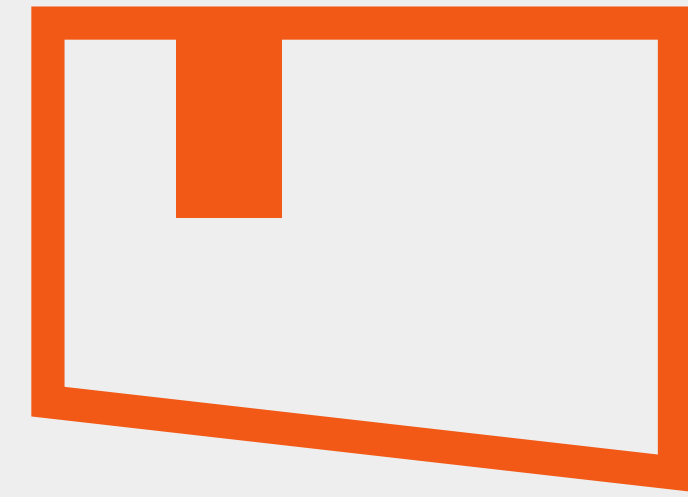


# **THE BLOCK**

**EAST WILLIAMSBURG**

**BROOKLYN NEW YORK 11237**





A new vision of production has brought a modern cohort of makers and creatives to The Block.

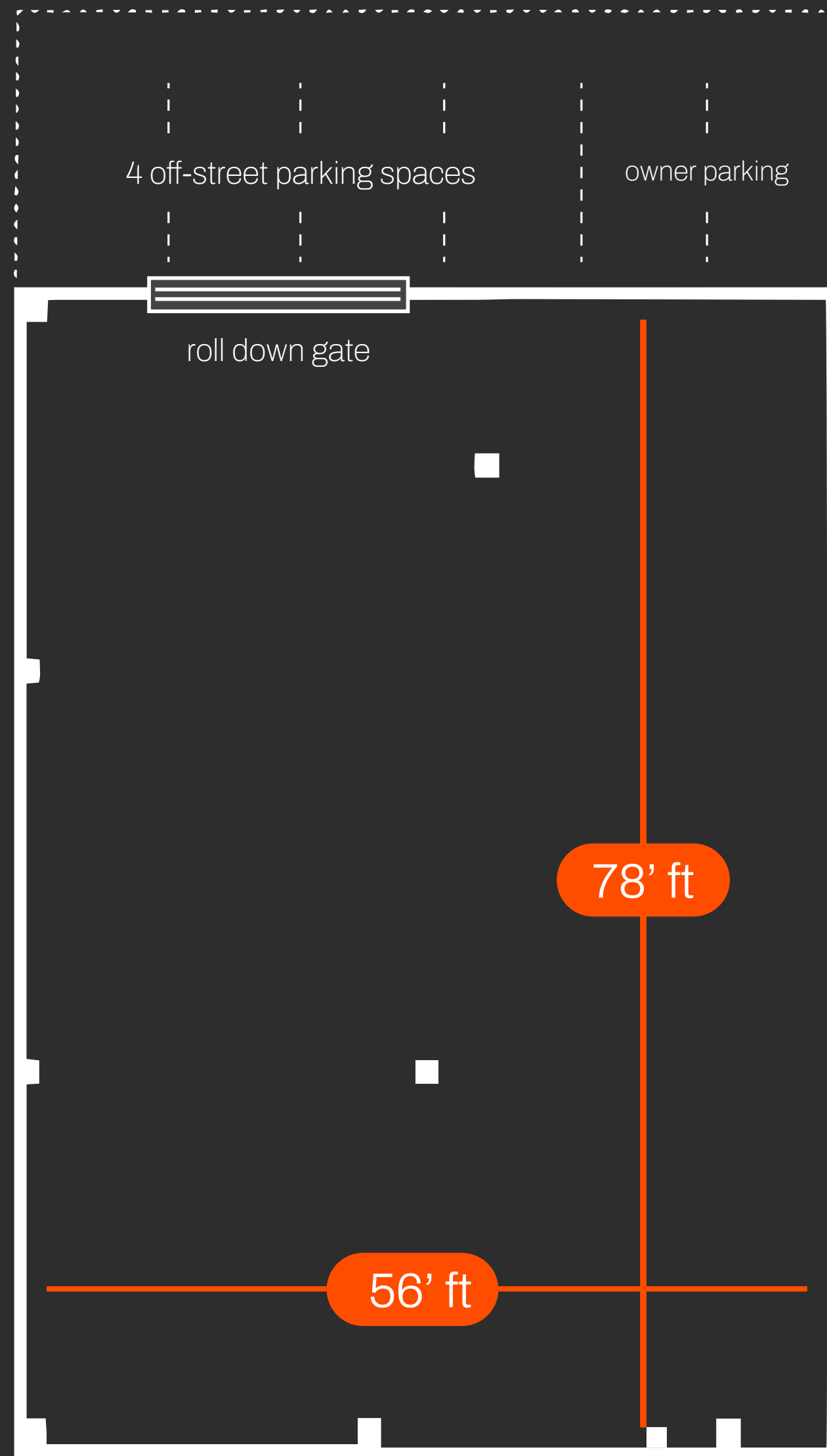
The Block establishes an inviting base for this range of people, businesses, and ideas to come together—fostering comfortable and collaborative interaction.



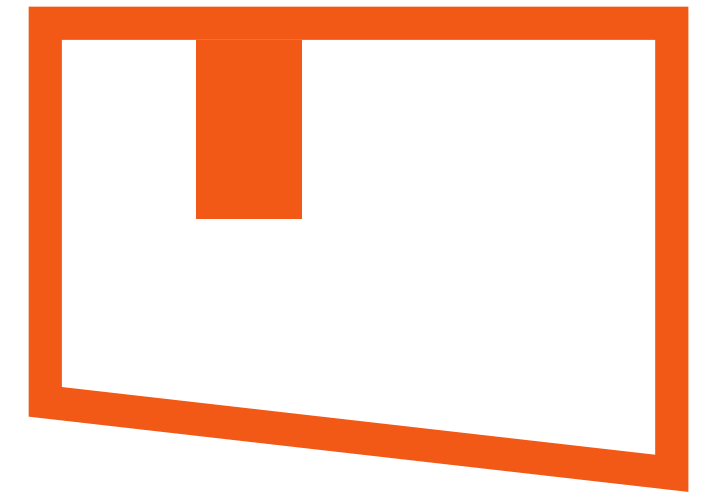
East Williamsburg retained its independence for almost two hundred years before officially becoming a part of the growing city of Brooklyn. Since its early days, the neighborhood has been defined by production — first from farms, then from factories.



## Randolph Street



# SPACE B THE BLOCK



## INTERIOR

5,016 SF

## EXTERIOR

1,132 SF

## THE SPACE:

19' high ceiling heights from the slab to the underside of the roof.

5' tall contiguous band of windows that wrap the top of the facade (across Randolph St).

20' paved rear set back providing 1,132 sf of outdoor space (parking, green space, additional outdoor storage).

Full height drive-in roll-up gate featuring 17'4" high clearance - 20' width.

Well maintained steel-framed structure.

Masonry non-load bearing exterior walls.

Heavy duty slab between 8-10" of concrete throughout first floor reinforced with wire mesh.

25' - 28' on center column spacing

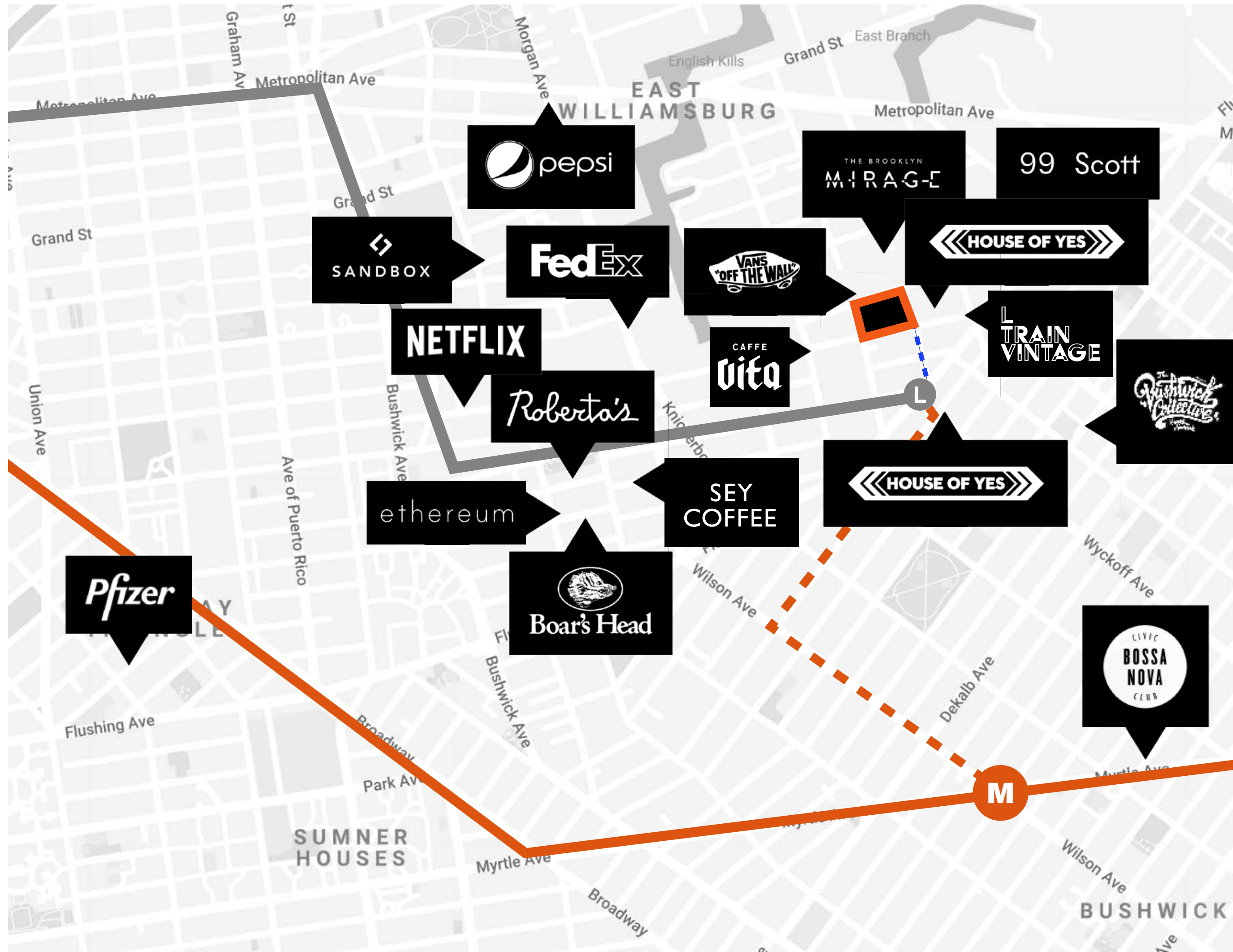
200 amps of 3 phase power.

2 infrared gas fired heaters.

2 inch gas line

2 inch water line

Code compliant full coverage wet sprinkler



5 Minute walk to Jefferson L train

15 minute ride to Union Square

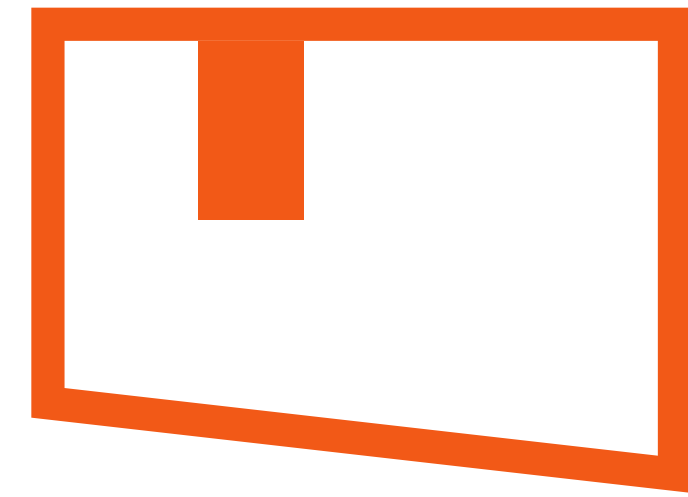
Short walk to M train enhancing connectivity to Manhattan and Brooklyn.

Nearby access to the Brooklyn-Queens Expressway, facilitating ease of transportation and logistics.

Situated in East Williamsburg, a hub for creatives and startups, surrounded by a mix of residential, commercial, and entertainment venues.

The presence of Netflix Studio in the vicinity underscores the area's significance as a cultural and entertainment hub.

The neighborhood's commitment to green spaces and public art projects contributes to its desirability as a place to live and work, reflecting a strong community spirit.



WWW.555JOHNSONAVE.COM

# THE BLOCK

194 RANDOLPH ST.

# EAST WILLIAMSBURG

BROOKLYN NEW YORK 11237

ERIC COHEN

ERIC@EBCCAP.COM

718 366 2119

SAMANTHA GLEIMER

SAMANTHA@EBCCAP.COM

718 366 2119



MALAGASSI



VÄSSLA

NEW YORK  
DISTILLING  
COMPANY

EBC | CAPITAL LLC