



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

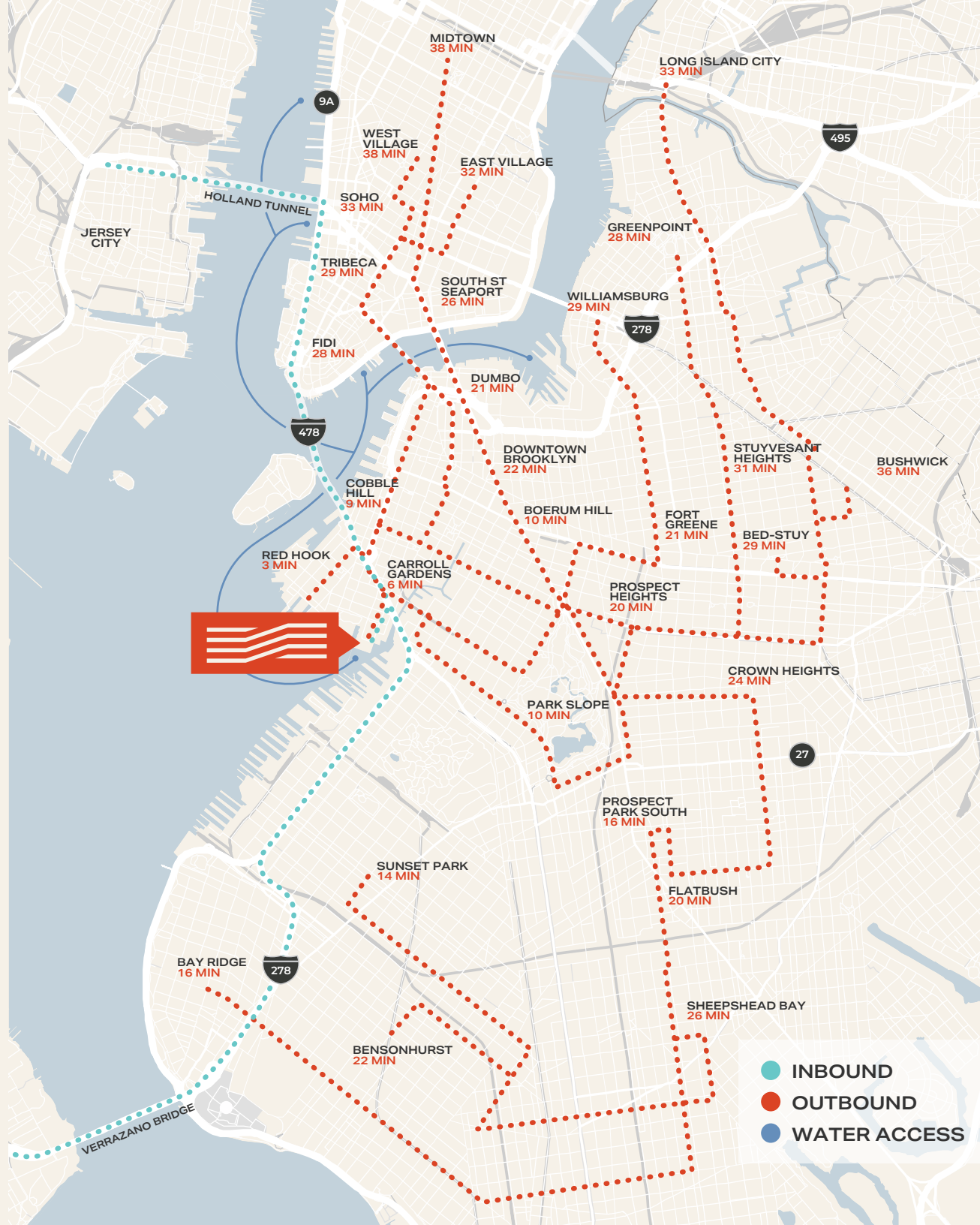


YOU'RE NOT JUST CLOSE BY. YOU'RE ALREADY THERE.

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



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.



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

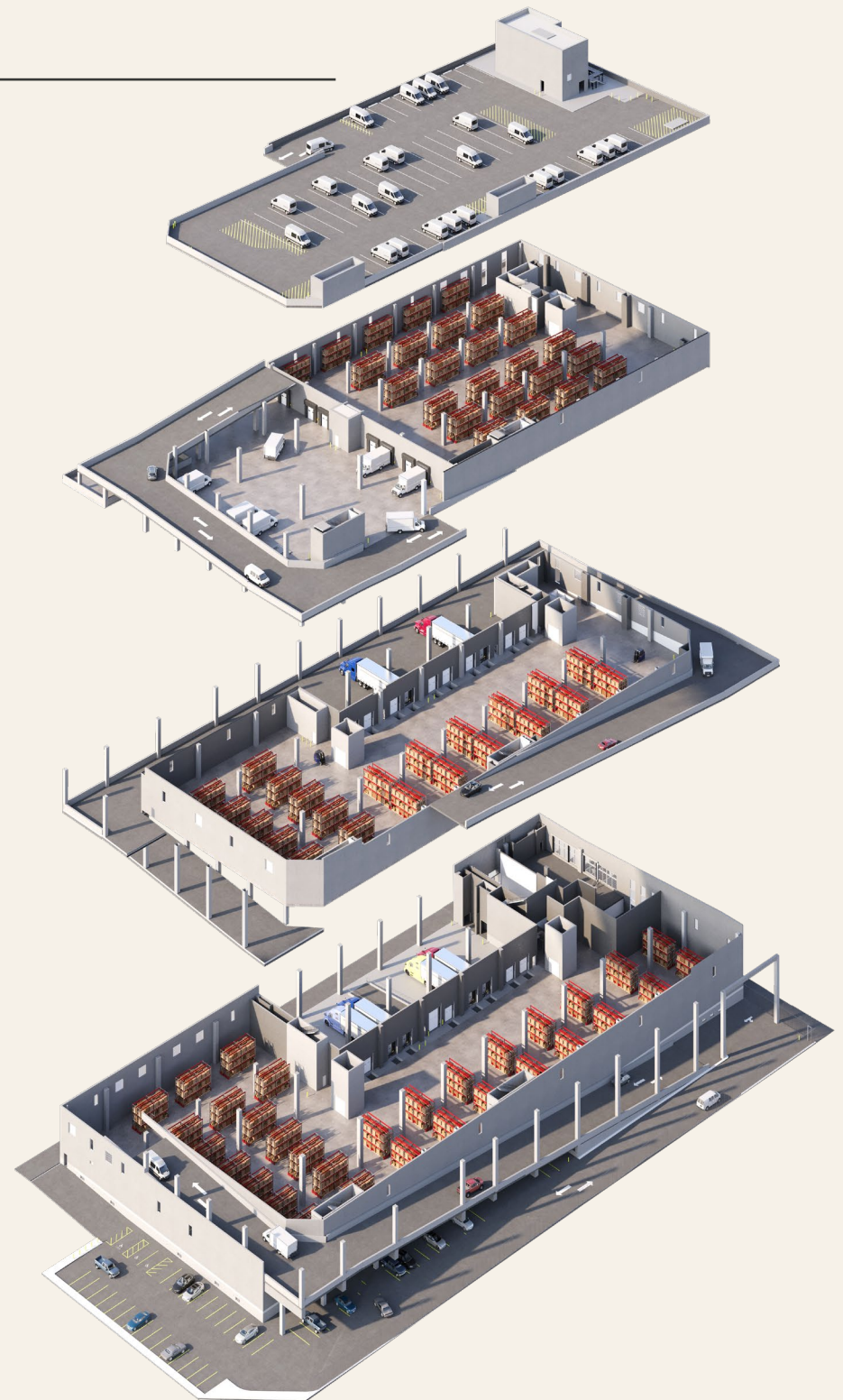
8

DRIVE-IN DOORS

2,000A

PER PHASE 1/2 HR. DEMAND

FULLY SPRINKLED ESRF
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

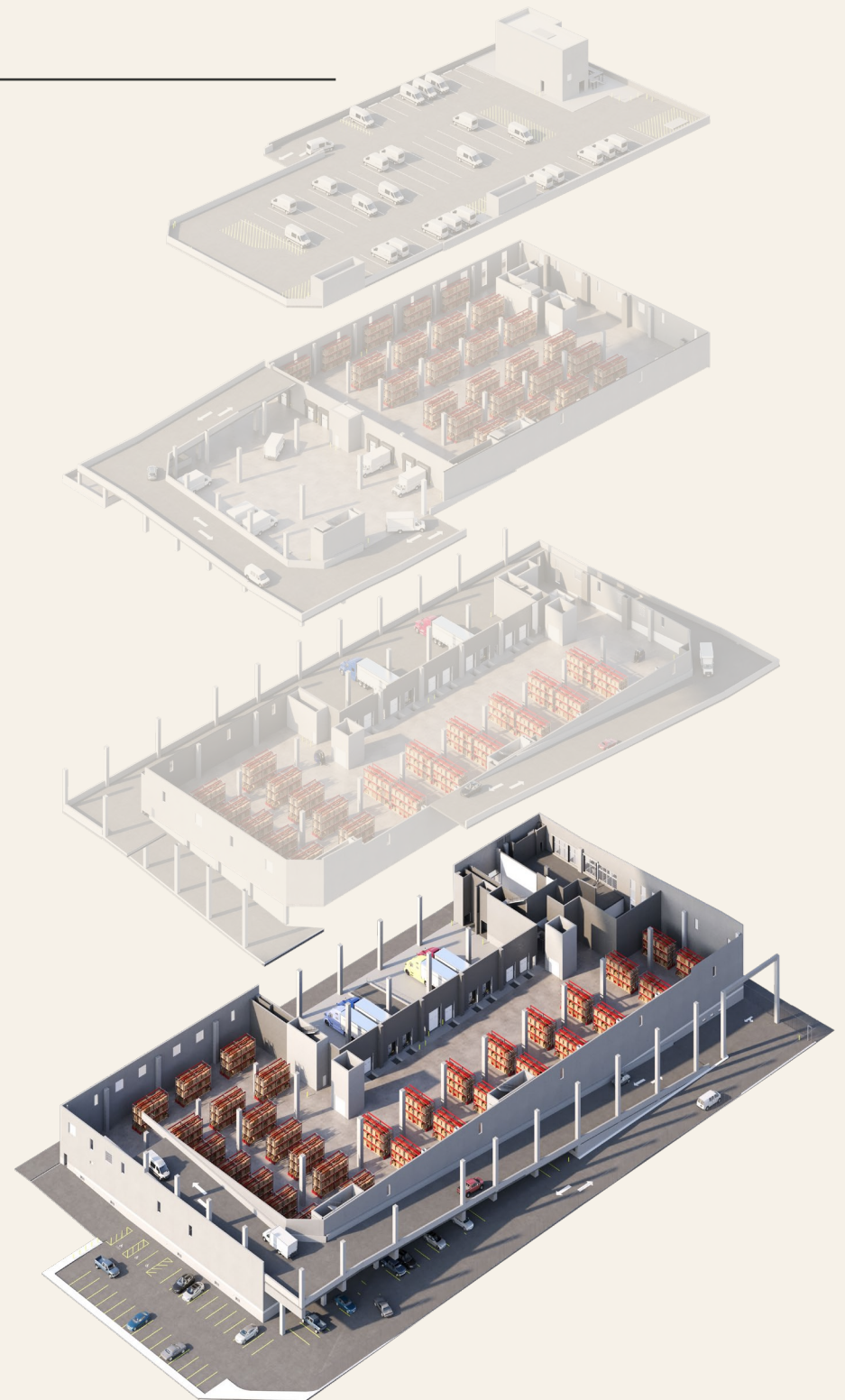
DRIVE-IN DOOR

52

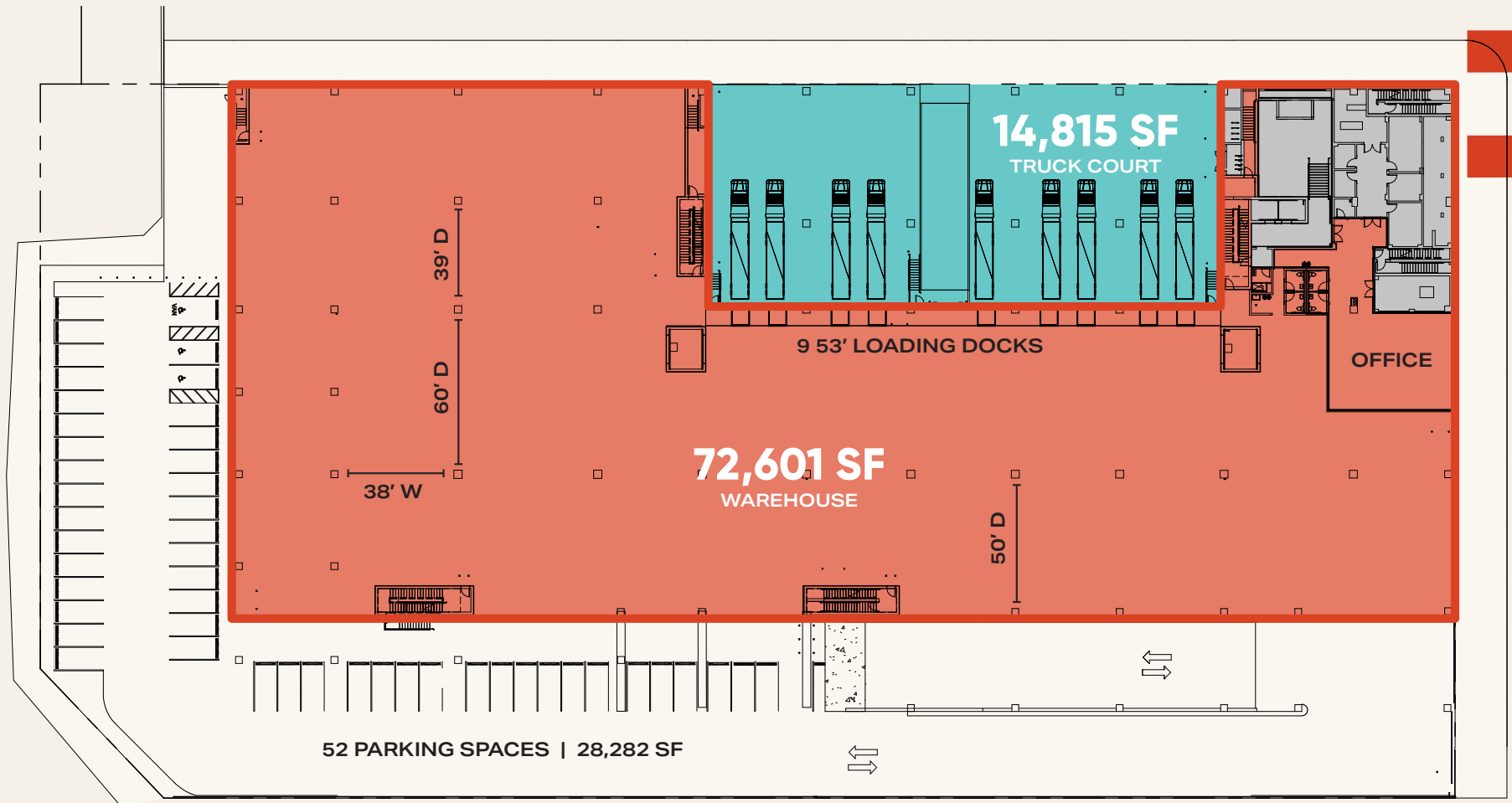
PARKING SPACES

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'

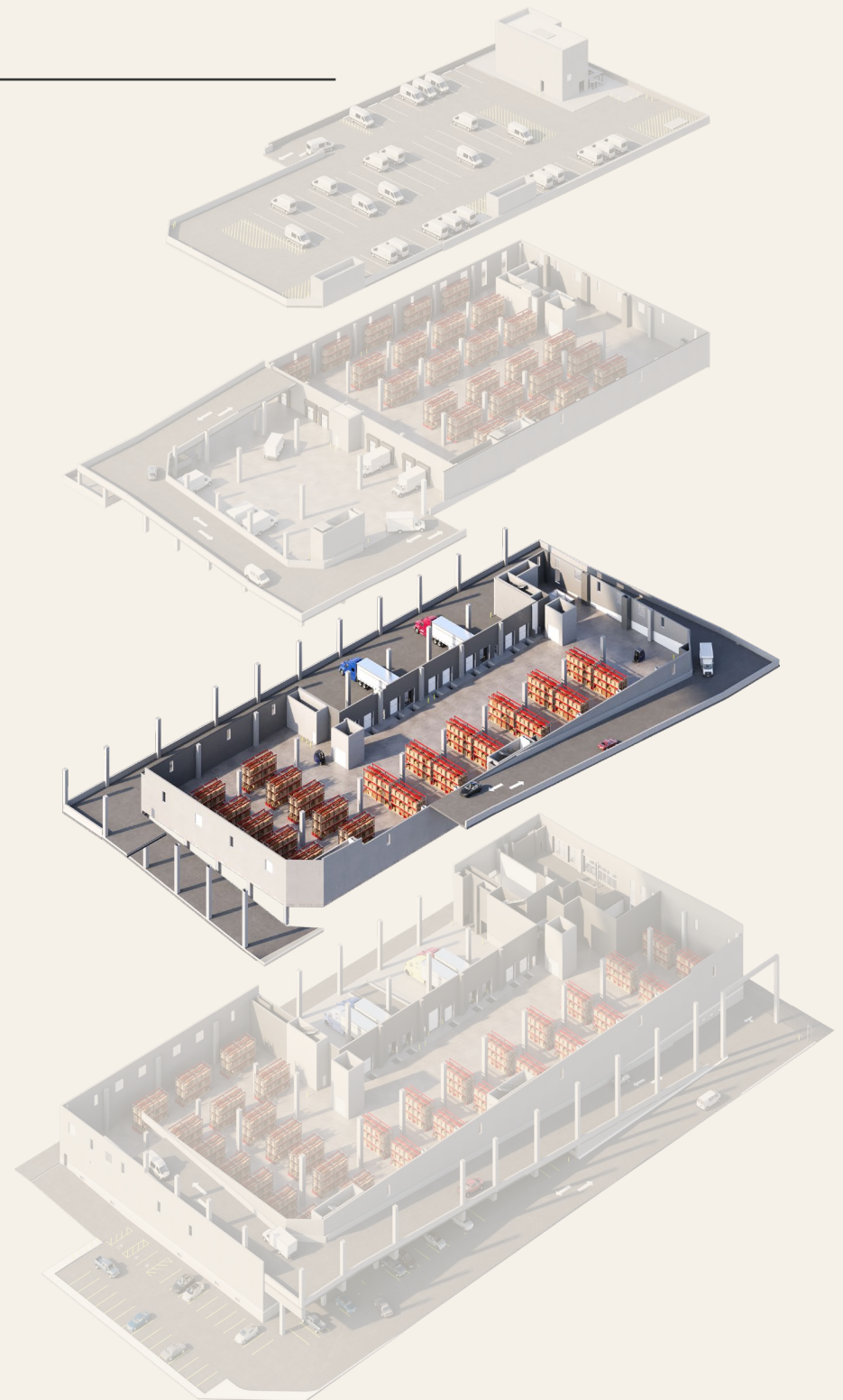
COLUMN SPACING

10

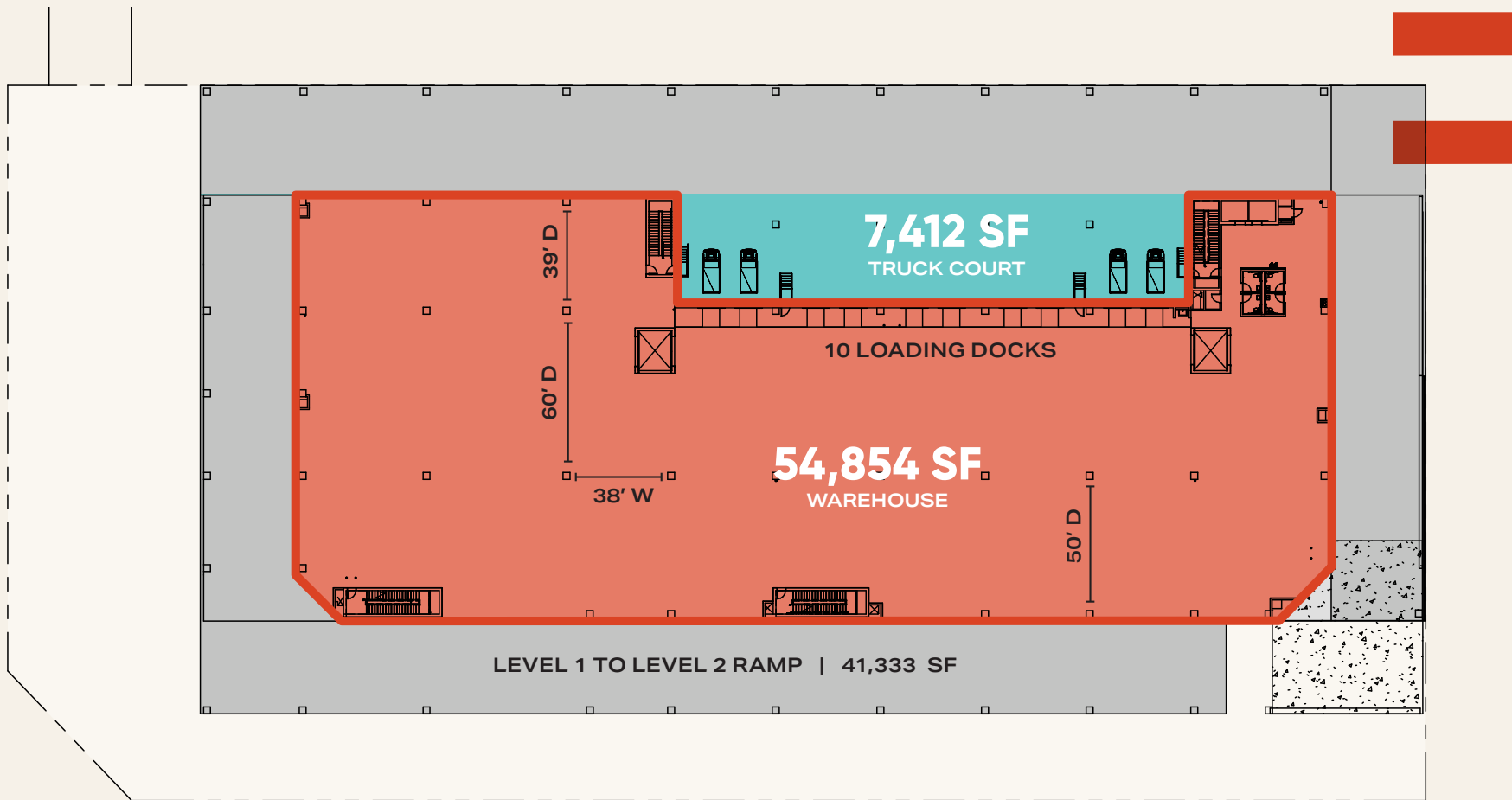
LOADING DOCKS

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

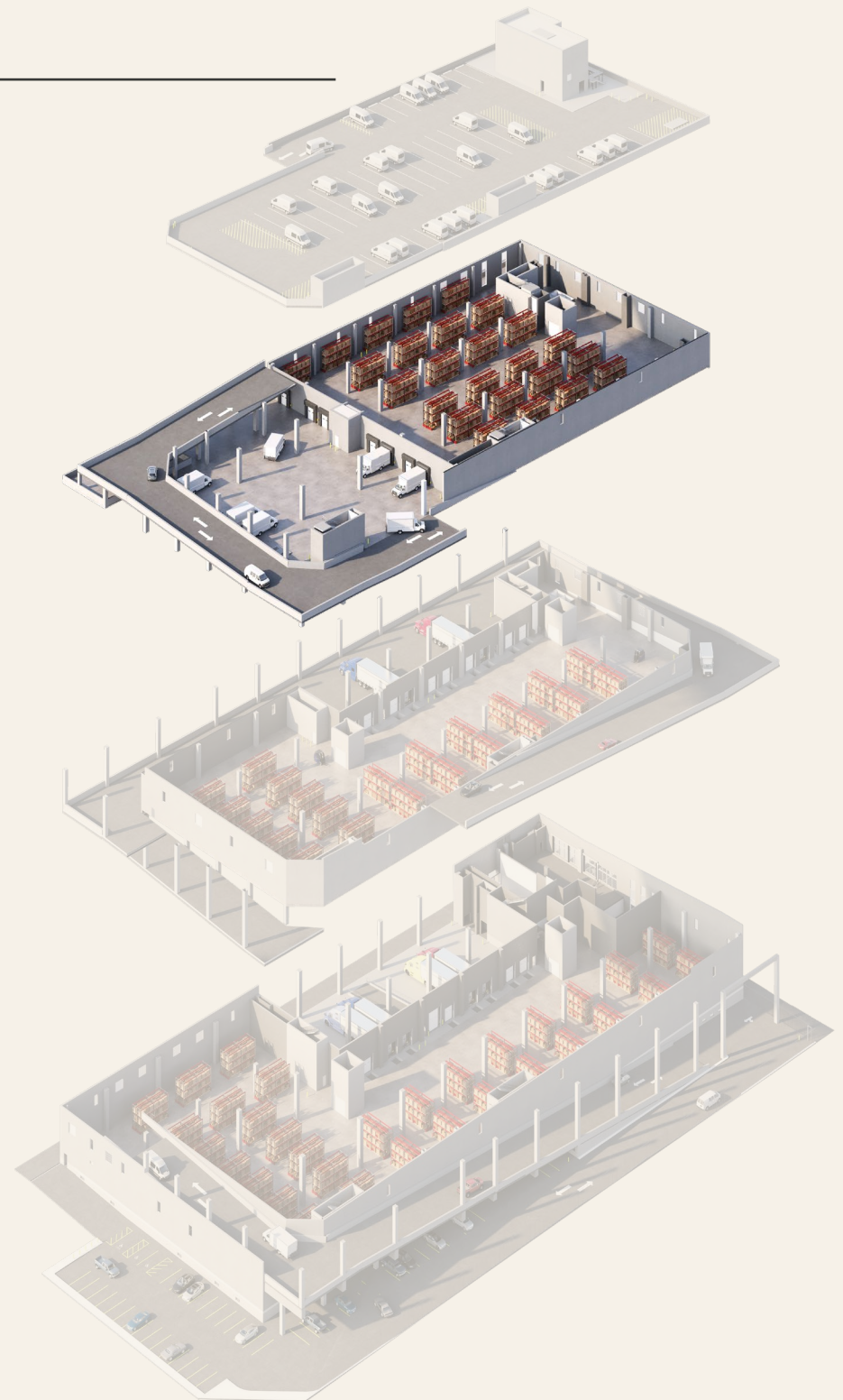
DRIVE-IN DOORS

8

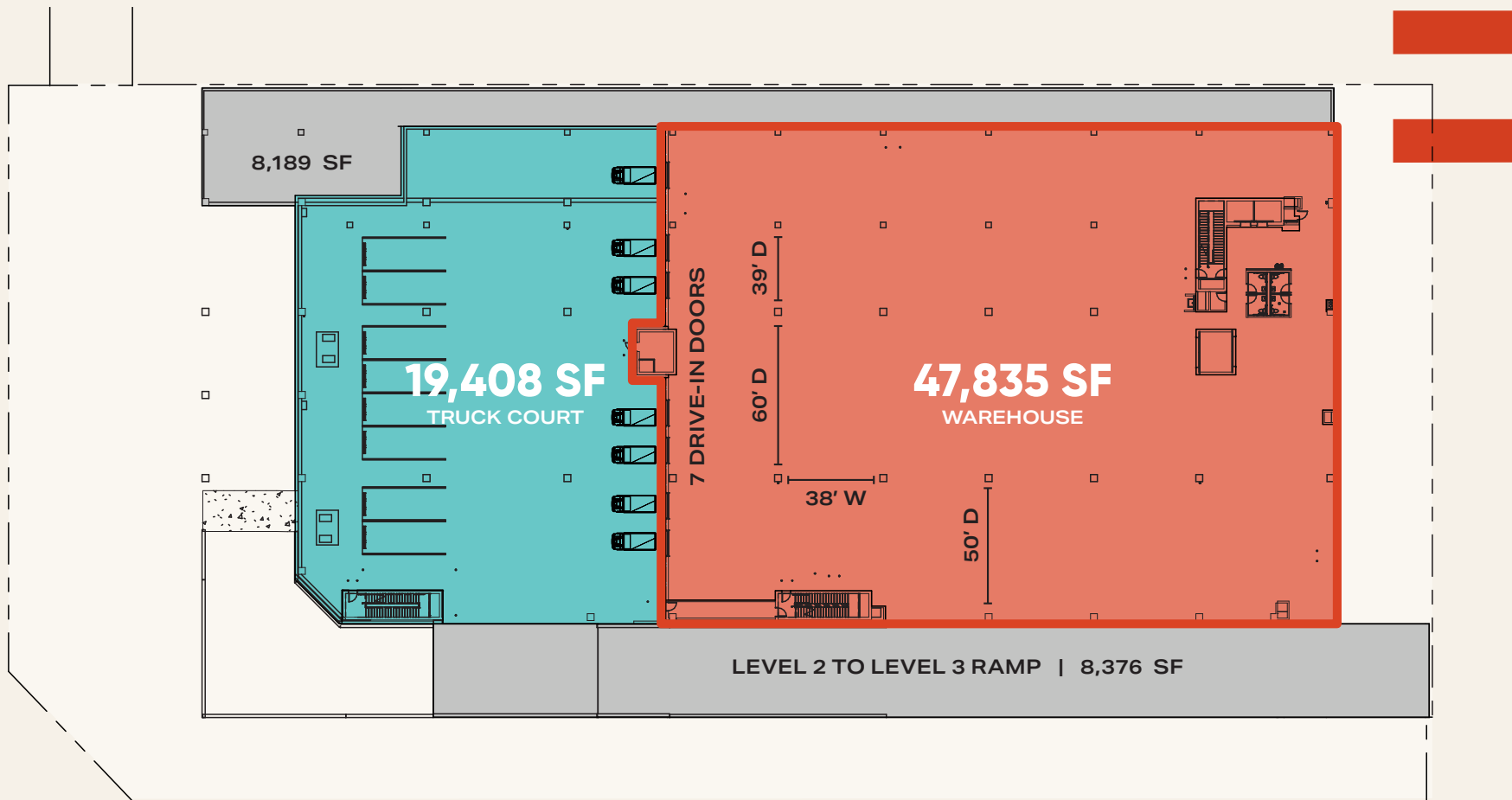
PARKING SPACES

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

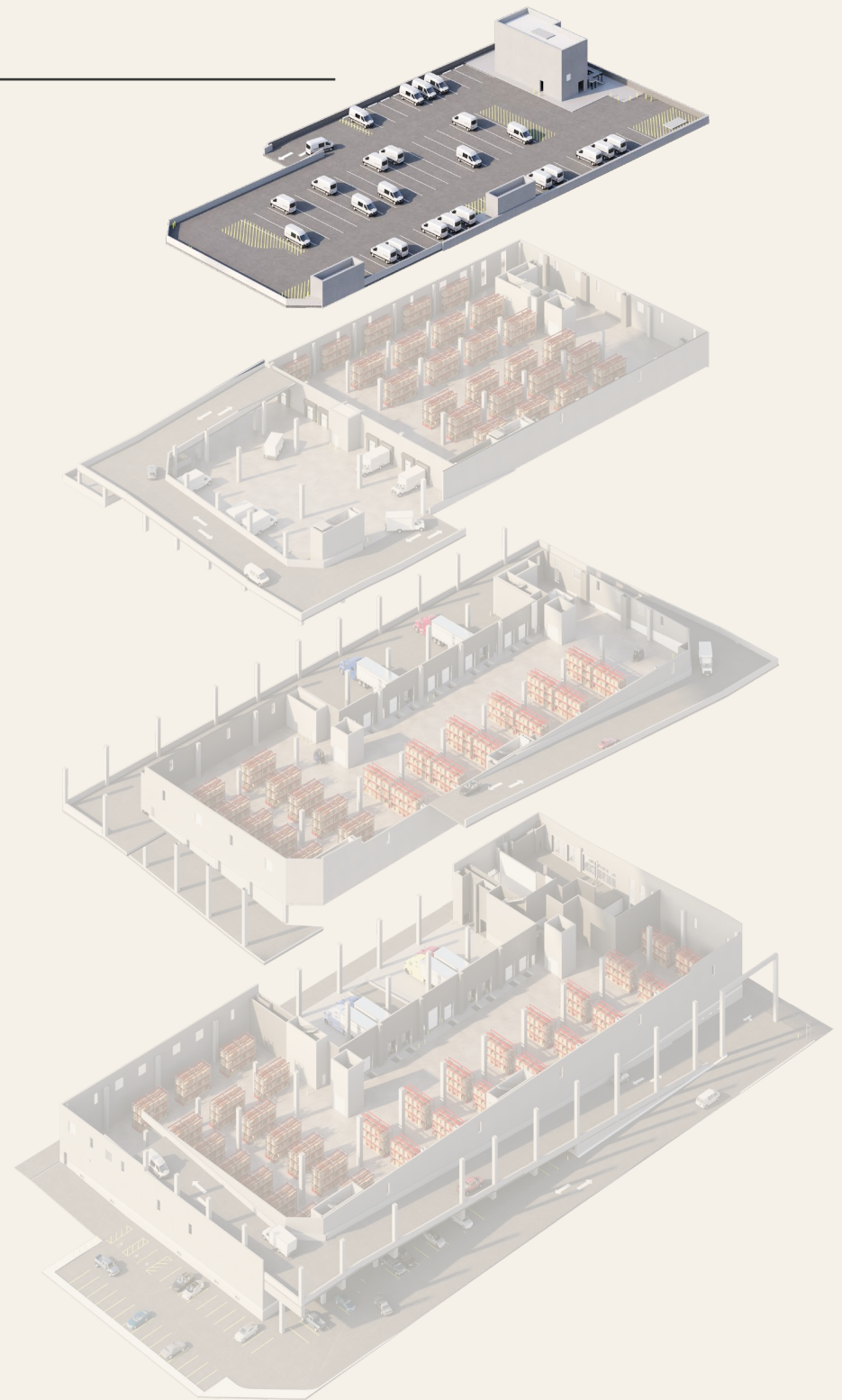
TOTAL SF

62,499 SF

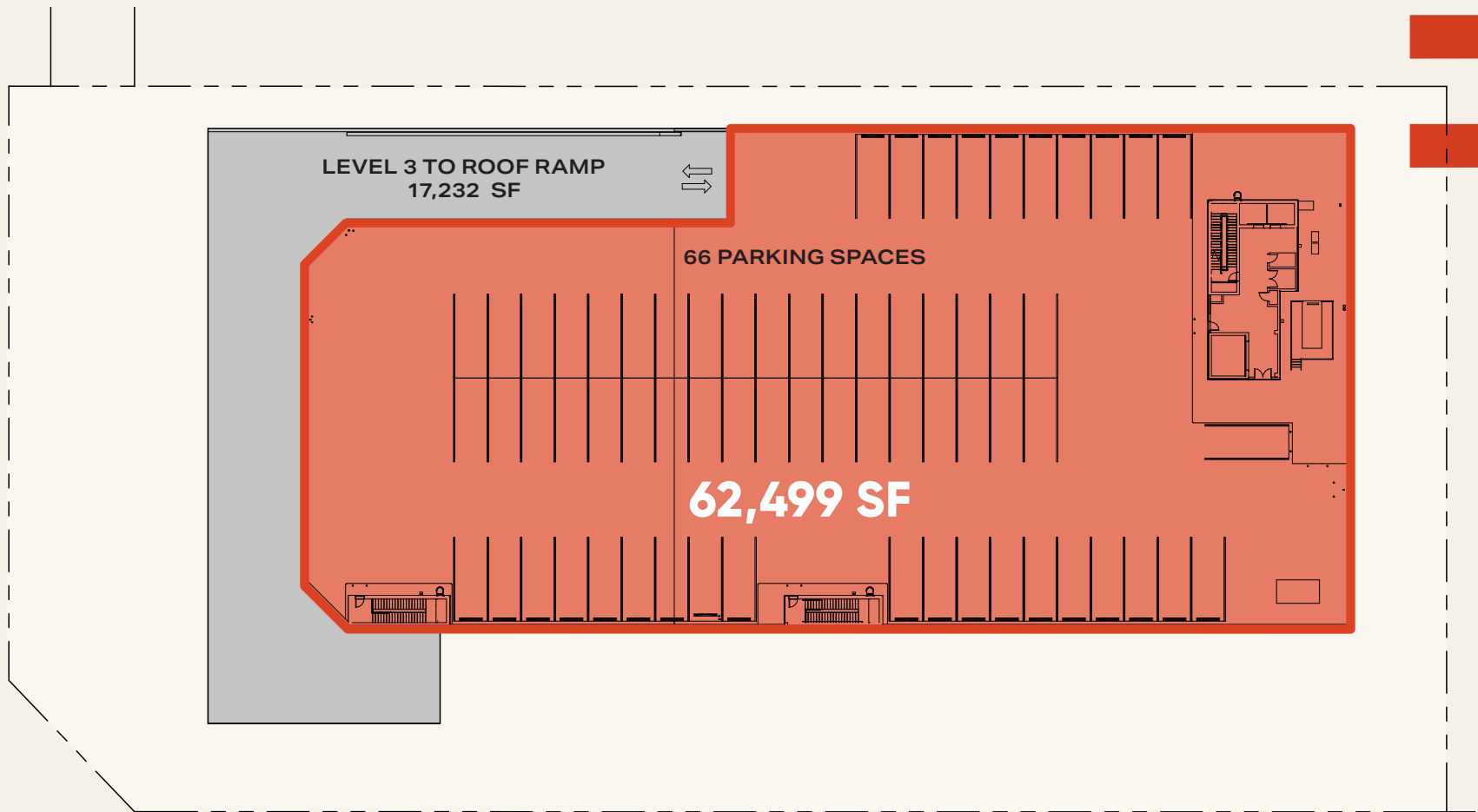
PARKING SF

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.





PHASE 2
OPPORTUNITY

BRYANT ST.

COURT ST.



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LBALogistics 

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.



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