



MATTHEWS™

330 Calyer St

GREENPOINT, BROOKLYN, NY 11222

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

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330 Calyer Street



Asking Price and Basis

\$8,950,000

PRICE

\$447.50

PRICE PER SF

Property Information

Property:	330 Calyer St
Block / Lot:	2605 / 17
Lot Dimensions:	200' x 100'
Lot Square Footage:	20,000
Zoning:	M1-1
Building Dimensions:	200' x 100'
Upper Floors:	--
Stories:	1
Ceiling Heights:	18-20'
Ground Floor GSF:	20,000
Second Floor GSF:	--
Gross Square Footage:	20,000

Development Rights

As-of-Right - Commercial

FAR:	1.00
Total Buildable SF:	20,000
Minus Existing Structure:	20,000

Available Air Rights: --

Community Facility

FAR:	2.40
Total Buildable SF:	48,000
Minus Existing Structure:	20,000

Available Air Rights: 28,000

Tentative Real Estate Taxes

Assessment (25/26):	\$693,720
Tax Class:	4
Tax Rate:	10.7620%
Taxes (25/26):	\$74,658
Taxes Per SF:	\$3.73



330 Calyer St

GRAND ST SUBWAY STATION

Transportation Map

Market Overview



GREENPOINT, BROOKLYN

Greenpoint is a historically industrial neighborhood located at the northernmost tip of Brooklyn, known for its waterfront access, evolving infrastructure, and proximity to key transit corridors. Traditionally home to shipbuilding, manufacturing, and warehousing operations, Greenpoint continues to attract industrial and commercial users due to its strategic location and flexible zoning. The area benefits from direct access to the Brooklyn-Queens Expressway (BQE) and is minutes from Long Island City, Williamsburg, and Midtown Manhattan via the Pulaski Bridge and public transit, including the G train and ferry service. This connectivity makes Greenpoint an ideal logistics and last-mile distribution hub while also supporting a range of light manufacturing and creative production uses.

Recent years have seen a wave of reinvestment in infrastructure, including upgraded streetscapes, environmental remediation efforts, and ongoing redevelopment along the waterfront. Despite growing residential and mixed-use developments nearby, significant swaths of Greenpoint remain industrial and M-zoned, preserving opportunities for traditional industrial and warehouse tenants. Amenities in the area include access to McCarren Park, Greenpoint Terminal Market, and a mix of retail, dining, and business services that support the local workforce. As New York City continues to prioritize industrial retention and adaptive reuse, Greenpoint stands out as a well-positioned neighborhood for long-term industrial growth and investment.

BROOKLYN ECONOMIC DRIVERS

- **KEY ECONOMIC DRIVERS AND ANCHOR INSTITUTIONS:** The economy of Brooklyn is supported by its proximity to Manhattan and robust public transportation, which fosters strong regional connectivity. The presence of institutions like Fordham University and BrooklynCare Health System contributes to the educational, healthcare, and cultural fabric of the borough. Major commercial corridors—such as Fordham Road and The Hub—anchor a wide range of businesses, spanning retail, food services, and professional services.
- **PRIMARY INDUSTRIES:**
 - Healthcare and Social Services
 - Education
 - Retail and Commerce
 - Construction and Real Estate
- **TOP 5 EMPLOYERS:**
 - Montefiore Medical Center
 - BrooklynCare Health System
 - Fordham University
 - NYC Department of Education
 - NYC Health + Hospitals
- **RECENT INFRASTRUCTURE OR ECONOMIC DEVELOPMENT PROJECTS:**
 - Rezoning and redevelopment in the South Brooklyn to spur mixed-use growth
 - Expansion of Metro-North access through the Penn Station Access Project
 - Renovations to Fordham Plaza for improved transit and pedestrian flow
 - Continued investment in affordable and supportive housing developments



Demographics

HIGHLIGHTS

Population	1-Mile	3-Mile	5-Mile
2025 Estimated Population	61,667	1,287,761	3,208,402
2030 Population Projection	59,276	1,212,261	3,009,459
Income			
2025 Est. Average Household Income	\$140,969	\$123,424	\$124,023
2025 Est. Median Household Income	\$114,127	\$89,641	\$89,564
Households & Growth			
2025 Estimated Households	29,258	579,419	1,391,953
2030 Projected Households	27,987	543,266	1,301,707
Race & Ethnicity			
2025 Est. White	41,176	640,113	1,402,696
2025 Est. Black or African American	3,439	116,247	466,841
2025 Est. American Indian/Alaskan Native	291	7,046	19,238
2025 Est. Asian	4,746	209,379	471,898
2025 Est. Two or More Races	11,976	314,099	846,006
2025 Est. Hispanic %	10,658	302,396	812,949

\$959M+

Total Consumer Spend

Within 1-Mile

\$42B+

Total Consumer Spend

Within 5-Miles

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



CoStar™

DOB Property Profile Overview & Certificate of Occupancy

330 CALYER STREET		BROOKLYN 11222		BIN# 3065446	
CALYER STREET	330 - 340	Health Area	: 300	Tax Block	: 2605
HUMBOLDT STREET	842 - 852	Census Tract	: 579.02	Tax Lot	: 17
RUSSELL STREET	287 - 287	Community Board	: 301	Condo	: NO
		Buildings on Lot	: 1	Vacant	: NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s): HUMBOLDT STREET, RUSSELL STREET
 DOB Special Place Name:
 DOB Building Remarks:
 Landmark Status:
 Local Law: NO
 SRO Restricted: NO
 UB Restricted: NO
 Environmental Restrictions: N/A
 Legal Adult Use: NO
 Special Status: N/A
 Loft Law: NO
 TA Restricted: NO
 Grandfathered Sign: NO
 City Owned: NO

Additional BINs for Building: NONE
 Additional Designation(s): IBZ - INDUSTRIAL BUSINESS ZONE
 MS4 - MS4 AREA
 HPD Multiple Dwelling: No
 Number of Dwelling Units: 0

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: E1-WAREHOUSE

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	
Complaints	0	0	Elevator Records
Violations-DOB	11	4	Electrical Applications
Violations-OATH/ECB	1	1	Permits In-Process / Issued
Jobs/Filings	4		Illuminated Signs Annual Permits
ARA / LAA Jobs	0		Plumbing Inspections
Total Jobs	4		Open Plumbing Jobs / Work Types
Actions	17		Facades
OR Enter Action Type:			Marquee Annual Permits
OR Select from List:			Boiler Records
AND Show Actions			DEP Boiler Information
			Crane Information
			After Hours Variance Permits

Form 24C (Rev. 11-15) DOMM 2022/24/25 THE CITY OF NEW YORK
 HOUSING AND DEVELOPMENT ADMINISTRATION
 DEPARTMENT OF BUILDINGS
 CERTIFICATE OF OCCUPANCY

BOROUGH BROOKLYN DATE: JUL 19 1978 NO. 216816
 This certificate supersedes C.O. No. 112397 ZONING DISTRICT M1-1
 THIS CERTIFIES that the ~~newly altered existing~~ building-premises located at
330/340 Calyer Street Block 2605 Lot 17
 CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND
 REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	FLOOR LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
First	on ground	100			17B		Manufacturing Establishment: Chemical Compounding & Packaging. Manufacture of Combustible Mixtures. (Cleaning Compounds)
TOTAL: AS STATED ABOVE							
Old Code							
Fire Department Permit # C-657199 Dated: October 21, 1984 (Fuel Oil)							

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **330 Calyer Street Brooklyn, NY 11222** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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