

DARREN K REAL ESTATE LLC

Brooklyn Navy Yard Commercial Sites for Lease

What was once America's busiest shipyard is New York's premier *Industrial Park* convenient to Manhattan via the Brooklyn, Manhattan, and Williamsburg Bridges.

The Navy yard is three hundred acres consisting of forty buildings with 26.5 million square feet of air rights, clear land, Dry docks and Piers. All vessels must be able to pass under the Brooklyn Bridge which has a 148' foot clearance. Dry docks are 700 to 800 square feet with 30 to 35 foot draft Piers.

The majority of the yard carries a (M3) zoning and a small part is zoned for (M1). See the attachments for a sample of available space, maps, and aerial shot outlining the Navy Yard's grounds. In addition to available warehouse space, there is free land with tremendous air rights potential, ideal for development or a manufacturing plant.

EZ Savings

Just 5 new jobs

can mean up to
\$75,000 in tax credits

A \$100,000 investment
can mean up to
\$19,000 in tax credits

Plus:

- Sales Tax Refunds
- Utility Discounts
- Subsidized interest rates-Link Deposit Program
- State Bond Financing-JDA
- Business assistance
(In addition to other local energy discounts and tax abatements)

EZ Companies Grow...

"Acme was growing beyond the capacity of its facilities. The EZ program is helping us to hire new employees, buy new equipment, and stay in North Brooklyn."

Bill Wenzel,
President
Acme Cake Co., Inc.

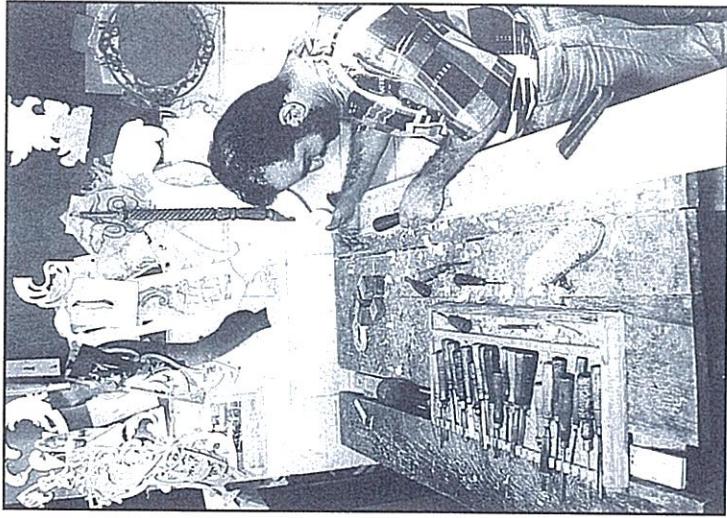
"The EZ program is a great opportunity for Wonton because we hired ten new employees and expanded our product line last year. The Wage and Investment Tax Credits are helping to make our expansion very affordable."

Donald Lau,
Vice President
Wonton Food Inc.

"The EZ tax incentives make it more attractive for us to expand in the Brooklyn Navy Yard. We have now taken more space, will install new printing presses, and will be hiring additional workers, many from surrounding communities."

Mary Filippidis,
President
Ares Printing and
Packaging

The North Brooklyn Brooklyn Navy Yard Empire Zone



This program is made possible through funding from the Empire State Development Corporation and the New York City Department of Business Services

Helping businesses
to invest and grow in
North Brooklyn



EZ Savings: New Reasons to Expand in North Brooklyn

The North Brooklyn/ Brooklyn Navy Yard Empire Zone

Wage Tax Credit: A \$1,500 credit for up to five consecutive years for hiring full-time employees in newly created jobs. For employees in targeted groups, this credit equals \$3,000 per year.

Investment Tax Credit: A credit for the purchase of property and equipment related to production, R&D, and industrial waste treatment. The credit is 10% under the corporate franchise tax and 8% for personal income tax. An additional **Employment Incentive Credit** is available for creating new employment. This credit equals 3% of the investment cost, and it is taken in each of the 3 years following the initial investment credit.

Tax Reduction Credit: A credit applied against business corporate taxes, personal income taxes, bank corporate taxes or insurance corporate taxes. The credit is available for 15-yr.-10 yrs. at 100%, decreasing 20% each year thereafter. The credit is based on number of jobs created, the company's assets in the Zone and income taxes owed by the company. Company determines its eligibility each year.

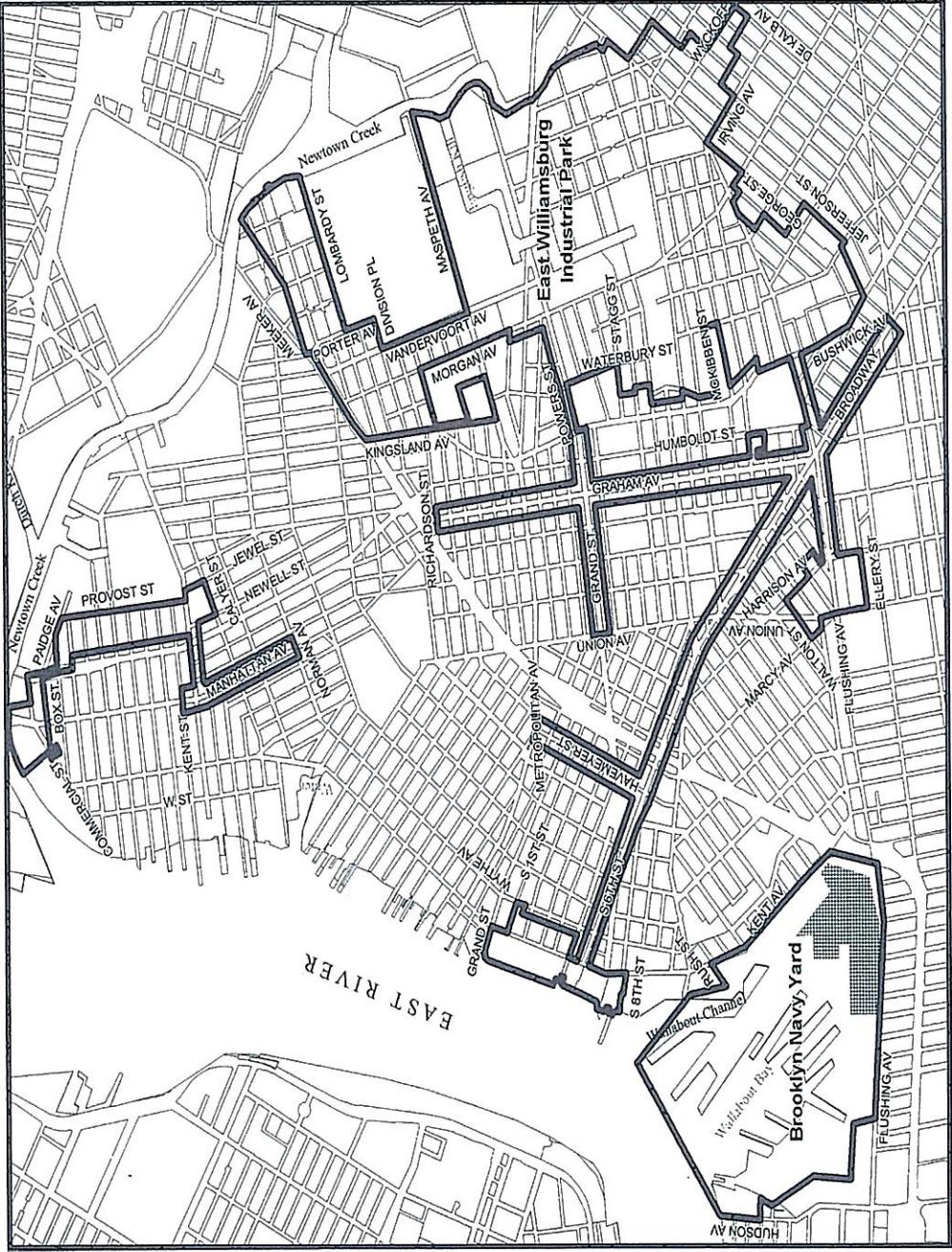
Real Property Tax Credit: A credit applied against business corporate taxes, personal income taxes, banking corporate taxes or insurance corporate taxes, may reduce a company's tax liability below the alternative minimum tax or the fixed dollar minimum. Unused credits may be obtained as a **cash refund** in the year that they were earned. The credit is available for 15-years-10 years at 100%, decreasing 20% each year thereafter. The credit is based on the number of jobs created and the real property taxes paid on property in the Zone. Company determines its eligibility each year.

Sales Tax Exemption: Exemption from the 4% NYS sales and uses tax for tangible personal property and services sold to a qualified businesses.

Sales Tax Refund: Purchases of building materials to be used in connection with commercial or industrial properties located in an EZ is eligible for a refund of NYS sales taxes.

Utility Discounts: Zone businesses are eligible for up to 25% discounts from KeySpan Energy and 5% discounts on local phone usage.

Technical Assistance: The East Williamsburg Valley Industrial Development Corp. (EWVIDCO), and the Brooklyn Navy Yard Development Corp., offer comprehensive services to Zone businesses, including employment, training, financial assistance, business development and cutting red tape.



Statewide Zone Capital Corporation Loan Fund (SZCC): SZCC is a privately-owned loan and investment fund available to expanding Zone businesses. Loans and equity investments range from \$30,000-\$300,000 and are available to both existing and new businesses. SZCC financing may represent only 50% of the total financing requested. Interest rates are very competitive.

The Zone includes the major industrial anchors of North Brooklyn: the East Williamsburg Industrial Park, the Brooklyn Navy Yard and the industrial areas around Pfizer, Domino Sugar and the Greenpoint Manufacturing and Design Center. It also includes several commercial strips along Graham Avenue, Grand Street, Havemeyer Street, Manhattan Avenue and Broadway.

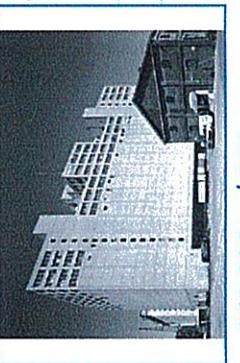
Development Plan Brooklyn Navy Yard

280,000SF / 1,200 JOBS

960,000SF / 500 JOBS

220,000SF / 300+ JOBS

90,000SF / 100 JOBS



STEINER STUDIOS PHASE 2
25 WASHINGTON AVENUE

BUILDING 77

BNY C92

GREEN MANUFACTURING CENTER

PERRY BUILDING

STEINER STUDIOS PHASE 1
300,000SF / 1,000 JOBS

44,000SF / 150 JOBS

MEMORIAL PARK DESIGNED
IN CONJUNCTION WITH
BROOKLYN GREENWAY
INITIATIVE

STEINER STUDIOS PHASE 2
STAGES 10-15

"DCAS" 6-ACRE
DEVELOPMENT SITE

300,000SF / 1,000 JOBS

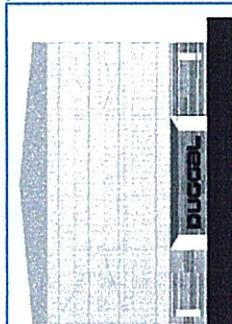
SHIEL MEDICAL

280,000SF / 500 JOBS

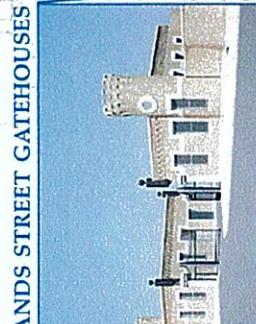
DREDGE PROJECT TO
PRESERVE MARITIME
INDUSTRY

AGGER
DUGGAL

50,000SF / 50 JOBS



30,000SF / 50 JOBS



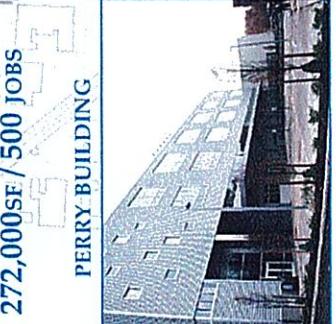
SANDS STREET GATEHOUSES

30,000SF / 50 JOBS

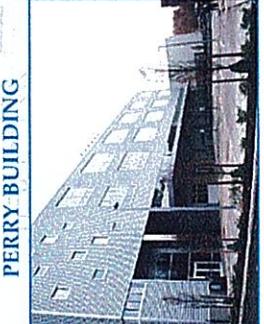


ADMIRALS ROW PLAZA

272,000SF / 500 JOBS



90,000SF / 100 JOBS



220,000SF / 300+ JOBS

31,500SF / EXHIBITION, VISITOR
& JOB TRAINING CENTER



**BROOKLYN NAVY YARD
KENT AVENUE
DEVELOPMENT PARCELS**

1. KENT AVENUE NORTH
Approx. 200,000sf (4.5 Acres)
2. KENT AVENUE SOUTH
Approx. 250,000sf (5.7 Acres)
3. BRINKS FACILITY
Approx. 163,000sf (3.7 Acres)
4. NAVAL ANNEX
Approx. 850,000sf (19.5 Acres)
5. NORTHERN TRIANGLE
Approx. 110,000sf (2.5 Acres)
6. GEE AVENUE
Approx. 250,000sf (5.7 Acres)
7. CON ED SITE (Prvt. Owned)
Approx. 150,000sf (3.5 Acres)

**TOTAL DEVELOPMENT
POTENTIAL:**
Approx. 2 Million sf (45 Acres)

* All Parcels Zoned M3-1



