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For Immediate Release

Kalmon Dolgin Affiliates Arranges 15,000 SF Lease for American Tool & Equipment Rental in Brooklyn

*Prime Gowanus Site Available for First Time in 100 Years;
Building was formerly occupied by F. Ranieri & Son Masonry*

(Brooklyn, N.Y. – August 30, 2017) – [Kalmon Dolgin Affiliates](#) (KDA) has arranged a new, 15,000 square-foot, long-term lease for American Tool & Equipment Rental at 185 2nd Avenue in the Gowanus neighborhood of Brooklyn, N.Y. Kalmon Dolgin and Neil Dolgin, co-presidents of Kalmon Dolgin Affiliates, made the announcement.



The one-story industrial property on 2nd Avenue between 14th and 15th streets was the home to the family-owned business of F. Ranieri + Sons Corp., a mason and building materials provider, for more than 100 years. The site is on a prime corner with great visibility and more than 250 feet of frontage on two streets, with exposure to the Gowanus Expressway and Hamilton Avenue. Ranieri will continue to own the building and lease it out to American Tool & Equipment Rental.

“The owner of the company has decided to retire, and 185 2nd Avenue is on the market for the first time in nearly a century. This presented a short window of opportunity for an industrial user looking to start or expand their business in the Gowanus area of Brooklyn, just a few blocks south of the bustling 4th Avenue corridor that extends through Park Slope,” said Neil Dolgin of KDA. “American Tool & Equipment Rental was seeking a property that offered a combination of building and yard space to accommodate its construction equipment, as well as for use as a showroom and maintenance/repair center, and 185 2nd Avenue came on the market at the perfect time.”

James Dario Jr. of Kalmon Dolgin Affiliates represented the landlord, Frank Ranieri, and the tenant, American Tool & Equipment Rental, in the lease negotiations at 185 2nd Avenue. The property consists of a 5,000-square-foot warehouse space and a 10,000-square-foot yard area. American Tool & Equipment Rental will use the property to store its tools and equipment, and carry out repairs on construction equipment. In addition to this new, expanded location in Gowanus, the tenant has several other locations across the city.

Transportation options near 185 2nd Avenue include the Brooklyn Queens Expressway and Prospect Expressway, D, F, G, N, R, and W subway lines, and several major thoroughfares including 3rd Avenue, 9th Street, Smith Street, and Court Street.

Founded in 1904, Kalmon Dolgin Affiliates offers over a century's worth of experience in the management, sale, leasing and marketing of commercial and industrial property throughout the New York Metropolitan region. In addition to its staff of 35 brokers, Kalmon Dolgin Affiliates, through its subsidiary, KND Management Co., Inc., operates a portfolio of over six million square feet of industrial, office, medical and retail space in ten states. Their highly-trained professionals offer a practical, street-wise approach to real estate, supported by the latest in real estate management and research technology and four generations of unparalleled expertise.