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Brooklyn Navy Yard Launches \$2.5B Phase 3 Development Plan

By Ethan Rothstein

The [Brooklyn Navy Yard](#) has a grand plan to make manufacturing boom again in the borough, one that would cost \$2.5B.



Courtesy of Brooklyn Navy Yard Development Corp.

The Brooklyn Navy Yard's plans include 5M SF of ground-up development.

After opening the \$180M [Building 77](#) last year, and in the midst of a \$1B expansion that includes [Dock 72](#) — the joint venture of [Boston Properties](#), [WeWork](#) and [Rudin](#)

Management — the Brooklyn Navy Yard Development Corp. has its sights set on developing roughly 25 acres it controls on Kent Avenue, Flushing Avenue and Navy Street into 5M SF of new construction.

“This plan is the transformative next step in the decades-long investment by the Brooklyn Navy Yard to grow New York City’s manufacturing sector,” BNYDC President David Ehrenberg said in a release. “We are at the start of a multi-generational period of growth that in the years ahead will return employment at the Yard to its highest levels since the 1940s, while fueling a continued surge of manufacturing across the city.”

Phase 1 of the Yard project will be centered around renovating the existing space, including Building 77. The \$1B Phase 2 includes Dock 72, Steiner Studios' office/industrial combo project and New York City's first Wegmans. Dock 72 and the Wegmans Admiral's Row project are both expected to deliver this year.

Of the planned 5M SF, 75% would be used for some type of manufacturing, which could include food, textiles, home goods and technology. The other 25% would be used for complementary space, and likely some retail.

Building 77 opened 80% leased, and BNYDC leased 440K SF in 2017 alone, adding 1,000 jobs to its roster as part of its goal to employ 17,000 to 20,000 largely middle-class workers by 2020. The \$2.5B Phase 3 will focus on growing that number to 30,000 middle-class employees, as well as pioneering vertical manufacturing construction, according to BNYDC's press release.