

STATE OF THE ART

LIBERTY VIEW INDUSTRIAL PLAZA, 850 THIRD AVENUE, BROOKLYN, NY

INDUSTRIAL AND TECH CENTER

LARGE ROOF DECK CAN BE CREATED WITH AMAZING VIEWS OF THE STATUE OF LIBERTY, GOVERNORS ISLAND AND DOWNTOWN MANHATTAN

BUILDING IS UNDER THE NYC PILOT AND ICAP REAL ESTATE TAX PROGRAMS – ELIMINATING REAL ESTATE TAX INCREASES.

BUILDING QUALIFIES FOR ALL NEW YORK CITY AND NEW YORK STATE TAX INCENTIVES AND BENEFITS

Property: Eight (8) story industrial loft building that recently underwent a complete, \$100 million renovation

Property Type: Eight (8) story technology, industrial and design center

Building Class: Completely renovated to a state-of-the-art, LEED-certified building.

Total Square Footage: 1.2 million SF

Total Square Footage (Per Floor): 160,000 RSF floor plate with divisions available from 10,000 SF

Building Entrance: Three lobbies, with the potential for a dedicated lobby for a major tenant

Access: 24/7 access

Security: 24/7 on site with a \$1.5 million monitored security system.

Economic Incentives: Landlord will assist Tenant in acquiring all applicable economic incentive packages from both New York City and New York State, including but not limited to: NYS Excelsior Program, NYS Start Up New York Program, Relocation and Employee Assistance Program (REAP), NYC Industrial Business Zone Credit (IBZ), Business Incentive Rate (BIR) Energy Discount, Energy Cost Saving Program (ECSP), Gas Manufacturing Incentive Rate (MIR), Southwest Empire Zone Incentives Programs

Life Safety: Fire life safety system with backup generator

Elevators: 11 Freight and 6 Passenger Elevators fully automated, operating 24/7

Delivery Conditions: All floors to be delivered painted in white box condition with a new tenant-controlled central HVAC system, new bathrooms, new energy-efficient windows, standard lighting, scarified concrete floors and ample power delivered to each tenant

Loading Docks (On Premises): 17 (3 fully indoors)

Electric Capacity: Abundant Power

Backup Generator: 1.5MW to operate all essential life safety systems

Ceiling Height: 12 feet

Local Workforce: Access to a large cross-section of skilled workers living in the surrounding Brooklyn neighborhoods

Telecommunications: Verizon FiOS available and delivered to tenant space as well as other fiber optic, broadband and cable services

Parking: On-site parking available at building rates

Comments: Perfect for any type of manufacturing, bio tech, medical labs, technology companies, fashion, production, technical schools, jewelry

Please take a virtual tour www.SalmarProperties.com

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LIBERTY VIEW
INDUSTRIAL PLAZA



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

ECONOMIC INCENTIVES:

Access to Incentives

The Landlord along with Southwest Brooklyn Industrial Development Corporation (SBIDC) to help potential tenants access various programs and incentives designed to encourage industrial development and/or benefit light manufacturing and industrial tenants.

These programs include, but are not limited to:

NYC Relocation and Employment Assistance Program (REAP)

A 12-year tax credit of \$3,000 per job per year for each job relocated to Brooklyn.^[1]

Industrial Business Zone Relocation Credit (IBZ)

The Industrial Business Zone (IBZ) Relocation Tax Credit is a one-time tax credit of \$1,000 per relocated employee available to industrial and manufacturing firms relocating to one of the City's sixteen IBZs from outside of an IBZ. Firms relocating within an IBZ are also eligible.

The Energy Cost Savings Program (ECSP)

The Energy Cost Savings Program (ECSP) can reduce regulated energy costs up to 45 percent and regulated natural gas costs up to 35 percent for eligible businesses.^[2]

Additional Energy Savings

From Con Edison's Business Incentive Rate (BIR) Program.^[3]

NYS Excelsior Job Program

The Excelsior Jobs Program provides job creation and investment incentives to firms in such targeted industries such as biotechnology, pharmaceutical, high-tech, clean-technology, green technology, financial services, agriculture and manufacturing. Firms in these industries that create and maintain new jobs or make significant financial investment are eligible to apply for up to four new tax credits. The Program encourages businesses to expand in and relocate to New York while maintaining strict accountability standards to guarantee that businesses deliver on job and investment commitments.

PILOT (Payment In Lieu of Taxes)

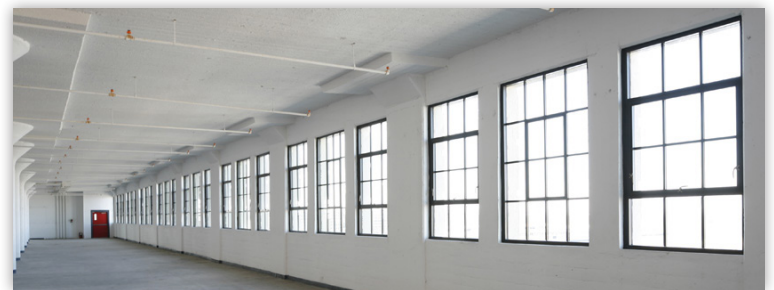
This project was granted a PILOT from New York City. As part of our tenant attraction package, we can offer/negotiate a significantly reduced real estate tax liability package.

START-UP NY

START-UP NY offers new and expanding businesses the opportunity to operate tax-free for 10 years. Eligible businesses can be a new business in New York State, or an existing New York business relocating to or expanding within the state. Create new jobs and contribute to the economic development of the local community.

Industrial & Commercial Abatement Program (ICAP)

This program provides abatements for property taxes for periods of up to 25 years. To be eligible, industrial and commercial buildings must be built, modernized, expanded, or otherwise physically improved. ICAP replaced the Industrial Commercial Exemption Program (ICIP) which ended in 2008. Previously approved ICIP benefits were not affected.



[1] REAP is available for any company relocating employees from Manhattan south of 96th Street, any company relocating from anywhere within New York State that are located outside of the NYC boroughs, any company relocating from anywhere within the United States and any company relocating from overseas (or whatever verbiage you choose). The company must be in business over 2 years prior to relocation.

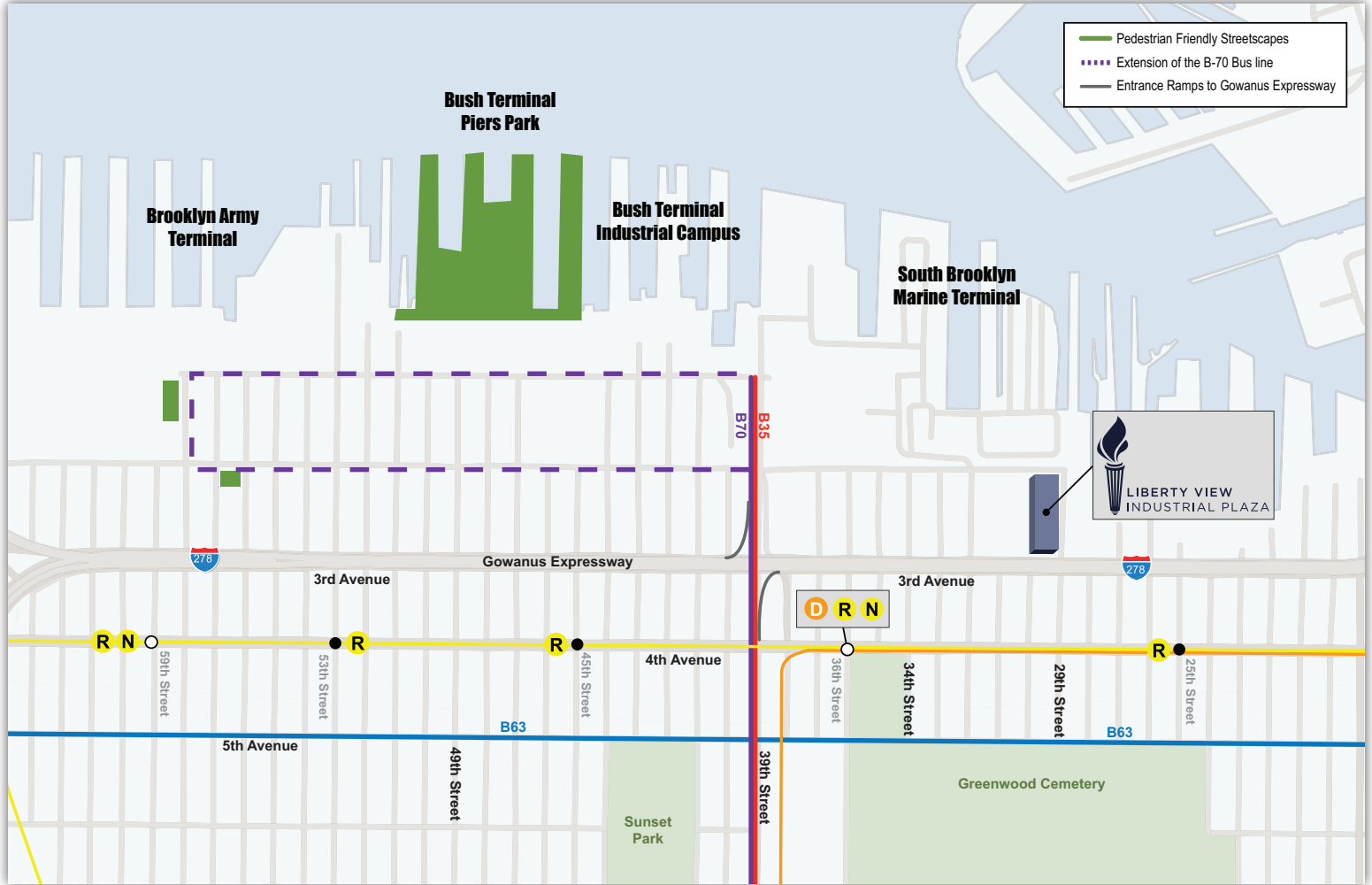
[2] ECSP is up to 12 years.

[3] The Con Ed BIR is for up to 15 years. The BIR is available only for tenants receiving more comprehensive discretionary incentives from NYC



LOCAL AREA:

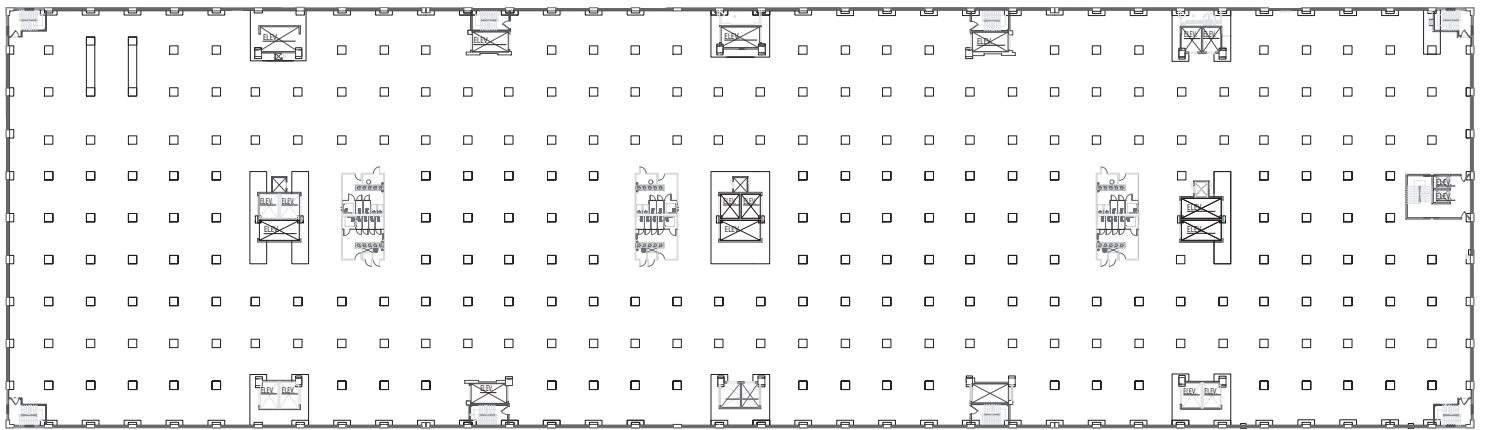
SUNSET PARK WATERFRONT VISION PLAN





FLOOR PLANS:

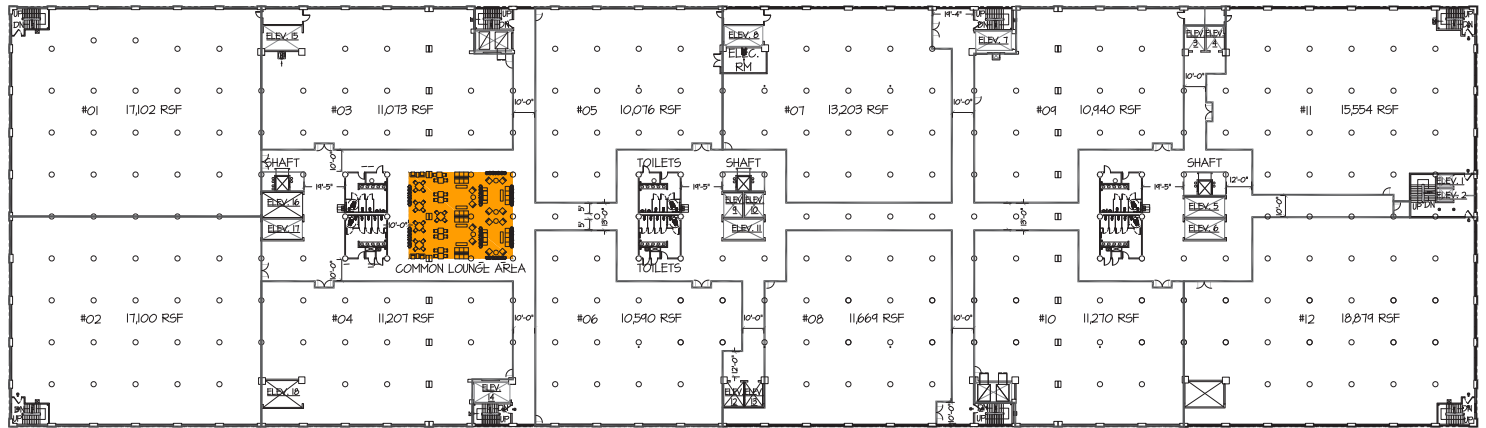
Typical Floor Plan



Second Avenue

Third Avenue

4th floor divisions



31st Street

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