

71 White Street

↗ For Sale

Development

Guidance Upon Request



BKREA



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Property Description

71 White Street

BKREA has been retained on an exclusive basis to arrange the sale of 71 White Street (“The Property”), a remarkable single-story warehouse with exceptional scale, modern upgrades, and future development potential.

The Property spans approximately 24,200 square feet on a full blockfront along White Street between McKibbin Street and Boerum Street, just two blocks from the Morgan Avenue L train station; the center of Bushwick’s creative district. Constructed in 1931, the building features 159 feet of frontage, 15-foot ceiling heights, three drive-in doors, and one loading dock, delivering rare functionality for today’s market. Recent capital improvements include white-boxing, roof upgrades, and upgraded utilities, further enhancing its move-in-ready appeal.

Highlighting the site’s development potential, ownership has already purchased 15,800 square feet of air rights, resulting in a total ZFA of 64,280. There is also an option to spot rezone the site to R7A, bringing the the total ZFA to 137,242 (inclusive of the air rights).

Situated in an M1-2 zoning district, the site allows for flexible industrial and commercial uses as well as long-term redevelopment potential. Delivered fully vacant, 71 White Street offers investors and users immediate optionality: lease to light-industrial tenants, film/production studios, or creative office users, all of which are in high demand in this neighborhood. Alternatively, the Property represents a compelling covered land play, generating interim income while pursuing a redevelopment strategy.



Property Overview

Address	71 White Street
Location	Located on the western blockfront of White Street, between Boerum Street and McKibbin Street.
Submarket	East Williamsburg
Block / Lot	3082 / 47
Total Lot SF	24,240
Total GSF	24,240
Zoning	M1-2
Year Built	1931
Lot Dimensions	159' x 200' (irr)

Development Breakdown

Total FAR	2.0
Commercial ZFA	48,480
Air Rights Purchased	15,800
Total ZFA	64,280

Proposed Rezoning Summary R7A / C2-4:

Total FAR	5.01
Residential ZFA	121,442
Commercial ZFA	48,480
Commercial Air Rights	15,800
Total ZFA	137,242

Tax Overview:

Assessment (25/26)	\$1,281,870
Taxes (25/26)	\$137,955



Highlights & Tax Map



Flexible Zoning Opportunity

The Property is located in an M1-2 zoning district, which permits up to 48,480 buildable square feet as-of-right. In addition, the seller has already acquired 15,800 square feet of supplemental development rights, bringing the total as-of-right buildable area to 64,280 square feet.



Vacant Possession

The Property will be delivered completely vacant, offering immediate time and cost savings for an investor or owner-user. This flexibility allows for a full repositioning strategy without the complexity of relocating existing tenants.



Spot Rezoning Candidate

According to our Zoning Experts, we think it is feasible to rezone this lot to R7A which will have a bring the total ZFA to 137,242.



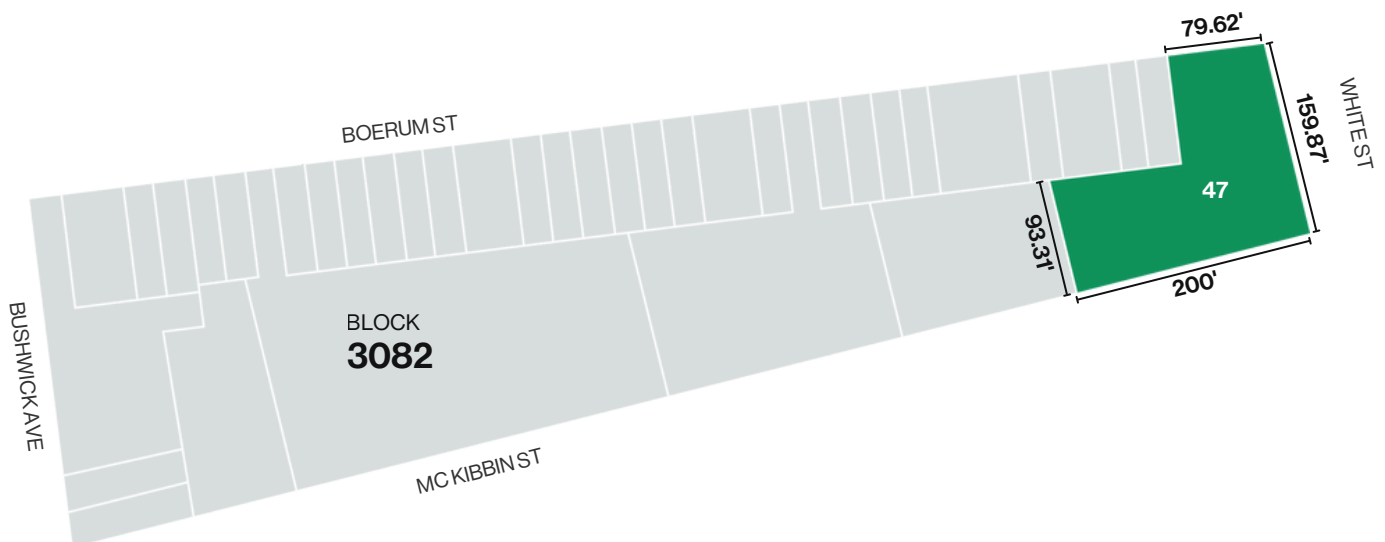
Coveted Location

71 White Street is ideally positioned in the heart of East Williamsburg, one of Brooklyn's most sought-after creative and cultural districts. The neighborhood is anchored by a thriving arts scene, nightlife, and adaptive re-use projects, attracting tenants and residents seeking large-format spaces with authentic character.

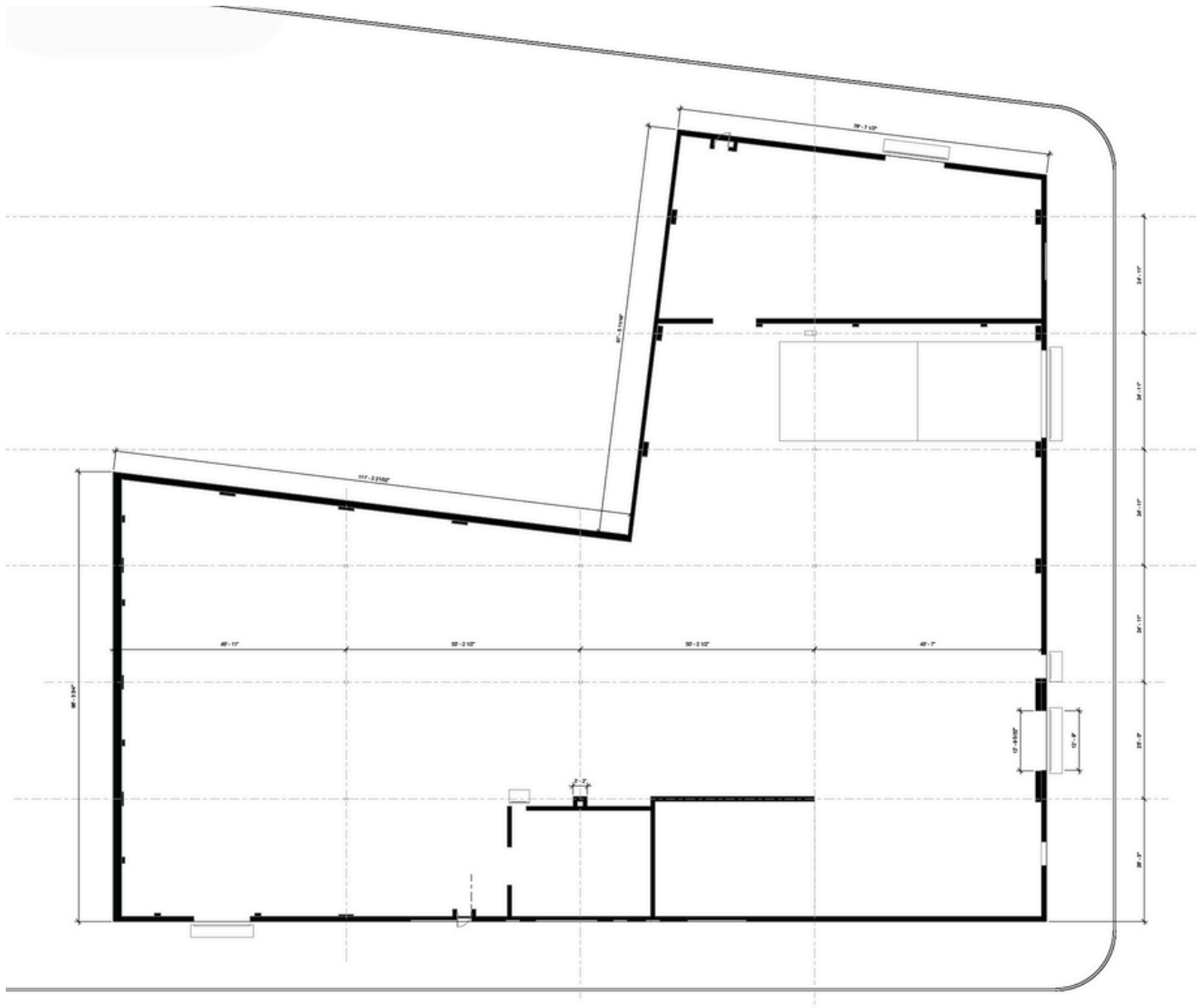


Advantageous Accessibility

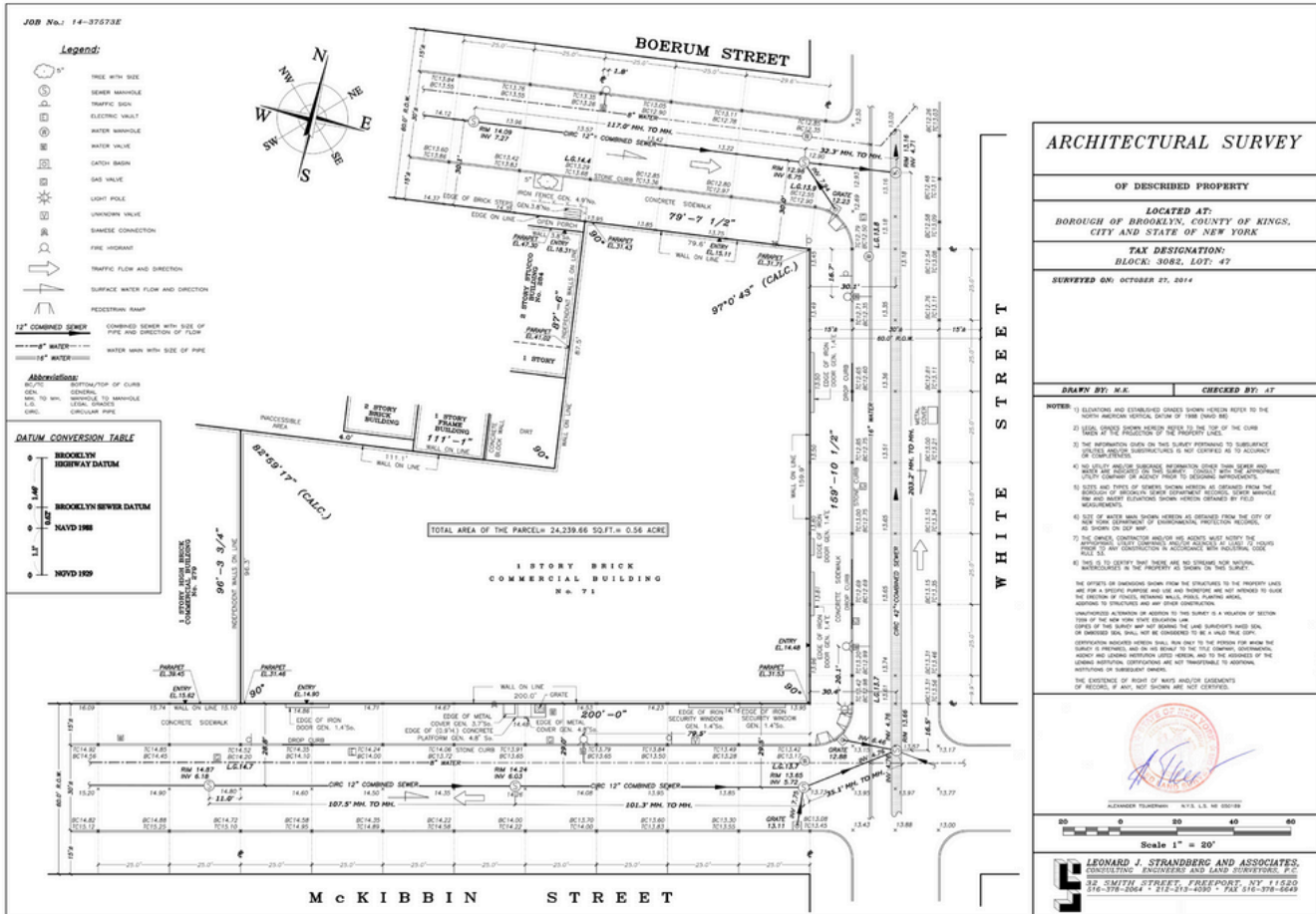
The site is just two blocks from the Morgan Avenue L train station, providing direct access to Manhattan in minutes. Additionally, the Property benefits from proximity to the Brooklyn-Queens Expressway, the Williamsburg Bridge, and multiple bus lines, ensuring convenient regional connectivity.



Floor Plan



Survey Map



Neighborhood Overview

East Williamsburg Overview

East Williamsburg, Brooklyn is one of New York City's fastest-evolving creative and cultural hubs. Once defined by warehouses and light manufacturing, the neighborhood has transformed into a vibrant community where industry, art, and nightlife intersect. Anchored by the Morgan Avenue L train corridor, the area is lined with converted lofts, music venues, and artisanal food halls that draw both locals and visitors. Cultural institutions like House of Yes and Elsewhere have become internationally recognized destinations, while an ever-expanding roster of galleries and studios keeps the creative energy alive. The district is also home to popular breweries and dining establishments, such as Grimm Artisanal Ales and Roberta's Pizza, which have helped cement East Williamsburg's reputation as a culinary hotspot. With its mix of adaptive reuse projects, bold new developments, and unmatched connectivity to Manhattan, East Williamsburg represents one of Brooklyn's most dynamic growth stories.

Cultural Sophistication

East Williamsburg has emerged as one of Brooklyn's most influential creative districts, where art, music, and community converge. The neighborhood is home to celebrated cultural venues such as Elsewhere and House of Yes, both internationally recognized for their groundbreaking performances and nightlife experiences. Creativity spills into every corner, from expansive murals and artist studios to experimental galleries showcasing the next generation of talent. Anchored by Maria Hernandez Park, the area offers a balance of green space and cultural activity, serving as a gathering point for locals and visitors alike. With its eclectic mix of performance venues, street art, and maker-driven businesses, East Williamsburg stands as a defining hub of Brooklyn's contemporary culture.





Superb Shopping:

East Williamsburg has become a destination for trendsetting retail, blending independent boutiques with creative maker spaces. Along streets near the Morgan Avenue L stop, small shops showcase locally designed apparel, vintage fashion, and curated home goods. Unlike traditional shopping corridors, the area thrives on niche retailers and pop-up concepts, reflecting the neighborhood's artistic edge.

The district is also known for its maker-driven economy, where showrooms, workshops, and studios double as retail experiences. From custom furniture and ceramics to limited-edition streetwear, East Williamsburg's retail landscape mirrors its culture—innovative, authentic, and rooted in craft.

Dining and Entertainment

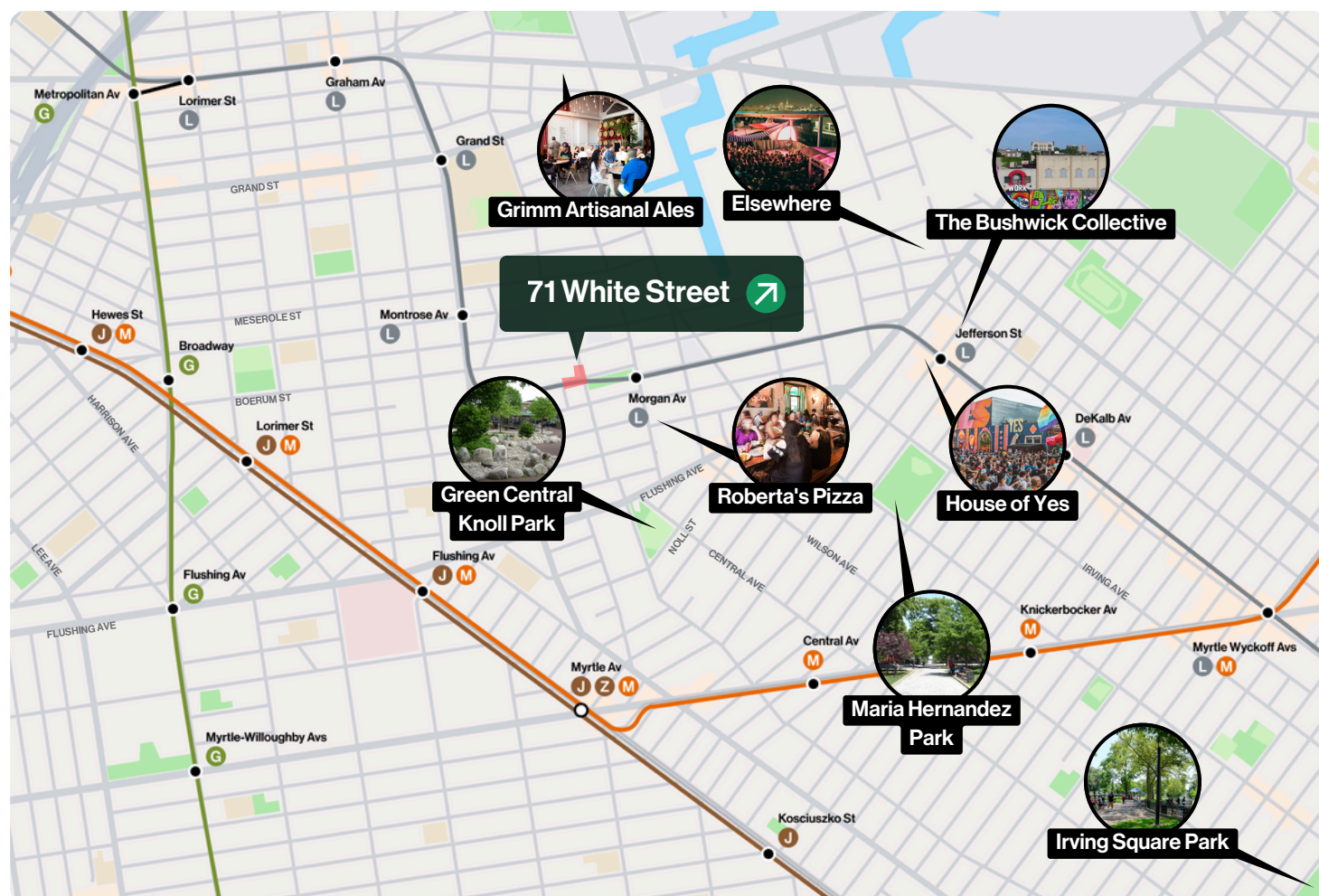
East Williamsburg offers a dining and nightlife scene that reflects its creative spirit. For casual, quick bites, neighborhood favorites like Roberta's, Los Hermanos Taqueria, and Momo Sushi Shack provide go-to options for locals and visitors alike. Breweries such as Grimm Artisanal Ales and KCBC have become community staples, pairing craft beer with a relaxed atmosphere.

Transit Overview

Within a short walking distance from 71 White Street is the Morgan Avenue L train station, providing a direct connection to Manhattan in under 15 minutes. This proximity offers both residents and commercial tenants convenient access to the broader New York City transit system, reducing travel times and improving connectivity to the outer boroughs.

In addition to the Morgan Avenue stop, the Montrose Avenue L station and the Flushing Avenue J/M stations are also nearby, further enhancing accessibility. The neighborhood is supported by multiple MTA bus lines, including the B57, B60, and Q54, which link East Williamsburg to other key Brooklyn neighborhoods and Queens.

For commuters traveling regionally, the property offers quick access to the Brooklyn-Queens Expressway (I-278) and the Williamsburg Bridge, connecting directly into Lower Manhattan. This multimodal connectivity makes 71 White Street well-positioned for both local and regional transit convenience.



Meet the Team



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