

Industrial Building Transactions

\$618M

Total Industrial Dollar Volume

82

Total Industrial Transactions

↓ 51%

Industrial Dollar Volume
23 vs. 22

2023

Top 5 Industrial Transactions

By Dollar Volume

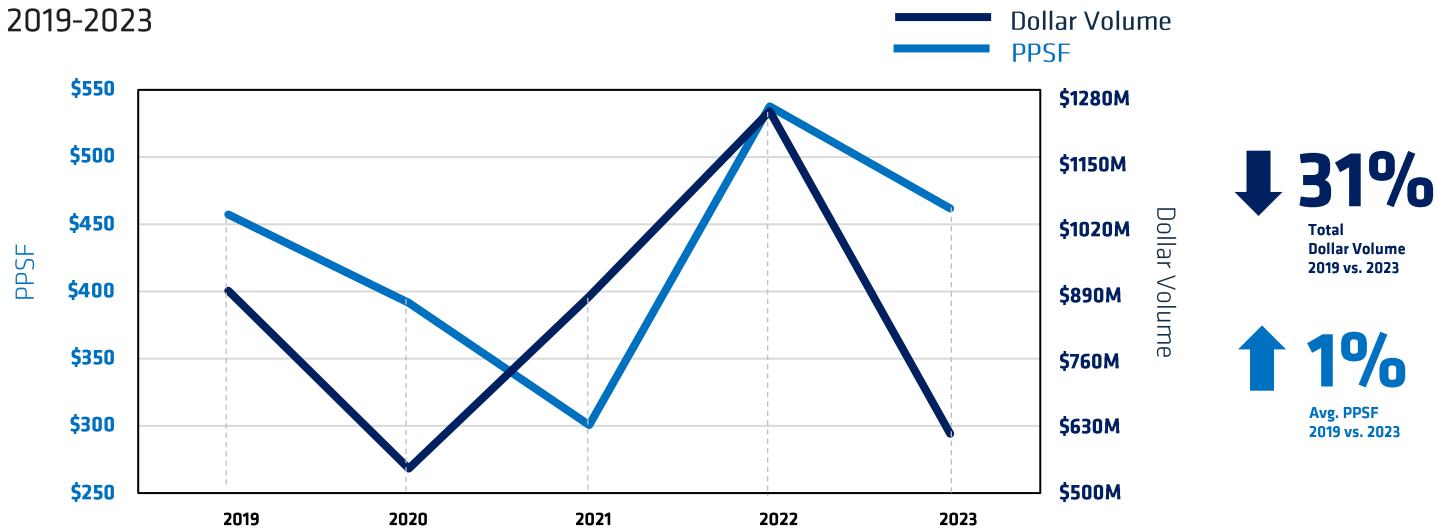
Sunset Industrial Park <i>partial</i>	Sunset Park	\$248,000,000
909 Remsen Avenue	Canarsie	\$28,000,000
185 Van Dyke Street	Red Hook	\$27,500,000
5601 Foster Avenue	East Flatbush	\$24,798,525
49 Ash Street	Greenpoint	\$18,750,000



185 Van Dyke Street was the largest industrial transaction sold in Red Hook by dollar volume in 2023. The 96,000 SF industrial building sat on 3.8 acres of waterfront property.

Brooklyn Industrial Transactions

2019-2023



Year	2019	2020	2021	2022	2023
Dollar Volume	\$902M	\$549M	\$890M	\$1258M	\$618M
Transactions	73	57	109	95	82
PPSF	\$457	\$392	\$301	\$538	\$462

Data from TerraCRG's 2023 Brooklyn Market Report

Industrial

Region	Neighborhood	Dollar Volume	Transactions	Avg. Price	Total SF	Avg P/SF
Central Brooklyn	Total/Average	\$69,398,525	18	\$3,855,474	201,532	\$344
	Borough Park	\$5,230,000	3	\$1,743,333	11,845	\$442
	East Flatbush	\$61,868,525	13	\$4,759,117	182,851	\$338
	Flatbush					
	Flatlands	\$2,300,000	2	\$1,150,000	6,836	\$336
	Kensington					
	Lefferts Gardens					
	Midwood					
	Prospect Park South					
East Brooklyn	Total/Average	\$89,750,000	14	\$6,410,714	304,072	\$295
	Brownsville	\$2,500,000	1	\$2,500,000	7,483	\$334
	Canarsie	\$29,465,000	2	\$14,732,500	91,005	\$324
	Cypress Hills	\$1,225,000	1	\$1,225,000	4,272	\$287
	East New York	\$56,560,000	10	\$5,656,000	201,312	\$281
Greater Downtown	Total/Average	\$48,650,000	7	\$6,950,000	145,840	\$334
	Boerum Hill					
	Brooklyn Heights					
	Carroll Gardens					
	Clinton Hill					
	Cobble Hill					
	Columbia Waterfront					
	Downtown					
	DUMBO					
	Fort Greene					
	Gowanus	\$11,450,000	3	\$3,816,667	19,425	\$589
	Park Slope					
	Prospect Heights	\$3,850,000	1	\$3,850,000	4,000	\$963
	Red Hook	\$33,350,000	3	\$11,116,667	122,415	\$272
North Brooklyn	Total/Average	\$84,767,500	16	\$5,297,969	209,103	\$405
	East Williamsburg	\$34,350,000	6	\$5,725,000	80,690	\$426
	Greenpoint	\$44,917,500	9	\$4,990,833	123,413	\$364
	Williamsburg	\$5,500,000	1	\$5,500,000	5,000	\$1,100
North-Central	Total/Average	\$31,467,000	8	\$3,933,375	76,894	\$409
	Bed Stuy	\$12,700,000	3	\$4,233,333	30,040	\$423
	Bushwick	\$14,400,000	2	\$7,200,000	35,565	\$405
	Crown Heights	\$3,800,000	2	\$1,900,000	10,042	\$378
	Crown Heights South					
	Ocean Hill	\$567,000	1	\$567,000	1,247	\$455
South Brooklyn	Total/Average	\$14,810,000	5	\$2,962,000	48,184	\$307
	Bergen Beach					
	Brighton Beach					
	Coney Island	\$1,975,000	1	\$1,975,000	2,960	\$667
	Gerritsen Beach					
	Gravesend	\$9,000,000	1	\$9,000,000	32,500	\$277
	Manhattan Beach					
	Marine Park					
	Mill Basin	\$1,460,000	2	\$730,000	4,100	\$356
	Sea Gate					
	Sheepshead Bay	\$2,375,000	1	\$2,375,000	8,624	\$275
West Brooklyn	Total/Average	\$279,133,000	14	\$19,938,071	251,334	\$1,111
	Bath Beach	\$900,000	1	\$900,000	2,900	\$310
	Bay Ridge					
	Bensonhurst					
	Dyker Heights					
	Fort Hamilton					
	Greenwood Heights					
	Sunset Park	\$278,233,000	13	\$21,402,538	248,434	\$1,120
	Windsor Terrace					
Brooklyn Wide	Total/Average	\$617,976,025	82	\$7,536,293	1,236,959	\$500

This study shows Brooklyn commercial industrial building transactions for 2023, broken down into region and neighborhood. Considered data points include total dollar volume, total number of transactions, average transaction price, total units, average price per unit, square footage sold and average price per SF.