

Industrial Building Transactions



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Partner

“ \$1.26B worth of Industrial assets traded hands in 2022, representing a 43% year-over-year increase. The Brooklyn Market remains undersupplied with a sub 2% vacancy rate. However, the dollar volume fell off by 64% in the second half of 2022 with rising rates and uncertainty surrounding the leasing strategy of e-commerce tenants. ”

94 verified industrial transactions

2.3M SF
in transactions

\$1.25B
approximate total dollar volume

The North Brooklyn Region had the most recorded transactions at

21

The region with the highest dollar volume was Greater Downtown, with approximately

\$501M

Top 5 Industrial Transactions of 2022 By Dollar Volume

640 Columbia St	Red Hook	\$332,000,000
554 & 578 Cozine Ave	East NY	\$228,447,600
160 John St	DUMBO	\$43,550,000
110 Beard St	Red Hook	\$34,000,000
235 Park Ave	Clinton Hill	\$32,000,000



The largest industrial transaction in 2022 was 640 Columbia Street in Red Hook. The 336,350 SF industrial property is tenanted by Amazon and was purchased by CBRE Investment Management.

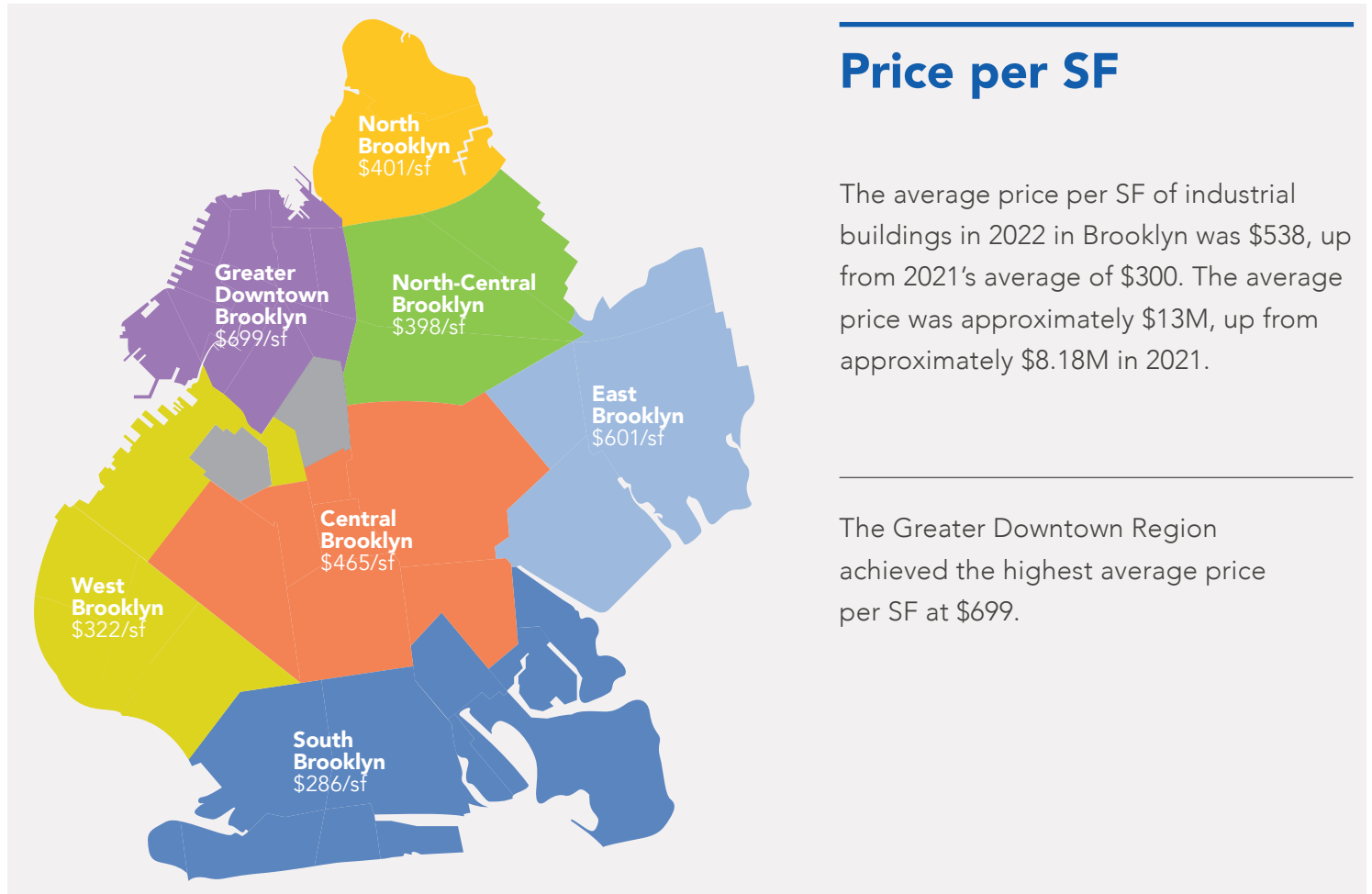
Industrial

Region	Neighborhood	Dollar Volume	Total Transactions	Avg. Transaction	Total SF	Avg. PPSF*
Central Brooklyn	Borough Park	\$30,595,000	11	\$2,781,364	62,239	\$492
	East Flatbush	\$3,660,000	3	\$1,220,000	12,825	\$285
	Kensington	\$1,200,000	1	\$1,200,000	4,000	\$300
	Midwood	\$11,300,000	3	\$3,766,667	21,428	\$527
	Total/Average	\$46,755,000	18	\$2,597,500	100,492	\$465
East Brooklyn	Brownsville	\$1,550,000	1	\$1,550,000	6,000	\$258
	Canarsie	\$21,600,000	5	\$4,320,000	88,714	\$243
	Cypress Hills	\$700,000	1	\$700,000	4,013	\$174
	East New York	\$325,327,725	7	\$46,475,389	482,487	\$674
	Total/Average	\$349,177,725	14	\$24,941,266	581,214	\$601
Greater Downtown Brooklyn	Clinton Hill	\$38,150,000	3	\$12,716,667	79,386	\$481
	Columbia Waterfront	\$22,000,000	1	\$22,000,000	22,239	\$989
	DUMBO	\$43,550,000	1	\$43,550,000	99,270	\$439
	Gowanus	\$2,100,000	1	\$2,100,000	5,636	\$373
	Red Hook	\$396,020,469	8	\$49,502,559	511,348	\$774
	Total/Average	\$501,820,469	14	\$35,844,319	717,879	\$699
North Brooklyn	East Williamsburg	\$70,155,026	9	\$7,795,003	136,837	\$513
	Greenpoint	\$96,370,000	9	\$10,707,778	315,181	\$306
	Williamsburg	\$44,994,375	3	\$14,998,125	75,097	\$599
	Total/Average	\$211,519,401	21	\$10,072,352	527,115	\$401
North-Central Brooklyn	Bedford-Stuyvesant	\$7,240,000	3	\$2,413,333	13,693	\$529
	Bushwick	\$60,800,000	6	\$10,133,333	144,036	\$422
	Crown Heights	\$18,810,000	2	\$9,405,000	60,620	\$310
	Total/Average	\$86,850,000	11	\$7,895,455	218,349	\$398
South Brooklyn	Coney Island	\$3,669,125	4	\$917,281	15,205	\$241
	Gravesend	\$4,287,625	3	\$1,429,208	12,605	\$340
	Total/Average	\$7,956,750	7	\$1,136,679	27,810	\$286
West Brooklyn	Sunset Park	\$52,313,000	9	\$5,812,556	162,541	\$322
Total/Average	\$52,313,000	9	\$5,812,556	162,541	\$322	
Brooklyn Wide		\$1,256,392,345	94	\$13,365,876	2,335,400	\$538

This study shows Brooklyn commercial industrial building transactions for 2022, broken down into region and neighborhood. Considered data points include: total dollar volume, total number of transactions, average transaction price, total square footage sold and average price per SF.

* Price per Square Foot

Industrial



Transactions & Dollar Volume

