

BAT



Brooklyn Army Terminal



Managed by
New York City Economic Development Corporation



A unique place to do business.

One of New York City's greatest architectural achievements, the 97-acre Brooklyn Army Terminal (BAT) was originally one of America's most important military facilities.

A \$130 million dollar renovation program has transformed BAT into one of New York City's premier business centers – the perfect home for manufacturing, distribution, warehousing and back-office operations.

With long-term leases, affordable rents, convenient transportation and an award-winning on-site child-care center, BAT is in a class by itself.

New York City Economic Development Corporation oversees the operation of BAT and is the City's lead agent for commercial real estate development and property management.





FINANCIAL INCENTIVES and BUSINESS ASSISTANCE SERVICES

It's unique. It's flexible. And best of all, doing business at BAT is affordable. Located within a state-designated Empire Zone, BAT offers a variety of business incentives that can help save you money.

New York City Economic Development Corporation (NYCEDC) can help you determine if you qualify for valuable programs like tax-exempt financing, employee recruitment and training services, and other business resources.

Programs Include:

Commercial Expansion Program

The **Commercial Expansion Program (CEP)** is a package of tax benefits designed to help qualified businesses relocate and expand within designated expansion areas throughout New York City. CEP includes modifications to **The Industrial and Commercial Incentive Program (ICIP)** and rent abatements for commercial and industrial tenants.

Detailed information on the program can be found at www.nycedc.com/cep

Energy Discount Programs

NYCEDC administers numerous energy discount programs that may help your business operate more efficiently and productively.

For example, with the Energy Cost Savings Program, the delivery component of electricity bills can be reduced by 45 percent and the delivery component of natural gas bills can be reduced by 35 percent.

Full details on all available energy programs can be found at www.nycedc.com/energy

New York State Empire Zone Benefits

Businesses located at BAT may be eligible for a wide variety of incentives and benefits that give growing companies the opportunity to operate on an almost "tax-free" basis for up to ten years. Any business located at BAT may apply to be certified as a Qualified Empire Zone Enterprise and become eligible for enhanced sales, property and business tax credits.

Full information on New York State Empire Zone benefits may be found at:
www.empire.state.ny.us/Tax_and_Financial_Incentives/Empire_Zones/descriptions_benefits.asp



AMENITIES

ON-SITE AMENITIES MAKE THE BROOKLYN ARMY TERMINAL A PRODUCTIVE PLACE TO DO BUSINESS.

Outstanding on-site management

You'll receive personal attention from property management professionals who make sure the facilities run smoothly and that your needs are properly and promptly addressed.

24-hour access, 24-hour security

With 24-hour access and 24-hour security, BAT works as hard as you do. Companies have complete flexibility in creating work and production schedules, employees always have a right of entry, and there are no charges for after-hours use of elevators. Security staff oversees access to the complex and monitors the grounds 24 hours a day, seven days a week, supporting the safety of your employees and equipment.

Convenient services and amenities

With full-service banking, cafeteria, retail and child-care services available on-site, BAT offers conveniences your employees will appreciate. With these amenities and services at their fingertips, your employees can stay at BAT – and be more productive.

Quality day care available on-site

Welcoming children ages three to six, the BATKids Center features four classrooms, an outdoor playground and meals and snacks. Fees are affordable, with a sliding-scale rate based on each family's financial profile – the peace of mind provided to your employees is priceless.

FLEXIBILITY and CONVENIENCE

With a variety of amenities and features, it's no wonder that more than 70 diverse businesses call BAT home. BAT's tenants range from Brooklyn-based manufacturers to Fortune 500 corporations in industries such as electronics, financial services, textiles and more.

Access to a broad labor base

BAT's prime location puts firms close to approximately 930,000 skilled and diverse Brooklyn workers.* In addition, BAT is strategically situated close to Manhattan, Staten Island and Queens, giving companies access to the workers, suppliers and resources from the New York City metropolitan area.

**Source: 2000 Brooklyn Census*

Shipping and distribution outlets

BAT is served by major highways and freight railroads, allowing tenants to easily ship goods and materials. Each leasable space has access to numerous free service elevators and loading docks.

Flexibility in every space

Tenants may modify any space at BAT to meet their specific needs. Units have been redesigned for a variety of uses such as manufacturing, warehousing, showrooms and office space. Individual units range from 4,500 to 39,000 square feet, with up to 200,000 square feet of available contiguous developable space.

Managed by New York City Economic Development Corporation

Brooklyn Army Terminal, 140 58th Street, Brooklyn, New York 11220-2521, 212.BAT.1000



ACCESSIBILITY

BAT's convenient location puts you and your employees in close proximity to Manhattan and the other boroughs, major highways and metro area airports.

By mass transit:

The N and R subway lines stop just blocks from BAT at Fourth Avenue and 59th Street in Sunset Park. Three MTA bus lines – the B9, B11 and B37 – also service the area.

By ferry:

New York Water Taxi provides ferry service between Pier 11 (at the foot of Wall Street in Manhattan) and BAT during the morning and evening rush hours.

By car:

BAT is less than 20 minutes from Manhattan via the Gowanus Expressway and either the Brooklyn Bridge or the Brooklyn Battery Tunnel. The facility offers easy access to Staten Island and New Jersey via the nearby Verrazano Bridge, and to John F. Kennedy International Airport and Long Island via the Belt Parkway. BAT has secure, on-site parking for 2,000 vehicles.

Location:

BAT is located in the Sunset Park section of Brooklyn. This community's residential area is the largest federally-designated historic district in the Northeastern United States. The neighborhood offers affordable housing, excellent medical facilities, parks, schools, houses of worship and a wide variety of shopping and dining amenities.

BROOKLYN ARMY TERMINAL AREA MAP



Managed by New York City Economic Development Corporation

Brooklyn Army Terminal, 140 58th Street, Brooklyn, New York 11220-2521, 212.BAT.1000



SPECIFICATIONS

Location

- 20 minutes from Lower Manhattan in Sunset Park, Brooklyn

Size

- Two eight-story buildings on a 97-acre site, comprising more than four million square feet

Shipping/Receiving Capabilities

- Access to major highways
- Freight railroad access
- Eight ten-ton freight elevators
- 10 five-ton freight elevators
- 118 loading docks
- Five scissor lifts
- 24-hour access to facilities

Physical Specifications

- M2-1 Zoning
- Concrete floors that support up to 250 pounds per square foot
- Ceiling heights of 12' to 14'
- 20-foot column spacing
- Space for rooftop satellite dishes

Building Systems

- Round-the-clock (24/7) on-site security
- Fire alarms, smoke detectors and sprinklers
- Efficient gas heating
- Fiber-optic phone network
- Individual gas and electricity meters
- High-speed Internet connections

Individual Spaces

- From 4,500 square feet up to 39,000 square feet

Developable Space

- Up to one million square feet of developable space available



140 58th Street, Brooklyn, New York 11220-2521, 212.BAT.1000



Brooklyn Army Terminal Area Map