

49 ASH STREET

BETWEEN MANHATTAN AVE & MCGUINNES BLVD | GREENPOINT



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PROPERTY HIGHLIGHTS

- The last large-scale waterfront development opportunity in Greenpoint
- 50,000 SF existing building with expansion potential to approximately 100,000 SF
- Long-term ground lease available with flexible deal structures
- 18' clear ceilings, Manhattan skyline views, and immediate occupancy or redevelopment potential
- Prime waterfront location surrounded by thousands of new luxury residences in one of Brooklyn's fastest-growing neighborhoods
- Adjacent to the New York Liberty WNBA Training Facility, creating a premier sports, wellness, and lifestyle destination
- Convenient access to the NYC Ferry, G Train, and 7 Train
- One of New York City's few remaining opportunities to secure a large-format waterfront leasehold with long-term expansion potential
- **Ideal for:** *Luxury fitness clubs, Wellness and recovery concepts, Destination spa operators, Private members' clubs, Event and experiential venues, Racquet sports and athletic facilities, Entertainment and recreation concepts, Creative office or mixed-use campus*

SIZE: 50,000 SF | Expandable up to 100,000 SF

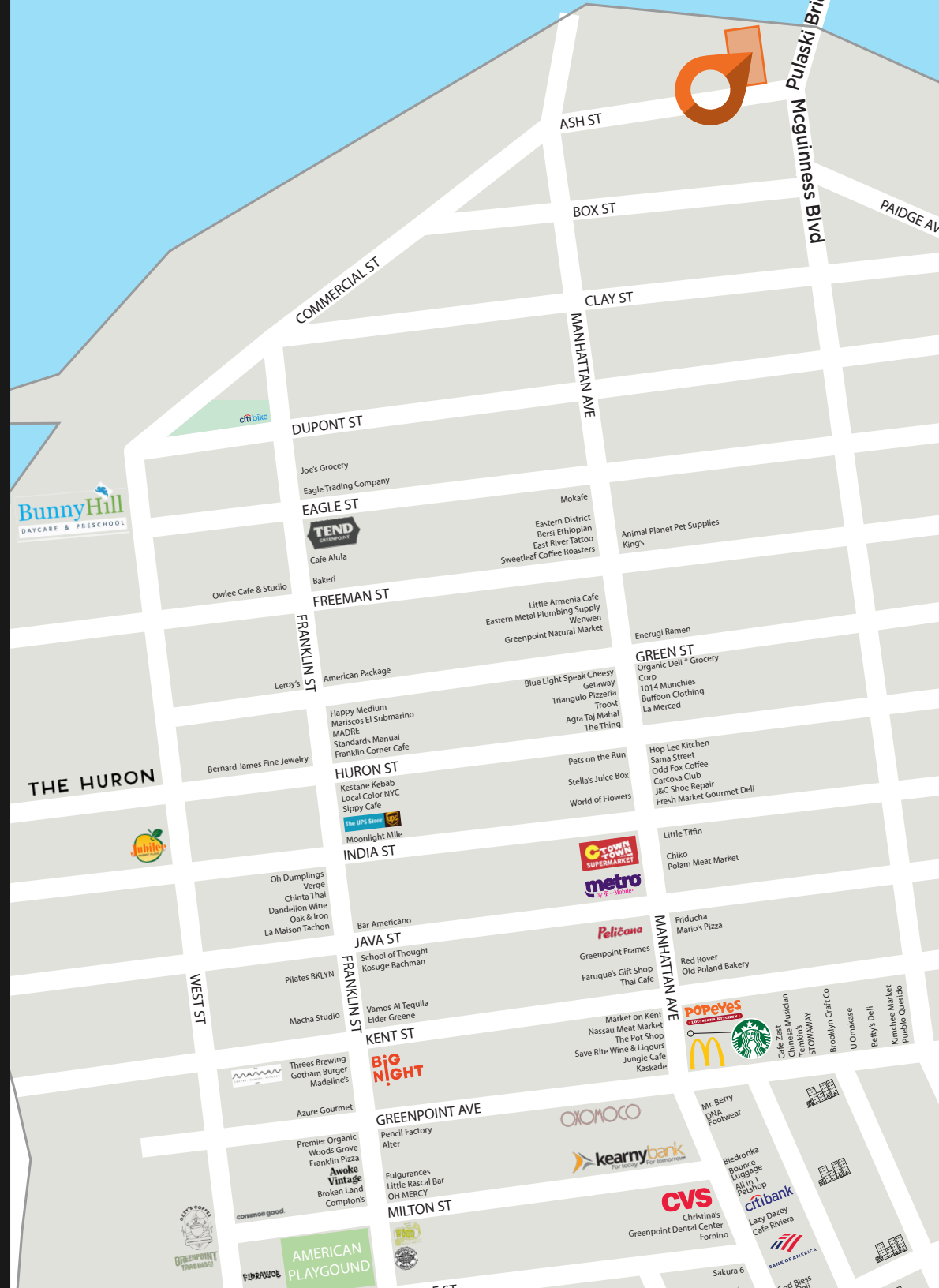
FRONTAGE: 140'

CEILING HEIGHT: 18'

POSSESSION: Immediate

ASKING RENT: Upon Request

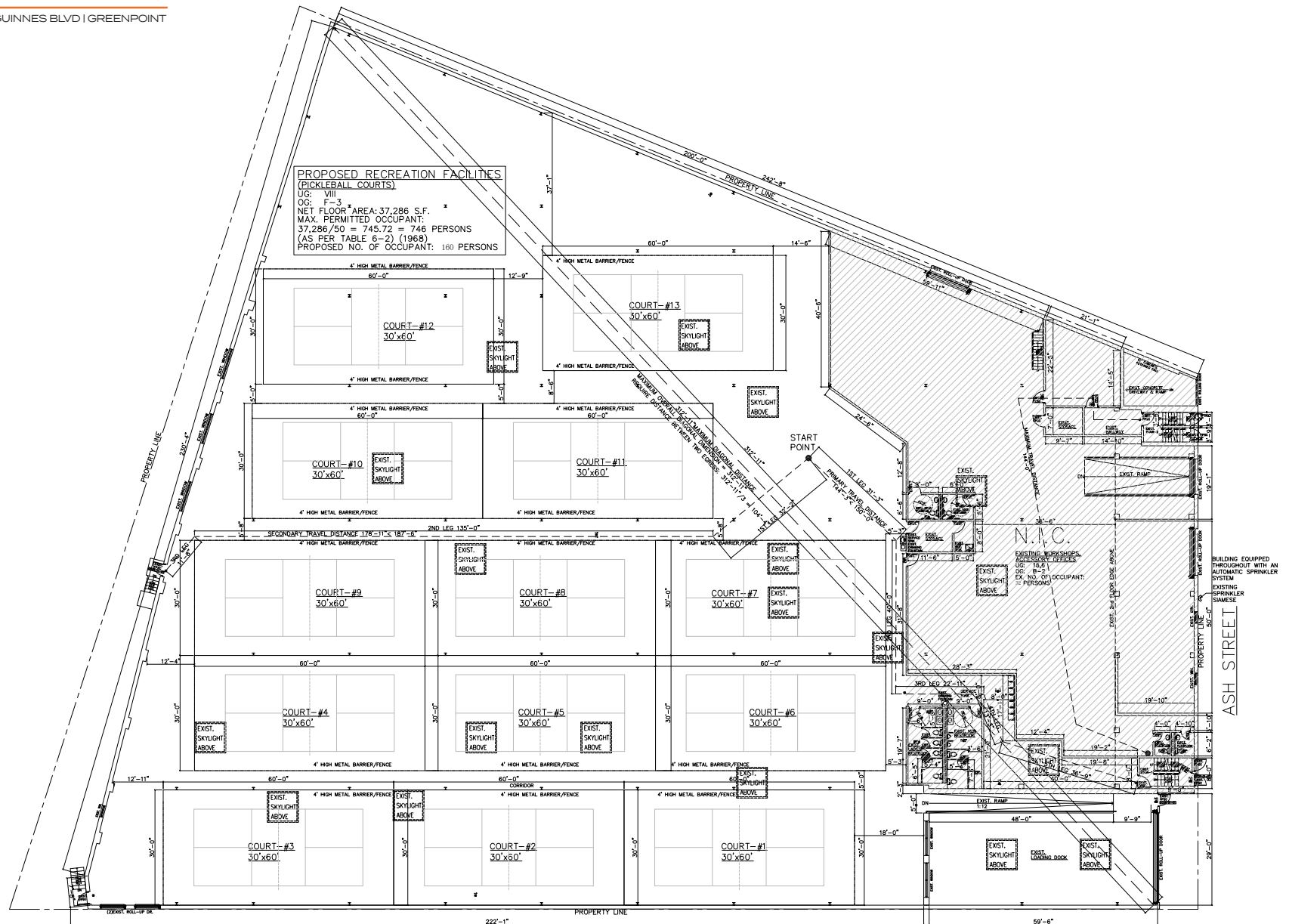
TRANSPORTATION:   India St. Ferry, B32 Bus



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FLOORPLAN



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

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*CONCEPTUAL EXPANSION ILLUSTRATION



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FOR MORE INFORMATION,
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