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Big Brooklyn FOR SALE site is all wet

A 400,000-square-foot property in Brooklyn's Sunset Park isn't on the water, it's under it. The site was once home to a pier that could be rebuilt or replaced.

By [Amanda Fung](#)

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An unusual piece of property in southwest Brooklyn, adjacent to the Brooklyn Army Terminal in Sunset Park, is up for sale. Buyers beware, however: The 400,000-square-foot plot is largely in, not on, the New York City harbor.

The current owner, a shipping company, has decided to sell the property and has retained Brooklyn-based brokerage TerraCRG Commercial Realty Group to market the site, which includes about 4,000 square feet of rocky, but dry, land. A small trailer for a security guard post is situated on the property.

There is no price tag for the site, said Melissa DiBella, vice president of sales and marketing for TerraCRG. The seller has owned the site since the early 1980s, she noted, adding that the seller did not want to disclose its identity.

"It's difficult to value the property, but it has a lot of different usages," said Ms. DiBella, adding that the site is zoned for industrial use.

The property, which is located at 5802 First Ave., was formerly occupied by a 1,400-foot-long, 140,000-square-foot pier that collapsed from lack of maintenance. The new owner would be able to rehabilitate the pier or construct a new pier and possibly build a one-story warehouse on it, according to Ms. DiBella, who is marketing the site along with TerraCRG President Ofer Cohen.

She said they will be reaching out to shipping, transportation, water taxi and small cruise companies, as well as the operators of the Water Taxi beach in the city. The site has easy access to major roadways and highways, as well as the Brooklyn Battery Tunnel and the Verrazano Bridge. It also faces the Statue of Liberty.

"It truly is a unique opportunity to own a large piece of the harbor," Ms. DiBella said.

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