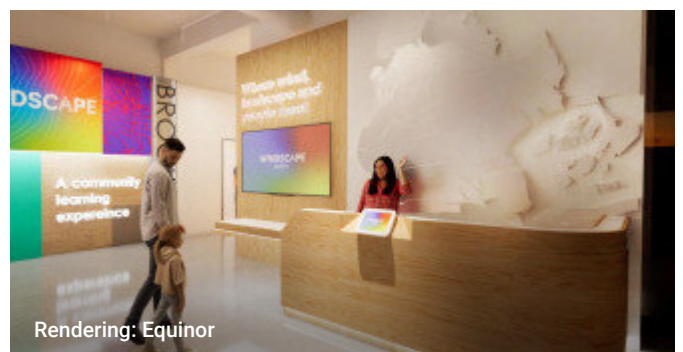
- Steel products: Cradles, racking, brackets, handrails, ladders, cable trays, stairs, platforms, and more
- Chemical products: Epoxy resins, bonding paste, polyurethane paints
- Other metals: Cooling systems, safety equipment, fiberglass
- Electrical components: Electrical cabinets, transformers, switchgears, converters, lighting fixtures, cables, and more
- Aggregates: Cement, concrete
- Extensive equipment supply and maintenance: Winches, dead-man anchors, cable rollers, nuts and bolts, yaw drives, pitch drives, hydraulic power packs
- Construction supply & services: Cranes, cable rollers, trailers, HSE equipment & services, electrical supplies, tool calibration, fencing, trucking, load distribution plates

In February 2025, Southwest Brooklyn Industrial Development Corporation (SBIDC) and the Business Outreach Center (BOC) Network were awarded a one-year, \$500,000 contract to serve as operators of We Source. Learn more at [wesource.nyc](https://wesource.nyc).



## WINDSCAPE Brooklyn

In 2025, Equinor will open WINDSCAPE Brooklyn, a visitors center overlooking SBMT. The site will offer public tours, meeting and event space, and career awareness resources for offshore wind workforce development. The WINDSCAPE educational exhibition includes content sourced by a variety of government and community partners led by UPROSE, building on their Green Resilient Industrial District (GRID) plan.







## 2024 BY THE NUMBERS

**100%**

tenanted

**510**

employees

**18**

renewal leases signed

**135K**

SF renewed

## Brooklyn Wholesale Meat Market

With over 200,000 square feet of processing, cold storage, and distribution space, Brooklyn Wholesale Meat Market is home to wholesale companies working in meat, poultry, fish, and produce processing and distribution.





## **Tenant Spotlight: Whitsons Culinary Group**

The story of Whitsons Culinary Group began in 1979 with a pair of family-owned restaurants. Now, they're a family of companies that combine skill, passion, and purpose to elevate the food service industry. With facilities across multiple states—including right here at the Brooklyn Wholesale Meat Market—they offer artisan-crafted and family-style meals catering to a wide range of customers at schools, senior living centers, and shelters—and for large-scale emergency response.

"I've worked for Whitsons for many years. There is something special about working for a good company that is located right in your neighborhood. I'm proud to be from Sunset Park. I like the fact that I can walk on nice days and that I don't spend a lot of time getting to work or home from work."

**Luis Rodas, Warehouse and Logistics Manager,  
Whitsons Culinary Group**





SHELLFISH  
AREA  
AREA DE  
MARISCOS





## Tenant Spotlight: Pierless Fish

Founded in 1999 and acquired by Baldor Specialty Foods in 2020, Pierless Fish has proudly supplied New York City's top chefs and restaurants with the highest quality fish and shellfish for over 20 years. Pierless delivers throughout metropolitan New York City and to portions of upstate New York and Connecticut.

"Pierless Fish moved to Sunset Park in 2011. It's an excellent location, particularly for our staff that live nearby and can walk or bike to work. The Brooklyn Wholesale Meat Market's proximity to the BQE and other routes is key to the efficient distribution of our products to restaurants throughout New York City."

**Dan MacPherson**  
**Director of Pierless Fish**  
**Baldor Specialty Foods**



# Sunset Park Business Owner Survey

Our role in the Sunset Park economy is powered by the businesses, entrepreneurs, and employees at our assets.

In 2024, we conducted a **Sunset Park Business Owner Survey**—our first such survey as asset manager in Sunset Park—to better understand the diversity of our business community and how we can be more supportive in expanding access to entrepreneurship opportunities.

The results of the survey, along with future learnings, will be vital in addressing industry and community needs as we continue to activate assets in Sunset Park.

## Survey Highlights

### Overall Workforce

- 4,160 people are employed
- 133 tenants at NYCEDC-managed assets

### A Diverse Entrepreneurial Community

- 41% of businesses are diverse-owned
- 27% of businesses are woman-owned
- 5% of businesses are LGBTQIA-owned

### Stability

- 13 years: The average longevity of businesses at our assets

### Manufacturing and More

- 42% are manufacturing businesses

4.2

the overall satisfaction score  
(out of 5) at our assets

### Employee Satisfaction

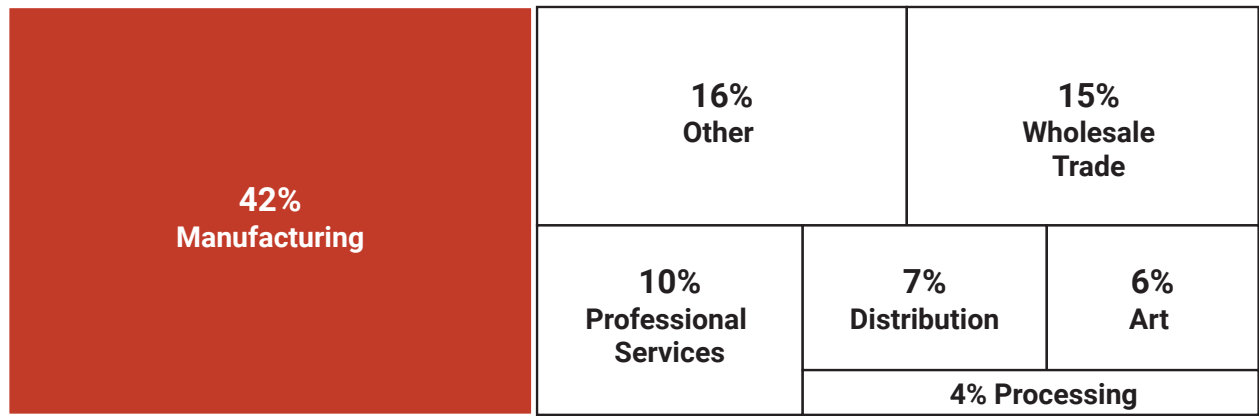
**Easy commutes, parking, and 24/7 security** were among the top workplace features noted by employees at businesses in Brooklyn Army Terminal, MADE, and the Brooklyn Wholesale Meat Market.

### Jobs Close to Home

- 19% of employees live in/near Sunset Park
- 62% of employees live in Brooklyn

### Our Methodology

The employment estimates in this report are based on our tenant survey, complemented by data from the New York State Department of Labor (NYSDOL) for tenants who did not respond to the survey. NYSDOL employment figures represent average 2024 employment. Residency data sources are Placer.ai and U.S. Census Bureau Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LODES).







## Tenant Spotlight: Lee Spring

Lee Spring manufactures and distributes mechanical springs, wire forms, stampings, and fourslide parts worldwide. The company began in Brooklyn in 1918, and their global headquarters is still based in Brooklyn today—at Brooklyn Army Terminal.

“Lee Spring has called Brooklyn home for over a century, and we’re proud to still be manufacturing right here in the borough. Our team isn’t just based in Sunset Park—they’re part of the neighborhood’s fabric, with deep roots in the community. Having our global headquarters at the Brooklyn Army Terminal is more than a location—it’s a commitment to our heritage and the future we’re building from here.”

**Steve Kempf, Chief Executive Officer, Lee Spring**



# Local Workforce Development

Our Sunset Park assets are hubs not just for industries, business, and jobs, but also for training and expanding opportunities for the local workforce.



## Workforce1 Brooklyn Army Terminal

The Workforce1 Industrial and Transportation Career Center opened at Brooklyn Army Terminal in May 2016 to connect employers with people seeking manufacturing jobs. From Fiscal Year 2019 to 2024, the site served over 10,000 individuals.

In Fiscal Year 2024, Workforce1 served 2,373 individuals, a 41% increase over prior years' average. The top five zip codes served by the site are in Brooklyn—with the top zip code, accounting for 5% of individuals served, representing Sunset Park.

## Economic Mobility

While we are proud of the role our assets play for businesses who employ local residents, we know we can do more to expand our local impact. That is why this year, we launched the Economic Mobility Network in two pilot locations—Sunset Park and Hunts Point—which will:

- **Expand local resident employment** at NYCEDC assets
- **Expand local resident training** for innovation industries
- **Expand local work-based learning** opportunities at NYCEDC assets
- **Expand local youth awareness** of innovation industries

In May 2025, NYCEDC awarded \$1.4 million to the Southwest Brooklyn Industrial Development Corporation to lead the Economic Mobility Network across Sunset Park, connecting local residents to good-paying jobs in innovative industries, such as life sciences and the green economy. Initial community partners in the Economic Mobility Network include: Brooklyn Workforce Innovations (BWI), Opportunities for a Better tomorrow (OBT), Los Angeles Cleantech Incubator, Solar One, Chinese American Planning Council (CPC), and Center for Family Life (CFL). The Economic Mobility Network represents the City's long-term investment to advance equitable economic growth in Sunset Park.





## Workforce Spotlight: Makerspace NYC

Founded in 2013, Makerspace NYC is a nonprofit community-based organization dedicated to building economic growth and supporting innovation. In 2024, Makerspace NYC ran Apprentice NYC in partnership with NYC Department of Small Business Services and the Mayor's Office of Talent and Workforce Development. The program, based at Brooklyn Army Terminal, engaged a 25-person cohort in a four-week pre-apprentice program and 12-week paid apprenticeship in advanced manufacturing.

In 2024, Makerspace NYC trained over 100 individuals through advanced workforce development programs and another 280 individuals through adult skillbuilding classes. The organization also served over 3,400 K-12 students in Brooklyn and Staten Island.

"The Brooklyn Army Terminal stands as an exceptional hub for manufacturing and creativity, boasting a prime central location and a versatile space. It provides an ideal setting for our varied array of programs and creators. Whether it's K-12 STEM initiatives, adult education endeavors, workforce development initiatives, or studio spaces, the Brooklyn Army Terminal furnishes us with the capacity to cultivate the upcoming cohorts of innovative makers and manufacturers."

**Scott Van Campen, Executive Director,  
Makerspace NYC**





# Events & Community Space

Between two of our assets—Brooklyn Army Terminal and MADE—we offer spaces for a range of private rentals and community events, including:

## Public service events

(e.g., NY Blood Center drive, FDNY Medal Day Celebration)

## Cultural gatherings

(e.g., Cinco de Mayo and Mother's Day, Día De Los Muertos)

## Nonprofit events

(e.g., Aspen Institute Challenge for Students)

## Arts-related community events

(e.g., Rooftop Films screenings, Sunset Opera musical performances)

## Industry events

(e.g., Clean Energy Career Fair & Expo, UPROSE Climate Justice Festival)

## Tentpole events

(e.g., Food Network NYC Wine and Food Festival, Open House NY)





**\$2.8M**  
in space donated to  
community groups,  
nonprofits, and others

**450K+**  
SF of event space

**76K+**  
attendees

**38**  
community  
events

**60**  
total events







Día de Los Muertos performance



## Community Spotlight: Sunset Park Empowerment Center

Founded in April 2022, The Sunset Park Empowerment Center was established to reflect the diversity of the Sunset Park neighborhood, and its programs are open to the entire community regardless of language, nationality, or immigration status. The center connects people to a variety of services, workshops, and educational programs, fostering a more united, stronger, educated, and prosperous community.

"Brooklyn Army Terminal is an amazing location for events. There is plenty of open space, waterfront views, and it's a short walk for anyone in Sunset Park. It has been wonderful to partner with the team at BAT on community events that celebrate the diverse cultures of our community through music, art, and dance."

**Edgar Alvarez,**  
Founder, Sunset Park Empowerment Center





Youth dance performance at MADE



Pedal Power for the Green Economy at BAT



Mayor Adams announces Green Economy Action Plan



# Sunset Park Task Force

NYCEDC remains committed to the growth of our city's industrial ecosystem in partnership with the Sunset Park Community.

Since 2015, NYCEDC and the Southwest Brooklyn Industrial Development Corporation have co-led the Sunset Park Task Force which brings together elected officials, community stakeholders, business owners, and neighborhood residents to advance the mission of maximizing the potential of the Sunset Park Waterfront District.

The Task Force convened twice in 2024, and we want to thank the members for their continued commitment and dedication to the Sunset Park community. Task Force minutes, presentations and schedule can be found at the Task Force website, [sunsetparktaskforce.nyc](https://sunsetparktaskforce.nyc).









# Endnotes

1. Includes City Capital and NYCEDC Strategic Capital Investments in NYCEDC Sunset Park properties made during the Adams Administration or currently approved at the end of Fiscal Year 2025. South Brooklyn Marine Terminal's total figure includes private investment by Equinor. Investments by property include \$448M at Brooklyn Army Terminal, \$405M at MADE Bush Terminal, \$20M at Made in NY Campus, and \$1.4B at South Brooklyn Marine Terminal.
2. In 2024, 28K SF of new industrial space came online at Brooklyn Army Terminal and 458K SF is in development, inclusive of the 200K SF BATWorks climate innovation hub. 140K SF of new industrial space came online at MADE Bush Terminal (Building A) in 2024 and an additional 162K SF is in development (Building C, Cafe Building).
3. Combined occupancy rate at the end of 2024 at Brooklyn Army Terminal, Brooklyn Wholesale Meat Market, and MADE Bush Terminal
4. Includes Fiscal Year 2025 M/WBE payments for contracts at Brooklyn Army Terminal, Brooklyn Wholesale Meat Market, MADE Bush Terminal, Made in New York Campus, and South Brooklyn Marine Terminal
5. Existing open space includes Bush Terminal Piers Park, and Brooklyn Army Terminal public realm and programming/event space (Pier 4, West Lot, Ferry Plaza Park). Five acres of public open space came online at MADE Bush Terminal in 2024. A five-acre park is in development at Pier 6.
6. Includes public programming and large-scale events at Pier 4, the Brooklyn Army Terminal and MADE Bush Terminal
7. NYCEDC Tenant Survey, December 2024 (Brooklyn Army Terminal, Brooklyn Wholesale Meat Market, MADE Bush Terminal)
8. Figures are sourced from (1) NYCEDC Tenant Survey, December 2024 (Brooklyn Army Terminal, Brooklyn Wholesale Meat Market, MADE Bush Terminal) and (2) New York State Department of Labor (NYSDOL) employment microdata
9. NYCEDC Tenant Survey, December 2024 (Brooklyn Army Terminal, Brooklyn Wholesale Meat Market, MADE Bush Terminal)
10. NYCEDC Tenant Survey, December 2024 (Brooklyn Army Terminal, Brooklyn Wholesale Meat Market, MADE Bush Terminal)
11. Placer.ai and U.S. Census Bureau Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LODES) data (Brooklyn Army Terminal, Brooklyn Wholesale Meat Market, MADE Bush Terminal, South Brooklyn Marine Terminal)
12. Placer.ai and U.S. Census Bureau Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LODES) data (Brooklyn Army Terminal, Brooklyn Wholesale Meat Market, MADE Bush Terminal, South Brooklyn Marine Terminal) for zip codes 11220, 11232, 11231, 11215, 11219, and 11209



