



# RED HOOK LOGISTICS CENTER

683 COURT STREET  
BROOKLYN, NEW YORK 11231

# THE FUTURE OF LOGISTICS IS OFF THE HOOK.

Situated on the waterfront in a historic industrial neighborhood, Red Hook Logistics Center combines multiple levels of ultramodern Class A functionality with immediate access to one of the country's largest concentrations of consumers. Delivering to this mission-critical population is now made simple and cost-effective through the facility's efficient infrastructure and connectivity to trucking routes. Forward-thinking players won't go back to the old way of doing things — for the logistics industry, this is what's up next.

**385,510 SF**  
TOTAL DEVELOPMENT

**Q3 2024**  
DELIVERY

**2.97**  
ACRES

**3 LEVELS**  
OF VEHICLE-SERVED SPACE  
PLUS ROOFTOP PARKING

**37,000 SF**  
ADDITIONAL ADJACENT  
PARKING LOT



**175K SF**  
WAREHOUSE SPACE

**41K SF**  
LOADING SPACE

**91K SF**  
PARKING SPACE

WITHIN A  
5-MILE RADIUS:

**\$6.5B**  
2020 ONLINE SALES

**2.5M**  
CONSUMERS

**800,000**  
MILLENNIALS

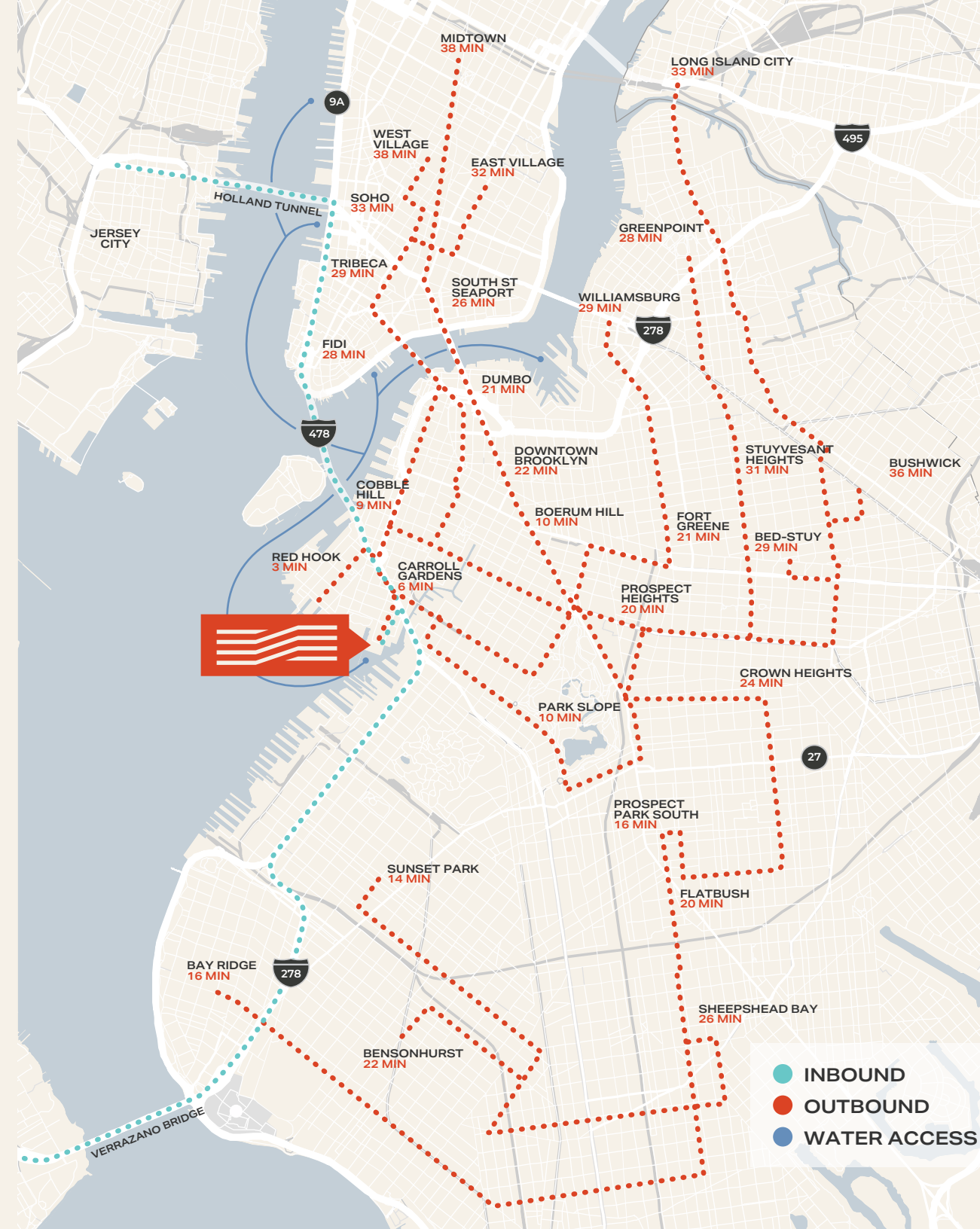


# YOU'RE NOT JUST CLOSE BY. YOU'RE ALREADY THERE.

Embed yourself in one of the densest concentrations of consumers and workers in the country.

**2.62M** BROOKLYN  
**2.31M** QUEENS

**1.65M** MANHATTAN  
**6.58M** TOTAL



## RED HOOK LOGISTICS CENTER

# CORPORATE NEIGHBORS



# BUILT FOR ANY PURPOSE

As a brand new, Class A development, Red Hook Logistics Center is functionally designed to suit any and every logistics configuration. Functional clear heights and robust parking infrastructure allow its tenants to stack efficiently and store fleets easily, while its 19 docks and 8 drive-in doors can handle even the largest volume of inbound and outbound carriers.

## POTENTIAL USES

- Warehouse & Fulfillment
- Last Mile Distribution
- Cold Storage
- Fleet Storage/Parking

## ADDITIONAL FEATURES

- Loading Access on Multiple Levels
- Rooftop Use Opportunities
- Pier & Waterway Access



# UPSCALE, SCALED UP

**Ideal for single or multi-tenant use cases, Red Hook Logistic Center's four levels of vehicle-served space deliver a streamlined facility at a flexible scale, while its versatile design allows tenants to reconfigure as needed.**





RED HOOK LOGISTICS CENTER

# DEVELOPMENT OVERVIEW

**385,510 SF**  
TOTAL DEVELOPMENT

**2.97**  
ACRES

**3 STORIES**  
PLUS ROOFTOP PARKING

**2**  
FREIGHT ELEVATORS

**37,000 SF**  
ADJACENT PARKING LOT

**126**  
PARKING SPACES

**38' x 39'-60'**  
COLUMN SPACING

**60'**  
SPEED BAY

**19**  
DOCKS

**8**  
DRIVE-IN DOORS

**2,000A**  
PER PHASE 1/2 HR. DEMAND

FULLY SPRINKLED ESFR  
INDOOR + DRY SYSTEM AT  
TRUCK COURT/DOCKS



# LEVEL 1

**115,698 SF**  
TOTAL SF

**72,601 SF**  
WAREHOUSE SF

**2,500 SF**  
OFFICE SF *(part of Warehouse SF)*

**29'**  
CEILING HEIGHT

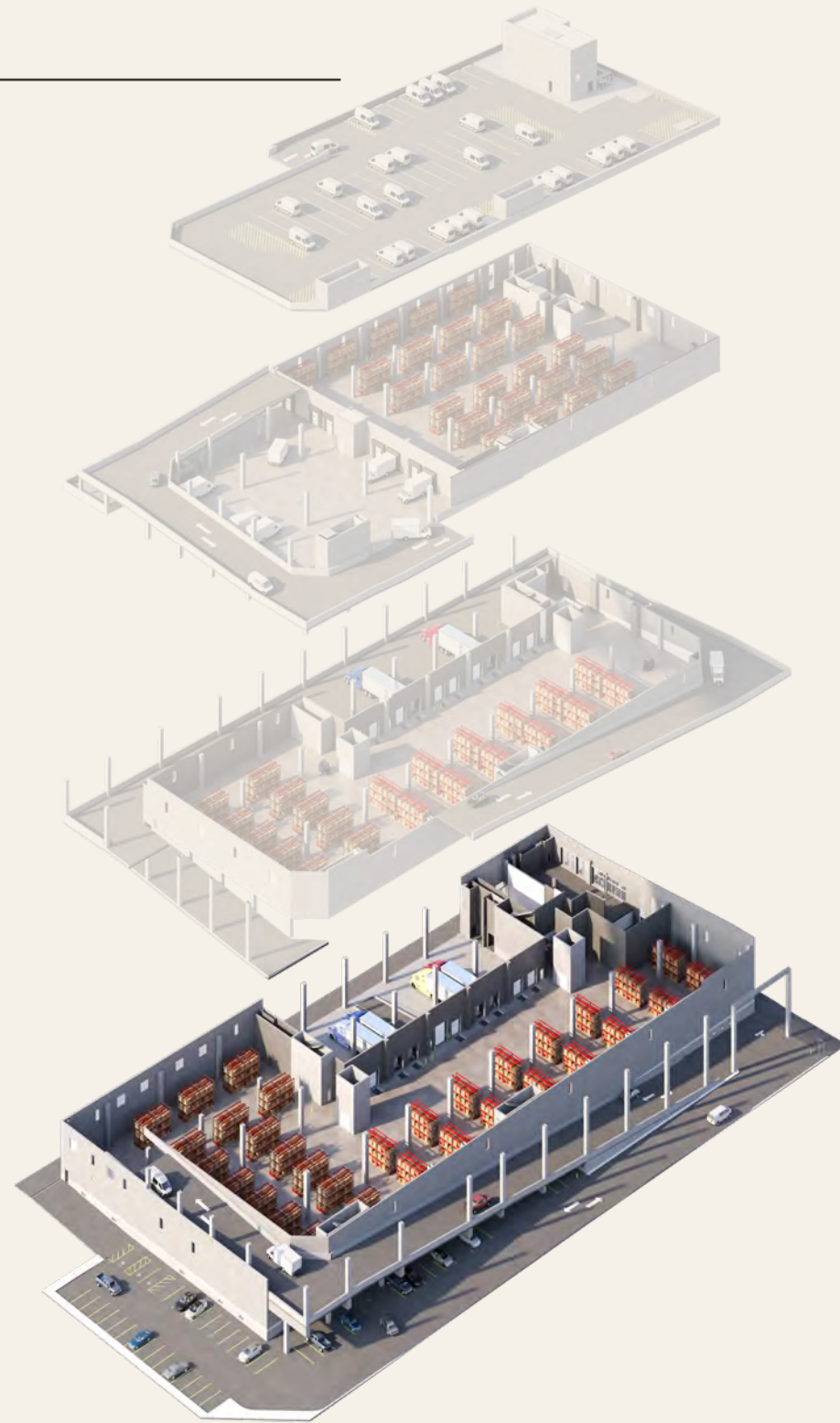
**38'x39'-60'**  
COLUMN SPACING

**9**  
LOADING DOCKS

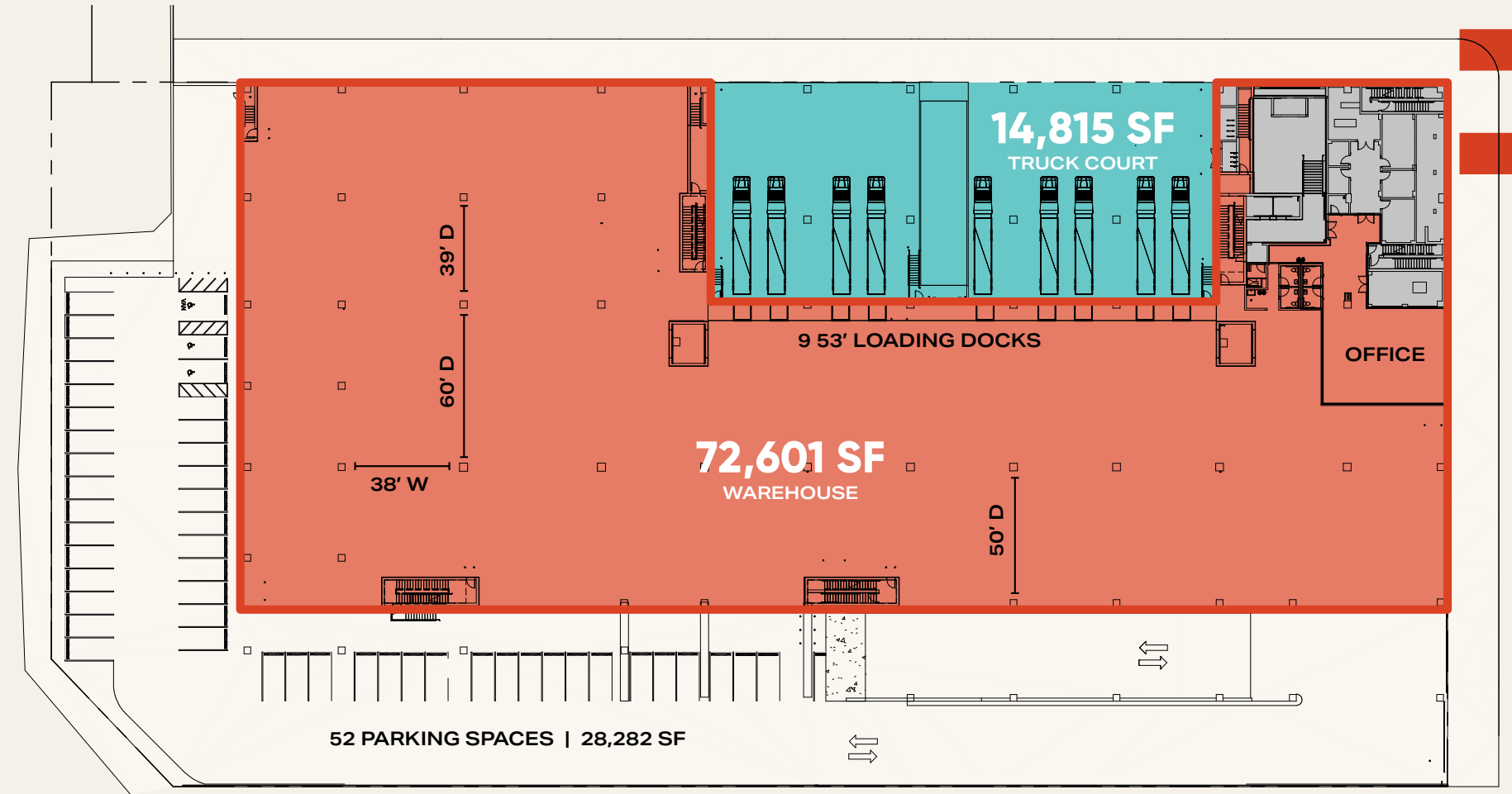
**1**  
DRIVE-IN DOOR

**52**  
PARKING SPACES

**80'**  
TRUCK COURT DEPTH



# LEVEL 1



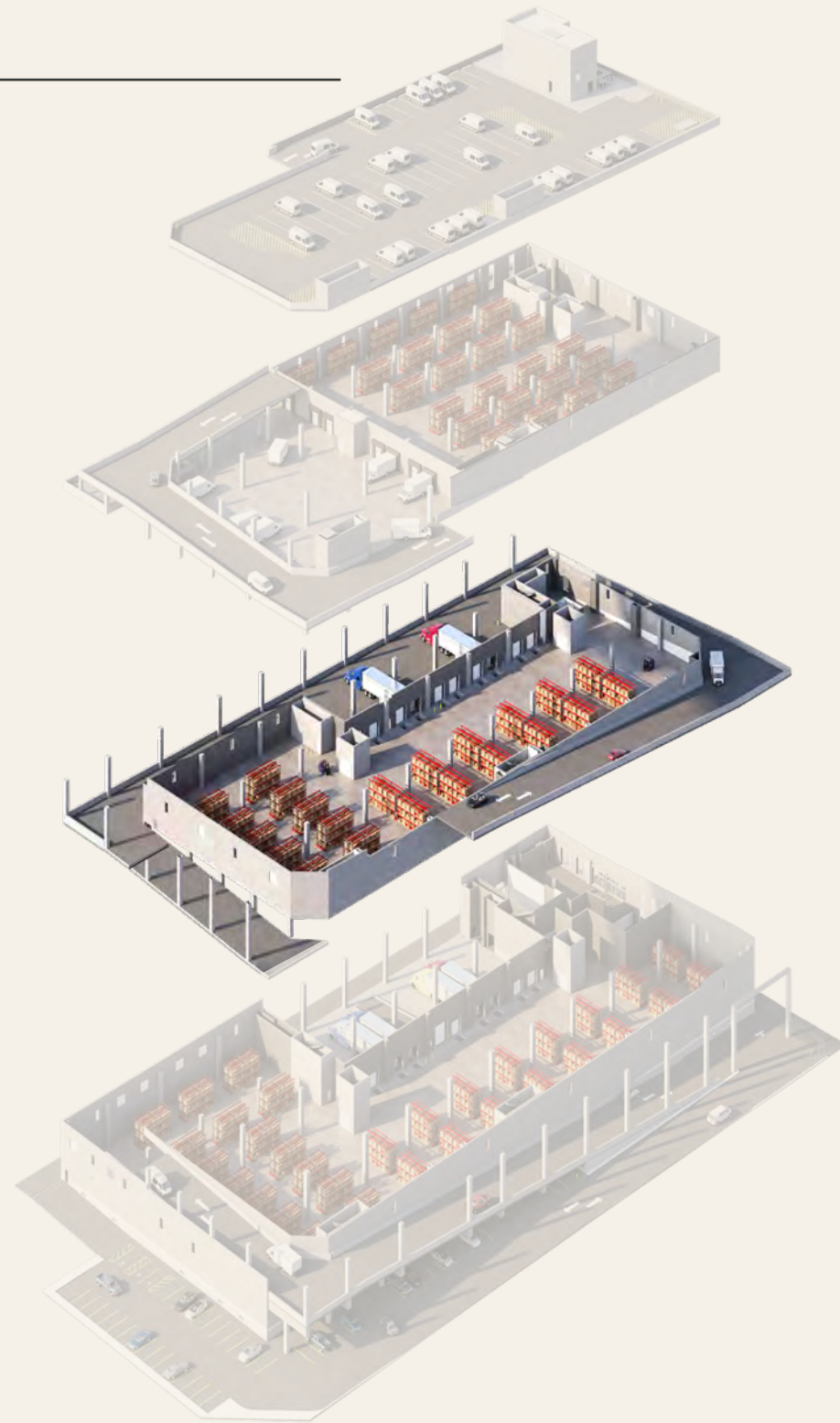
# LEVEL 2

**103,599 SF** TOTAL SF  
**54,854 SF** WAREHOUSE SF

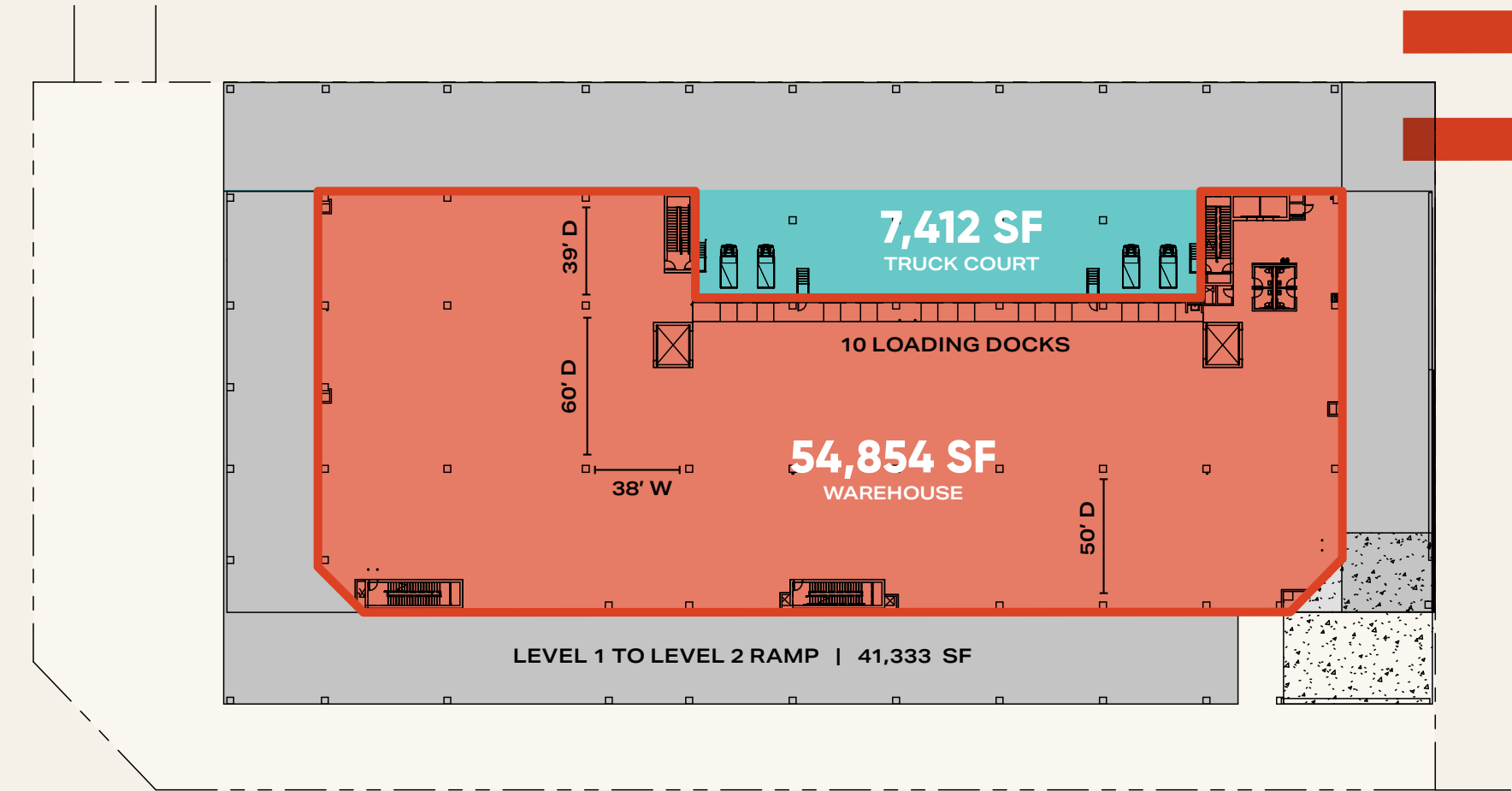
**TO SUIT** OFFICE SF  
**19' 9"** CEILING HEIGHT

**38'x39'-60'** COLUMN SPACING  
**10** LOADING DOCKS

**40'** TRUCK COURT DEPTH



# LEVEL 2



# LEVEL 3

**83,808 SF**  
TOTAL SF

**47,835 SF**  
WAREHOUSE SF

**TO SUIT**  
OFFICE SF

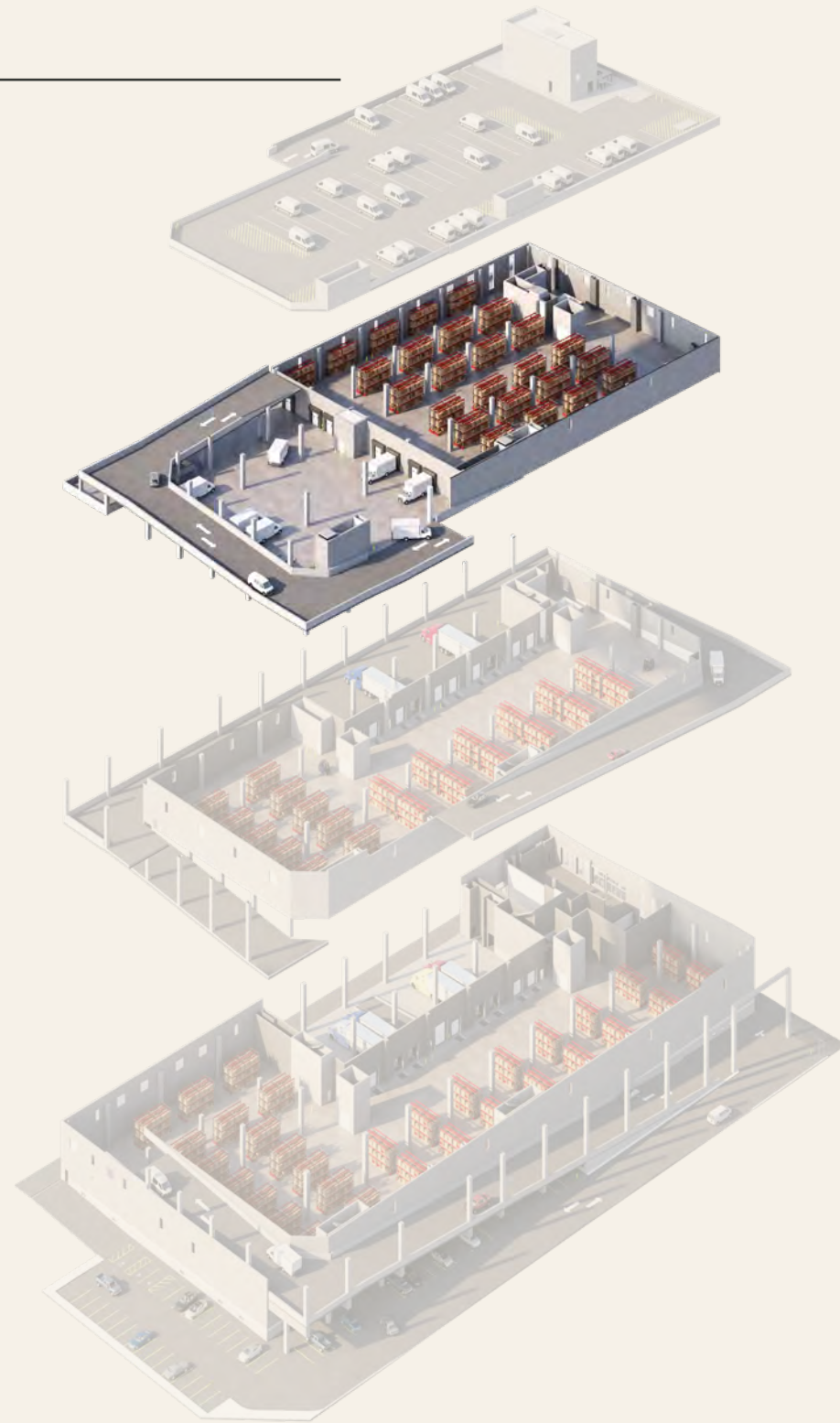
**19' 0"**  
CEILING HEIGHT

**38'x39'-60'**  
COLUMN SPACING

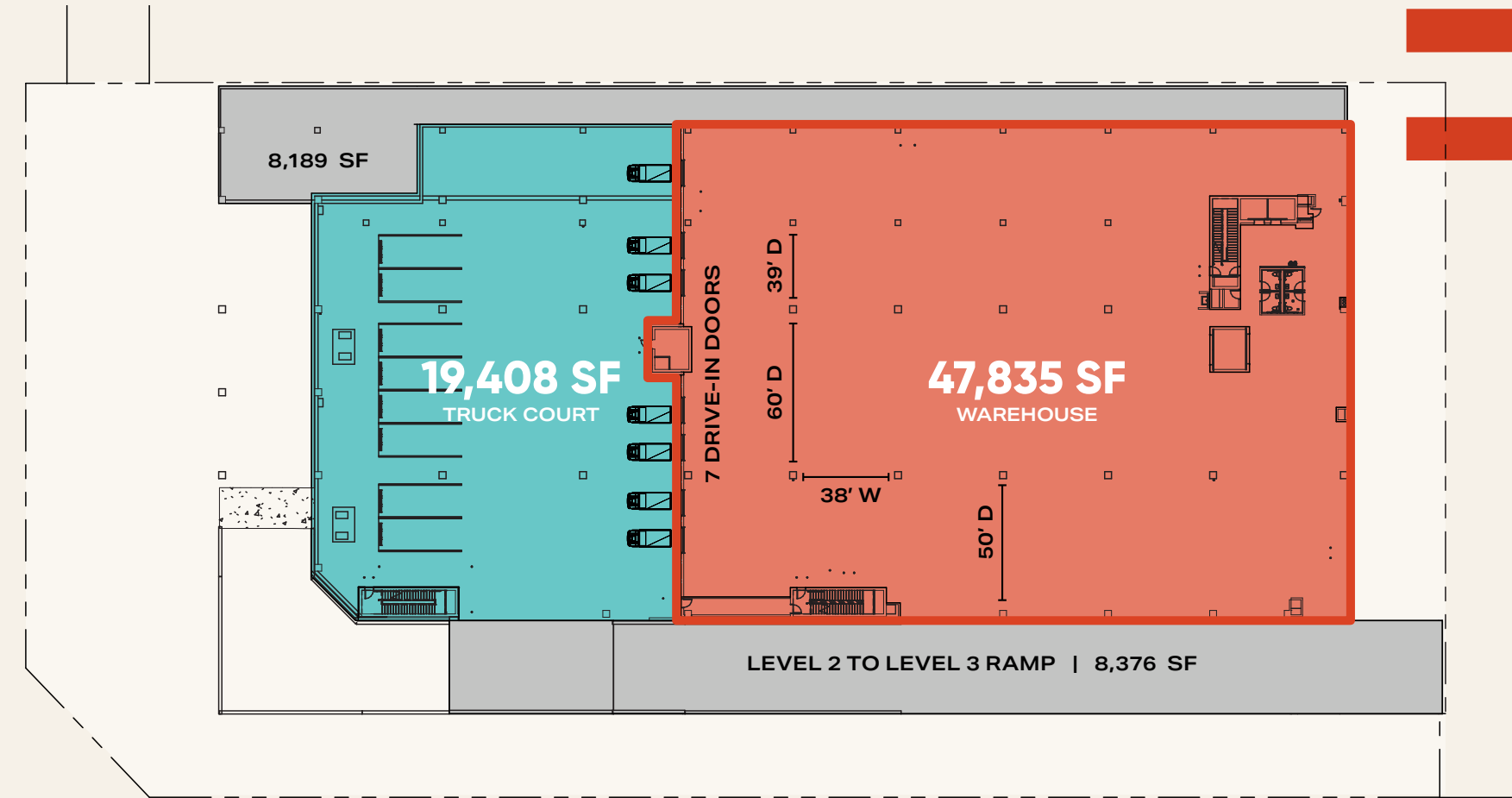
**7**  
DRIVE-IN DOORS

**8**  
PARKING SPACES

**40'**  
TRUCK COURT DEPTH



# LEVEL 3





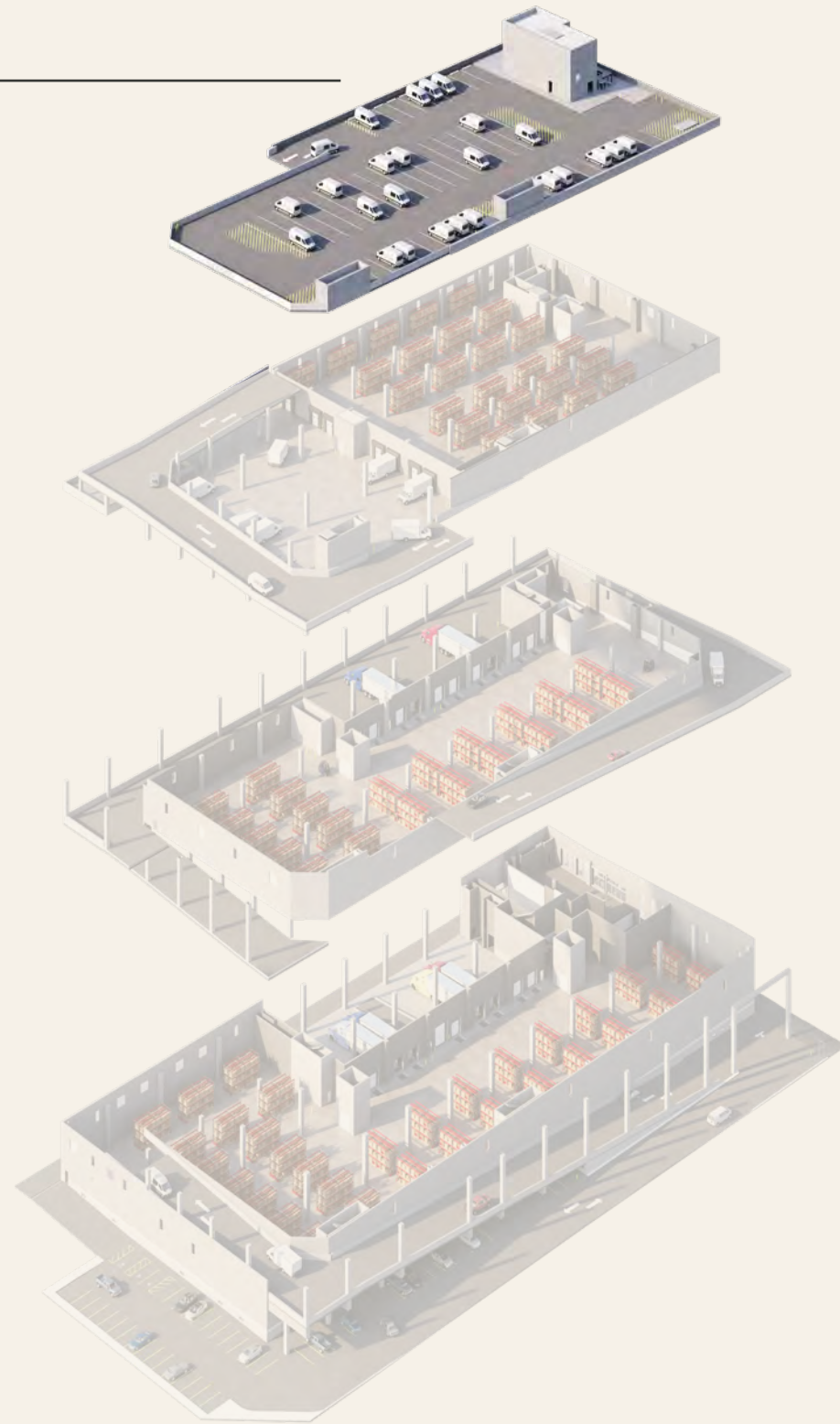
# ROOFTOP

Red Hook Logistic Center's rooftop offers a variety of potential use cases, including fleet storage and parking, rooftop gardens and solar fields.

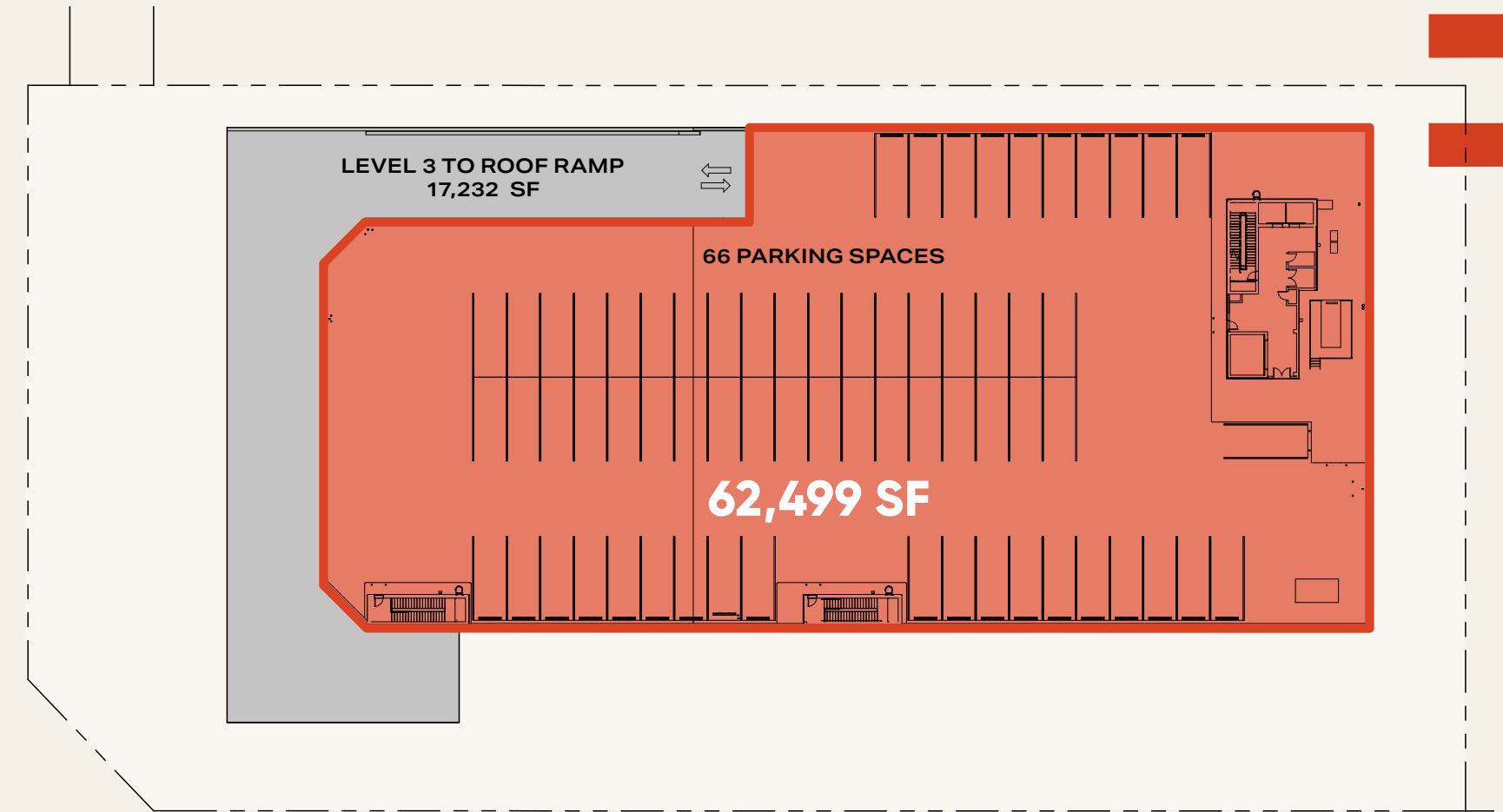
**79,731 SF**  
TOTAL SF

**62,499 SF**  
PARKING SF

**66 SPACES**  
CAR OR VAN PARKING



# ROOFTOP



# A GREENER FOOTPRINT

In addition to being a 100% electric-powered building, Red Hook Logistics Center can support eco-friendly infrastructure like EV charging stations and a rooftop solar field, while shorter delivery routes reduce emissions and decrease your carbon footprint.





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**LBA**Logistics 

LBA Logistics is a national vertically integrated real estate company focused on the ownership and operation of industrial buildings. At the very core of LBA Logistics is an understanding that if our industrial customers succeed, so do we. This commitment requires building strong relationships, developing creative facility solutions, and providing an unmatched level of service with attention to detail. Our goal is to be the most respected and trusted industrial real estate owner and investor. Our company's values include operating with the utmost integrity, hard work, pride of ownership, teamwork, environmental stewardship, and community outreach.

**RXR**

RXR is an innovative investor, developer and place-maker committed to applying a customer and community-centered approach to building properties, services, and products that create enduring value for all stakeholders. Headquartered in New York with a national platform strategy, RXR is a 500+ person, vertically integrated operating and development company with expertise in a wide array of value creation activities, including ground up real estate, infrastructure and industrial development, uncovering value in underperforming properties, repurposing well-located iconic properties, incorporating cutting edge technologies and value-added lending. The RXR platform manages 93 commercial real estate properties and investments with an aggregate gross asset value of approximately \$20.7 billion, comprising approximately 30.5 million square feet of commercial properties, a multi-family residential portfolio of approximately 8,800 units under operation or development, and control of development rights for an additional approximately 3,500 multi-family and for sale units as of December 31, 2022. Gross asset value compiled by RXR in accordance with company fair value measurement policy and is comprised of capital invested by RXR and its partners, as well as leverage.