



## 824 Humboldt St

GREENPOINT, BROOKLYN, NY 11222

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

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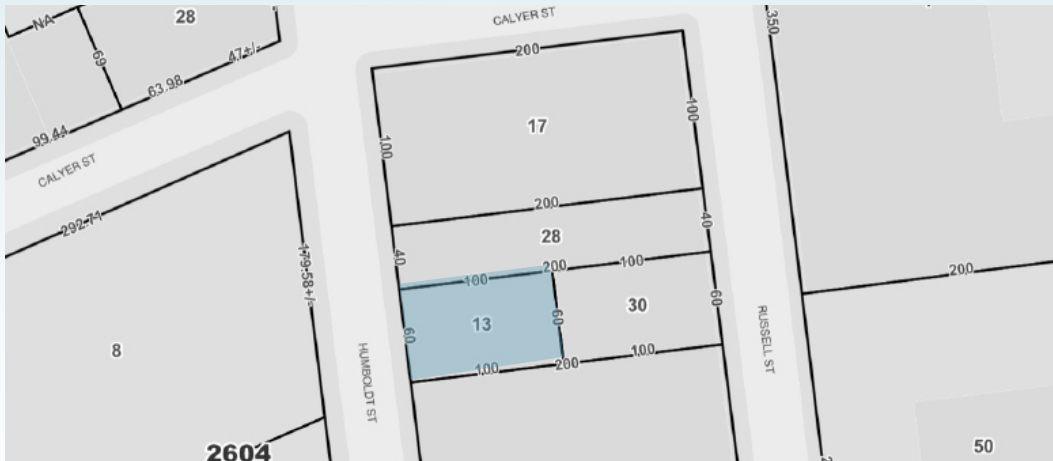
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# 824 Humboldt Street



## Asking Price and Basis

**\$2,950,000**

**\$492**

PRICE

PRICE PER SF

### Property Information

Property:	824 Humboldt St
Block / Lot:	2605 / 13
Lot Dimensions:	60' x 100'
Lot Square Footage:	6,000
Zoning:	M1-1
Building Dimensions:	60' x 100'
Upper Floors:	--
Stories:	1
Ceiling Heights:	16-18'
Ground Floor GSF:	6,000
Second Floor GSF:	--
Gross Square Footage:	6,000

### Development Rights

#### As-of-Right - Commercial

FAR:	1.00
Total Buildable SF:	6,000
Minus Existing Structure:	6,000
Available Air Rights:	--

#### Community Facility

FAR:	2.40
Total Buildable SF:	14,400
Minus Existing Structure:	6,000
Available Air Rights:	8,400

### Tentative Real Estate Taxes

Assessment (25/26):	\$239,850
Tax Class:	4
Tax Rate:	10.7620%
Taxes (25/26):	\$25,813
Taxes Per SF:	\$4.30



824 Humboldt 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
<b>Income</b>			
2025 Est. Average Household Income	\$140,969	\$123,424	\$124,023
2025 Est. Median Household Income	\$114,127	\$89,641	\$89,564
<b>Households &amp; Growth</b>			
2025 Estimated Households	29,258	579,419	1,391,953
2030 Projected Households	27,987	543,266	1,301,707
<b>Race &amp; Ethnicity</b>			
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

**NYC Department of Buildings**  
Property Profile Overview

<b>824 HUMBOLDT STREET</b>	<b>BROOKLYN 11222</b>	<b>BIN# 3065445</b>
HUMBOLDT STREET 824 - 828	Health Area : 300 Census Tract : 579.02 Community Board : 301 Buildings on Lot : 1	Tax Block : 2605 Tax Lot : 13 Condo : NO Vacant : NO

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

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

Cross Street(s): MESEROLE AVENUE, CALYER STREET  
 DOB Special Place Name:  
 DOB Building Remarks: TENTATIVE LOT #28  
 Landmark Status: Special Status: N/A  
 Local Law: NO Loft Law: NO  
 SRO Restricted: NO TA Restricted: NO  
 UB Restricted: NO  
 Environmental Restrictions: N/A Grandfathered Sign: NO  
 Legal Adult Use: NO City Owned: NO  
 Additional BINs for Building: [3065444](#)  
 Additional Designation(s): IBZ - INDUSTRIAL BUSINESS ZONE  
 MS4 - MS4 AREA  
 HPD Multiple Dwelling: No

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: F4-FACTORY/INDSTRAL

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	<a href="#">Elevator Records</a>
Violations-DOB	0	0	<a href="#">Electrical Applications</a>
Violations-OATH/ECB	0	0	<a href="#">Permits In-Process / Issued</a>
Jobs/Filings	0		<a href="#">Illuminated Signs Annual Permits</a>
ARA / LAA Jobs	0		<a href="#">Plumbing Inspections</a>
Total Jobs	0		<a href="#">Open Plumbing Jobs / Work Types</a>
Total Actions	0		<a href="#">Facades</a>
OR Enter Action Type: <input type="text"/>			<a href="#">Marquee Annual Permits</a>
OR Select from List: <input type="text" value="Select..."/>			<a href="#">Boiler Records</a>
AND <input type="button" value="Show Actions"/>			<a href="#">DEP Boiler Information</a>
			<a href="#">Crane Information</a>
			<a href="#">After Hours Variance Permits</a>

**NYC Department of Buildings**  
C of O PDF Listing for Property

For Certificates of Occupancy requested on or after March 1, 2021, see [DOB NOW](#).

Premises: 824 HUMBOLDT STREET BROOKLYN

BIN: [3065445](#) Block: 2605 Lot: 13

Download the [Adobe Acrobat Reader](#) if you are unable to open the PDF files

To report a problem with any of these images, please use the [CO Image Problem Form](#)

THERE ARE NO CERTIFICATES OF OCCUPANCY ON FILE FOR THIS ADDRESS

[Back](#)

# 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 **824 Humboldt 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.

# MATTHEWS™

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