



## **Dolgin and Unger of Kalmon Dolgin Associates arrange 50,000 s/f lease**

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Kalmon Dolgin Associates, Inc. (KDA) has arranged a 50,000 s/f lease for Koppers Specialty Chocolate Company at Liberty View Plaza at 850 3rd Ave. in the Sunset Park section. Relocating from their 30,000 s/f former home in Greenwich Village, the chocolatier will continue making gourmet chocolates and specialty confections in New York City and will nearly double their workforce in this relocation and expansion.

As part of the deal, Empire State Development (ESD), New York State's economic development agency, will provide the company with up to \$556,000 in performance-based Excelsior Jobs Program Tax Credits. The company has agreed to create at least 27 new full-time jobs over the next five years, and keep them through at least 2025. Prior to making the decision to remain in New York, Koppers considered relocating to Carlstadt, NJ among other places.

"We are thrilled to have been able to assist this home-grown company expand and remain in New York City," said Dolgin. "It's wonderful that Koppers Chocolate will continue to thrive KDA and Newmark Grubb Knight Frank (NGKF) were tapped last year by Salmar Properties as co-exclusive brokers for Liberty View Plaza, an eight-story, one million-square-foot property.

Neil Dolgin and Jeffrey Unger of Kalmon Dolgin Associates are marketing the property, working alongside the team of Howard Kessler and Jordan Gosin of Newmark Grubb Knight Frank.

"We are very excited to be moving to the Liberty View Plaza in Sunset Park," said Jeff Alexander, a principal of Koppers Chocolate. "It is a beautiful, state-of-the-art building, with wonderful owners, and will enable us not only to maintain the highest quality production, but to have efficiencies, and grow our business.

Liberty View Industrial Plaza recently underwent a top to bottom, \$100 million renovation, and offers some of the largest floor plates available in the metropolitan region of up to 160,000 s/f, and up to a million s/f of contiguous modern space. The building is perfect for established manufacturing business as well as today's technology based and Bio Tech industries. The property is also ideal for Research, Design & Production Facilities, Medical, Laboratory, Fashion, Design and Production companies, to name a few.

Liberty View is the only building in the area that is 100 percent FIOS wired and has all new state of the art energy efficient operating systems. Tenant packages include fully air conditioned spaces, heavy power, a multi-million dollar security system, fire life safety systems with back-up generator, brand new automatic passenger and freight elevators, The building operates 24/7 day a week and as an added amenity they are planning a roof top deck where tenants can enjoy breathtaking views of New York Harbor and the Statue of Liberty.

New tenants of Liberty View Plaza are eligible to receive major tax incentives and benefits, including the NYC Relocation and Employment Assistance Program (REAP), which enables tenants who

relocate from Manhattan or anywhere outside NYC or from overseas to receive a tax credit of \$3,000 per employee each year for 12 years.

Public transportation is just blocks away with the D, N & R subway lines and the property is only one stop to the Long Island Rail Road, Atlantic Terminal Station and the new Barclay's Center. Liberty View is one of the only buildings in the area to offer tenants onsite parking, a rare amenity anywhere in the five boroughs. It is located just minutes from the Brooklyn Battery Tunnel and the Manhattan and Brooklyn Bridges and is within 30 minutes of all major airports.

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