

Industrial/Office Building Transactions



Dan Marks
Partner

“The market saw continued demand for Industrial/Office properties in 2017. With the office market still growing and a renewed interest in industrial by distribution companies, both dollar volume and price per square foot increased significantly from 2016.”

In the industrial/office category, we have verified

80

transactions totaling for approximately

2.8M

gross square feet at an average

\$409/SF

The total dollar volume was approximately

\$1.2B

a 52% increase from 2016.

The average industrial/office transaction was approximately

\$15.8M.

The highest priced

industrial/office transaction was a four building portfolio in DUMBO which sold for

\$408M

in March.

The Central Brooklyn and the Greater Downtown Brooklyn region had the highest number of industrial/office transactions with

18

transactions.

The highest dollar volume was recorded in the Greater Downtown Brooklyn Region at approximately

\$984M.



The highest priced industrial/office transaction was a four building portfolio in DUMBO which sold for \$408M in March. The portfolio includes four buildings totaling approximately 644,000 gross SF.



The industrial/office transaction with the highest price per SF was 131 8th Street in Gowanus, which sold for approximately \$1,685 per SF.

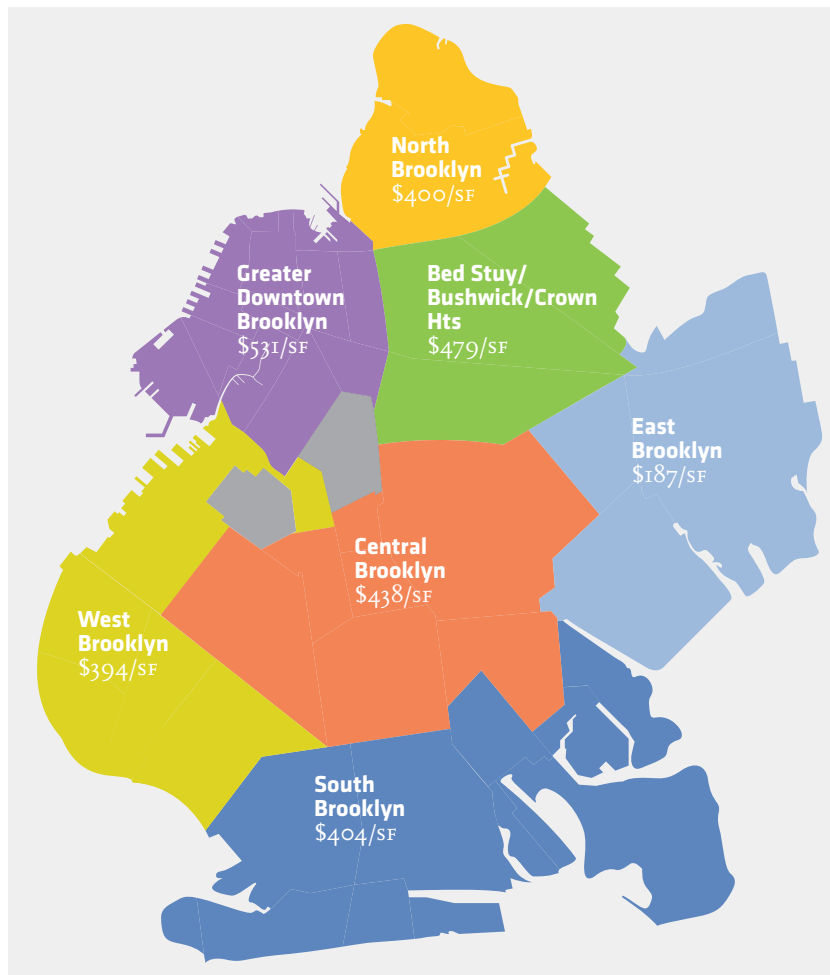
This study shows Brooklyn commercial industrial/office building transactions for 2017, broken down into region and neighborhood. Considered data points include: total dollar volume, total number of transactions, average sale price, total square footage sold and average price per SF.

Industrial/Office

Region	Neighborhood	Dollar Volume	Total Transactions	Avg. Transaction	Total SF	Avg. PPSF*
Bed Stuy/Bushwick/Crown Hts	Bedford-Stuyvesant	\$16,800,000	3	\$5,600,000	32,900	\$531
	Bushwick	\$1,900,000	1	\$1,900,000	5,000	\$380
	Crown Heights	\$2,100,000	1	\$2,100,000	5,000	\$420
	Total	\$20,800,000	5	\$4,160,000	42,900	\$479
Central Brooklyn	Borough Park	\$34,275,000	8	\$4,284,375	71,353	\$507
	East Flatbush	\$6,315,000	6	\$1,052,500	26,734	\$246
	Kensington	\$11,250,000	2	\$5,625,000	15,471	\$638
	Midwood	\$3,200,000	1	\$3,200,000	5,000	\$640
	Total	\$55,040,000	17	\$3,237,647	118,558	\$438
East Brooklyn	Brownsville	\$585,000	1	\$585,000	3,300	\$177
	Canarsie	\$2,700,000	1	\$2,700,000	10,000	\$270
	Cypress Hills	\$1,980,000	2	\$990,000	14,851	\$144
	East New York	\$47,846,568	9	\$5,316,285	235,153	\$189
	Total	\$53,111,568	13	\$4,085,505	263,304	\$187
Greater Downtown Brooklyn	Clinton Hill	\$10,250,000	1	\$10,250,000	30,568	\$335
	Downtown Brooklyn	\$263,000,000	1	\$131,500,000	536,881	\$481
	DUMBO	\$511,342,262	2	\$255,671,131	835,363	\$586
	Gowanus	\$73,990,000	9	\$8,221,111	99,849	\$651
	Prospect Heights	\$3,000,000	1	\$3,000,000	9,500	\$316
	Red Hook	\$123,260,000	4	\$30,815,000	403,115	\$362
	Total	\$984,842,262	18	\$51,833,803	2,856,894	\$531
North Brooklyn	East Williamsburg	\$51,650,000	8	\$6,456,250	161,660	\$340
	Greenpoint	\$11,245,000	4	\$2,811,250	25,637	\$398
	Williamsburg	\$38,050,000	2	\$19,025,000	47,552	\$643
	Total	\$100,945,000	14	\$7,210,357	234,849	\$400
South Brooklyn	Gravesend	\$1,540,000	2	\$770,000	4,184	\$372
	Sheepshead Bay	\$1,400,000	1	\$1,400,000	3,000	\$467
	Total	\$2,940,000	3	\$980,000	7,184	\$404
West Brooklyn	Dyker Heights	\$2,500,000	1	\$2,500,000	2,525	\$990
	Sunset Park	\$66,945,000	9	\$7,438,333	272,368	\$328
	Total	\$69,445,000	10	\$6,944,500	274,893	\$394
Brooklyn Wide		\$1,287,123,830	80	\$15,890,418	2,856,894	\$409

* Price per Square Foot

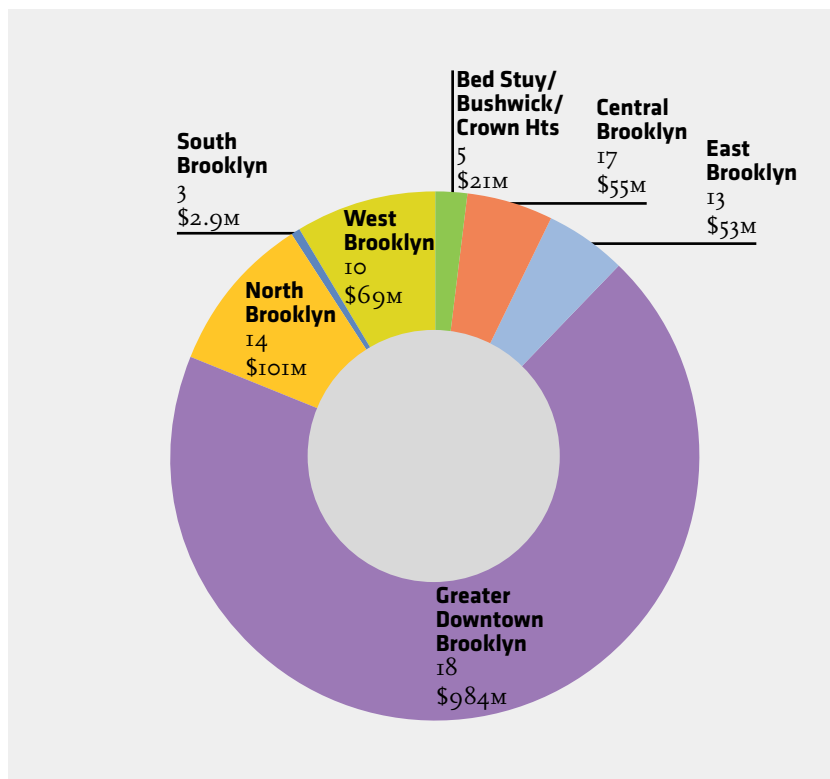
Industrial/Office



Price per SF

The average price per SF of industrial/office buildings in 2017 in Brooklyn was **\$409**, up 20% from 2016's average of \$341.

The Greater Downtown region achieved the highest average price per SF at **\$531**.



Transaction and Dollar Volume

In 2017, there was a total of **80** industrial/office transactions in Brooklyn, totaling approximately **\$1.2B**. In 2016, there was a total of **98** industrial/office transactions totaling approximately **\$790M**.

The Greater Downtown region had the highest number of industrial/office transactions with **18** transactions, as where in 2016, the North Brooklyn region had the highest number of industrial/office transactions.