



GMDC

BUILDINGS THAT WORK

2023 TENANT SURVEY REPORT



The Greenpoint Manufacturing and Design Center (GMDC) is the premier nonprofit industrial developer in New York City. Since its inception in 1992, GMDC has rehabilitated eight manufacturing buildings in Brooklyn for occupancy by small manufacturing enterprises, artisans and artists. GMDC currently owns and manages six of these properties, the newest among them being the redevelopment project at 101-01 95th Avenue in Ozone Park, Queens. Together these properties represent nearly 700,000 square feet of space, and are occupied by 126 businesses that together employ over 730 people.

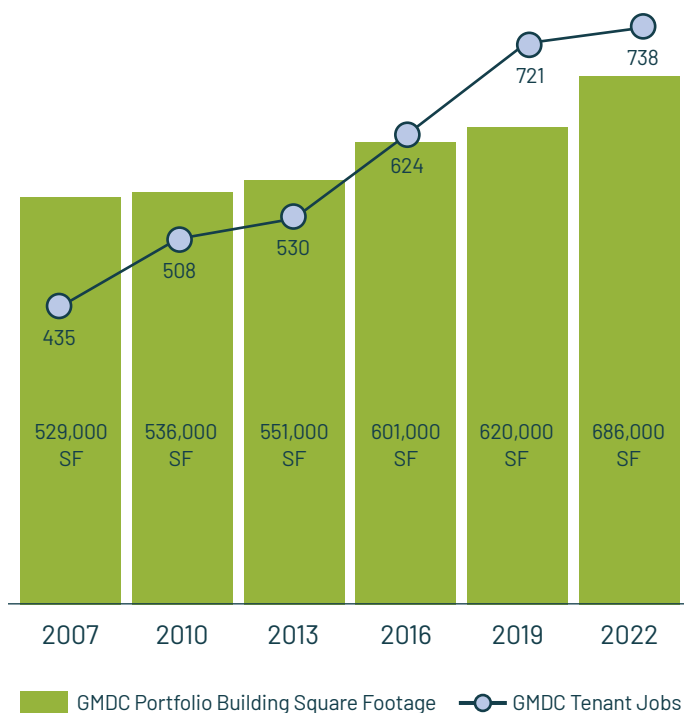
GMDC conducted its sixth tenant survey with the goal of generating a current statistical portrait of the tenants that occupy the six GMDC owned and managed buildings. The survey questions were designed to address pertinent topics such as type of production, business revenue, number and residential distribution of workers, and minority- and women-owned businesses. This year's Tenant Survey Report received a 97% response rate.

The information gathered from this survey demonstrates that manufacturing and artisanal businesses are vital to New York City because they significantly contribute to the local economy and provide full-time jobs for many local residents, including minorities and women. For example, the data shows that of the 126 tenants' businesses, 50% of them are either owned or co-owned by minorities or women; of the 738 workers in GMDC buildings, 91% of them live within New York City; and 64% of businesses in GMDC buildings distribute their products exclusively within New York City.

The statistical report and analysis following is arranged using the following classification headings: GMDC Portfolio Overview, Tenant Information, Worker Demographics, Worker Information, Prior Business Location, Tenant Environment, and GMDC Annual Economic Impact.

GMDC PORTFOLIO OVERVIEW

GMDC TENANT JOB CREATION



CURRENT NUMBER OF TENANTS AND WORKERS BY BUILDING

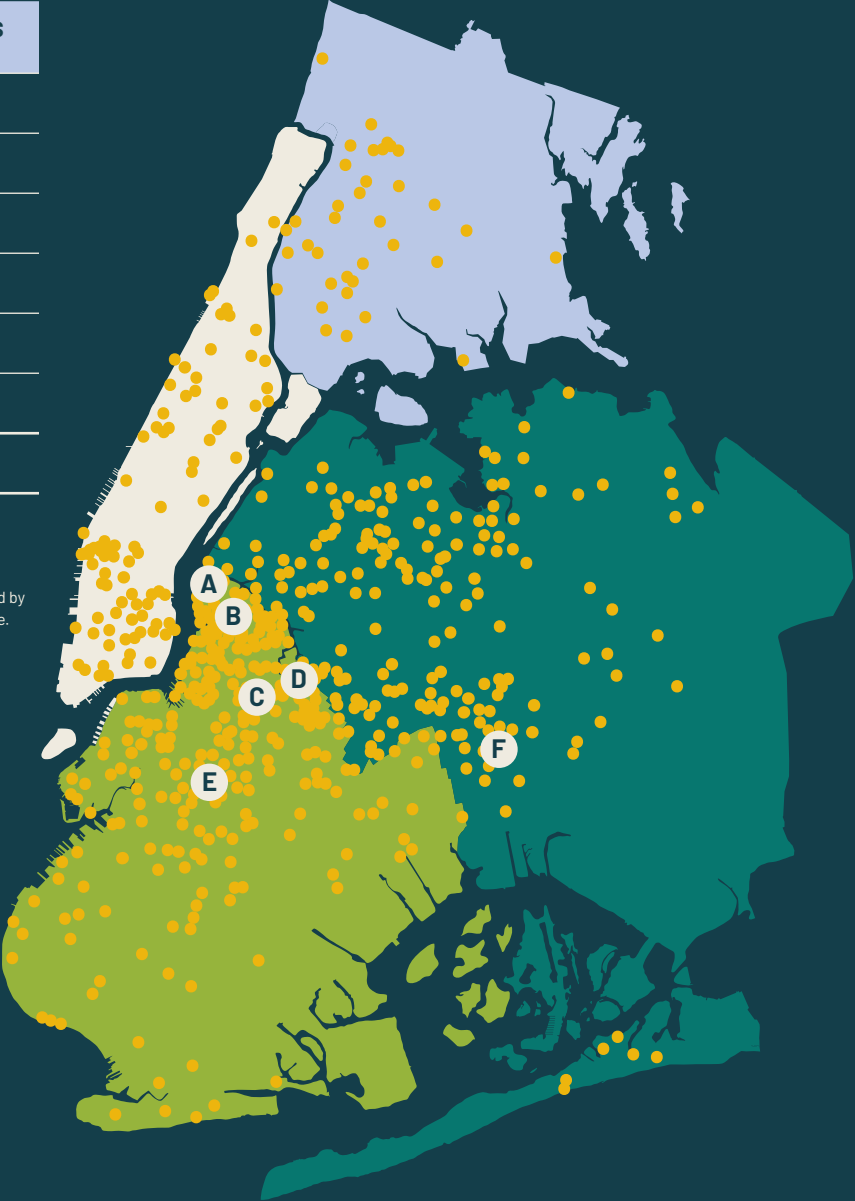
BUILDING	SQ. FT.	TENANTS	WORKERS
1155 Manhattan Avenue	360,000	68	360
810 Humboldt Street	95,000	14	97
221 McKibbin Street	72,000	8	68
1102 Atlantic Avenue	50,000	8	64
7 St. Nicholas Avenue	24,000	4	52
101-01 95th Avenue	85,000	23	97
GMDC Entire Portfolio	686,000	126	738

WHERE GMDC WORKERS LIVE IN NYC

WORKER RESIDENCE BY BOROUGH

BOROUGH	WORKERS (number)	WORKERS (percent)
NYC Residents	665	91%
Brooklyn	336	46%
Queens	237	33%
Manhattan	62	9%
Bronx	30	4%
Staten Island	0	0%
NY State Residents	701	96%
All GMDC Workers	738	100%

Based on a 97% response rate of GMDC's tenant workforce. All data is self-reported by tenants, and each dot is randomly placed within the reported zip code of residence.



- A

1155-1205 Manhattan Avenue
- B

810 Humboldt Street
- C

221 McKibbin Street
- D

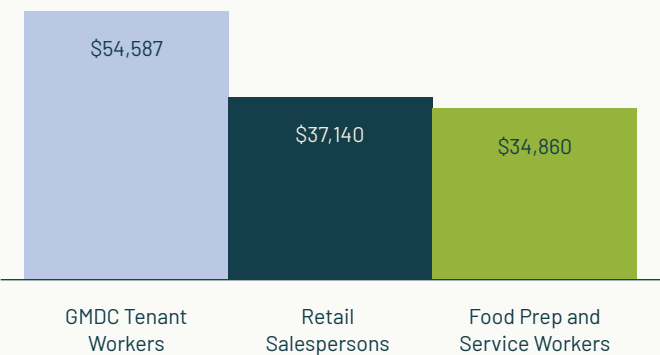
7 St Nicholas Avenue
- E

1102 Atlantic Avenue
- F

101-01 95th Avenue
- = 1 Worker

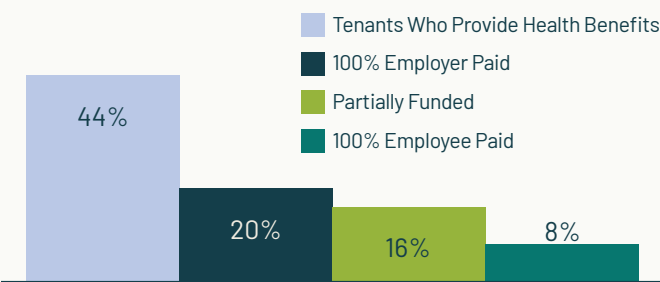
WORKER INFORMATION

AVERAGE ANNUAL OVERALL WORKER SALARY



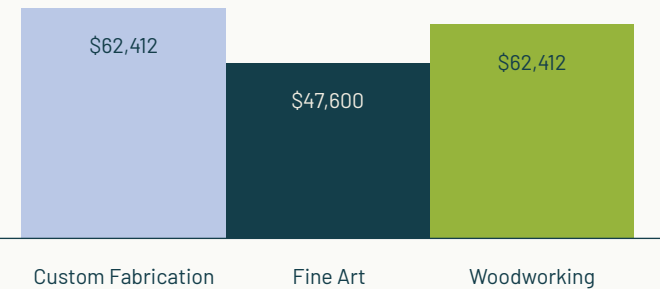
* Source: Bureau of Labor Statistics 2021 New York-Newark-Jersey City, NYC-NJ-PA Metropolitan Division

HEALTH BENEFITS OFFERED BY TENANTS

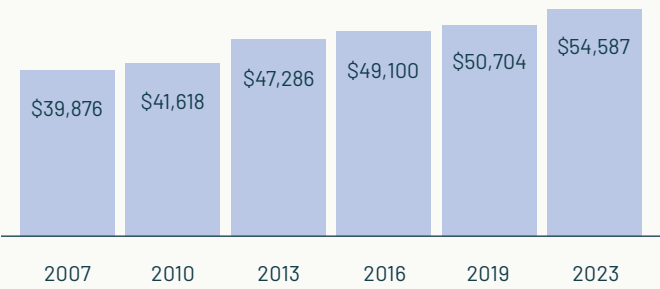


Only one of GMDC's tenants is required by law to provide health benefits

AVERAGE ANNUAL FT WORKER SALARY BY SECTOR



AVERAGE ANNUAL OVERALL WORKER SALARY



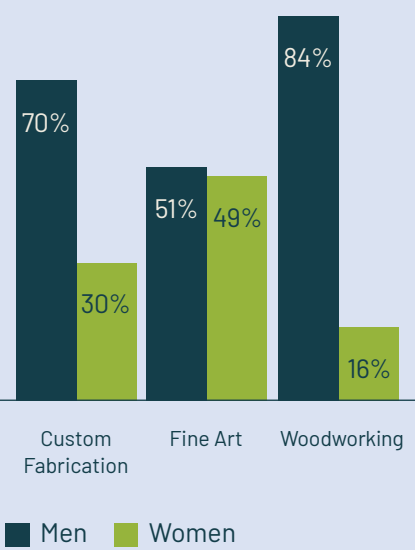
GMDC ANNUAL ECONOMIC IMPACT

GMDC ANNUAL ECONOMIC IMPACT	DIRECT (self reported data)	INDIRECT	INDUCED	TOTAL
Business Revenue	\$101,700,000	\$24,956,001	\$29,328,479	\$155,984,479
Employee Wages	\$40,285,000	\$9,323,869	\$10,366,195	\$59,975,063
Value Added	\$11,019,644	\$2,117,661	\$1,318,287	\$14,455,591
Jobs Created & Retained	738	185	205	1,127

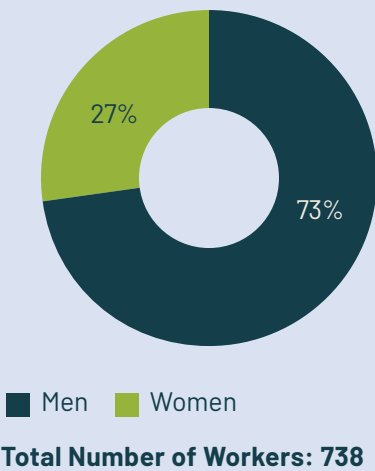
Annual Economic Impact \$230,415,133

WORKER DEMOGRAPHICS

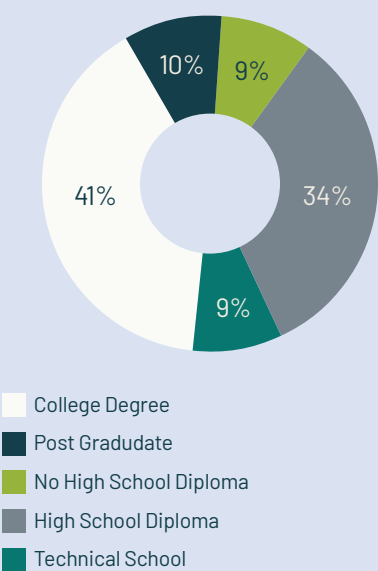
WORKERS BY SECTOR



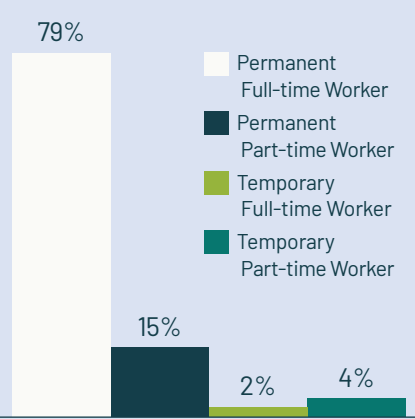
CURRENT NUMBER OF WORKERS



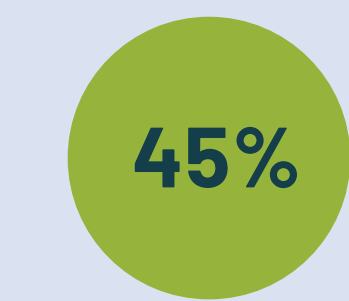
HIGHEST LEVEL OF EDUCATION



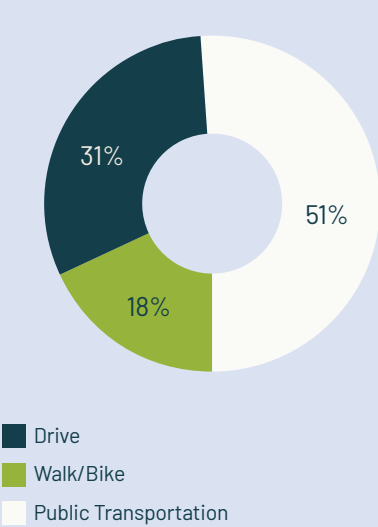
EMPLOYMENT STATUS OF WORKERS



SPEAK ENGLISH AS A SECOND LANGUAGE



TRANSPORTATION TO WORK

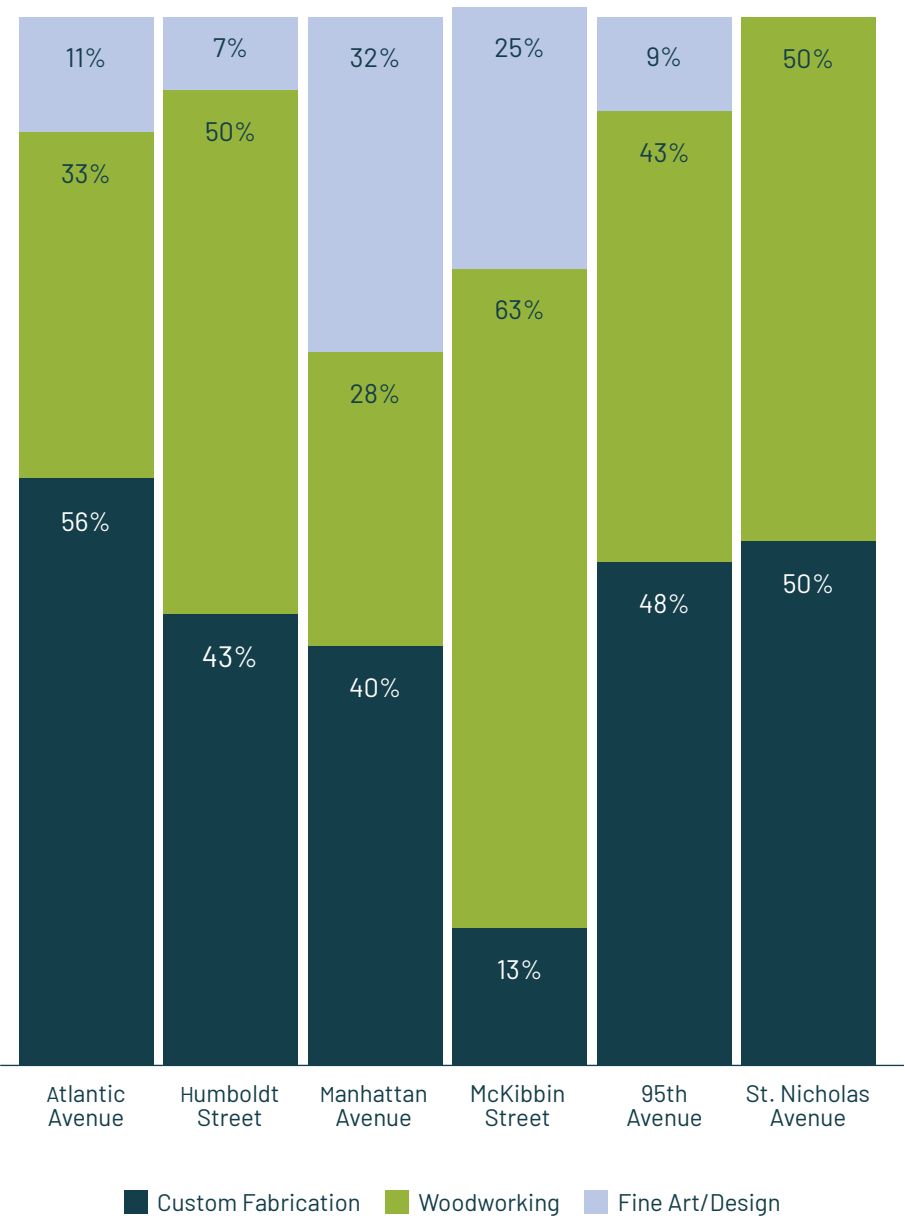




TENANT INFORMATION

The tenants at GMDC represent a range of small scale industries in New York City. Small manufacturing and artisanal businesses—and the jobs that they create—are a vital part of the local economy. GMDC tenants’ businesses have been classified into three major categories: Custom Fabrication, Woodworking, and Fine Art. But within these overarching categories are specific types of craft and industry that represent current GMDC tenant businesses.

SECTOR BREAKDOWN PER GMDC BUILDING



CUSTOM FABRICATION

- Metalworking
- Leather Goods
- Textiles
- Jewelry
- Glass & Ceramics
- Home goods
- Model Making
- Upholstery
- Displays
- Produce Supplier

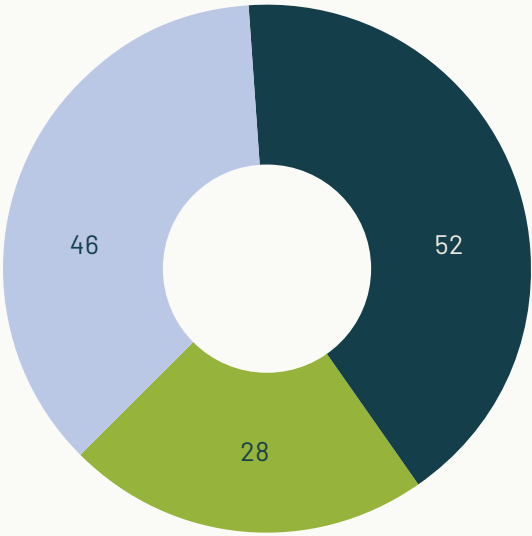
WOODWORKING

- Frame Making
- Furniture
- Cabinet Making
- Antique Restoration

FINE ART

- Painting
- Sculpture
- Photography

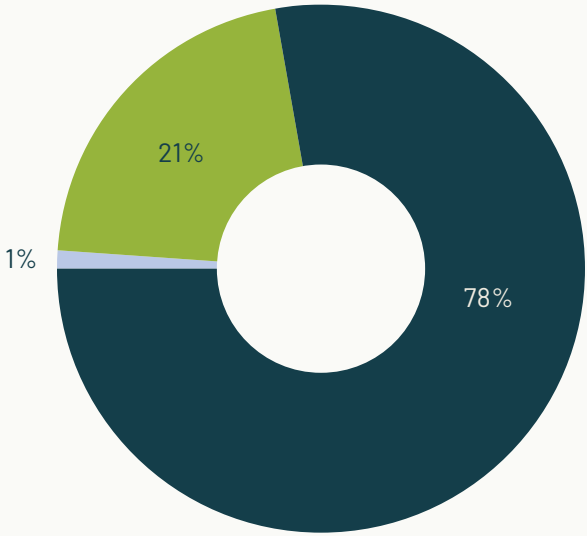
TENANTS PER SECTOR



Woodworking Custom Fabrication Fine Art

Total Number of Tenants: 126

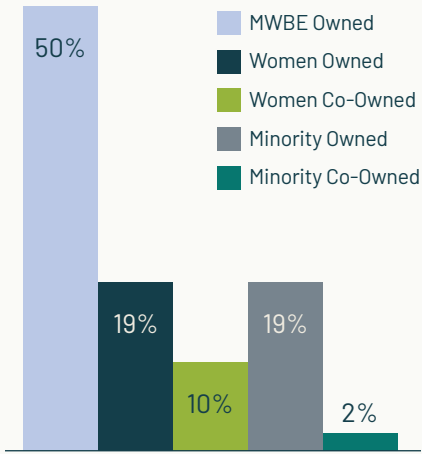
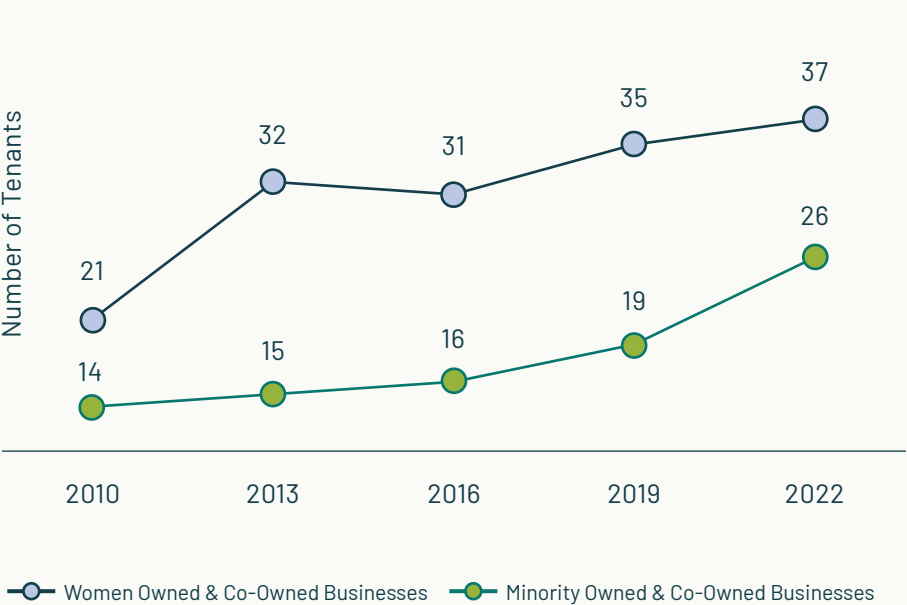
TENANT PRODUCTION



Stock Products Custom Products Both

MINORITY & WOMEN BUSINESS ENTERPRISES

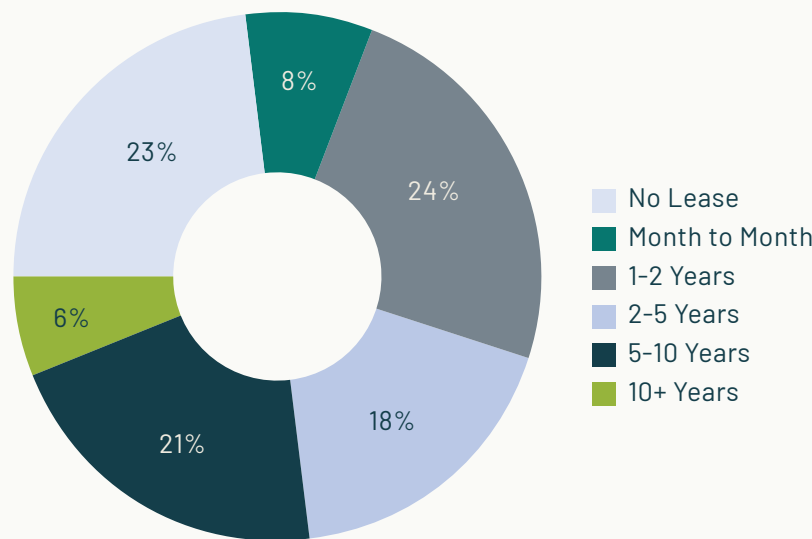
Compared to 2007, GMDC doubled its number of Minority- and Women-Owned businesses from 31 to 63 businesses.



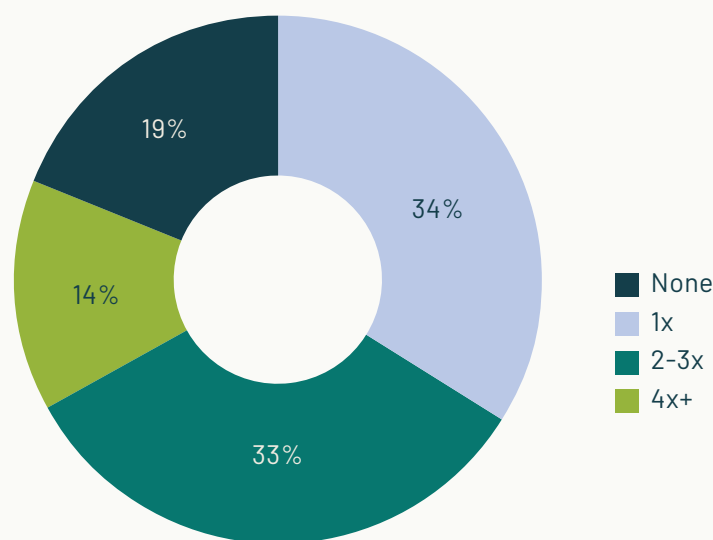
*Some businesses are both women and minority owned or co-owned

PRIOR BUSINESS LOCATION

LENGTH OF LEASE PRIOR TO GMDC



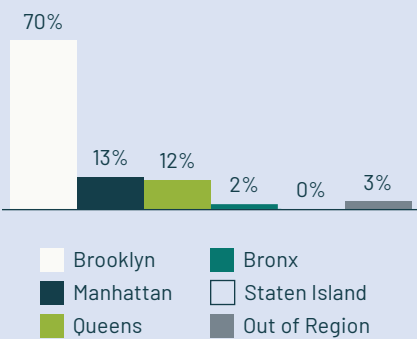
BUSINESS MOVES PRIOR TO GMDC



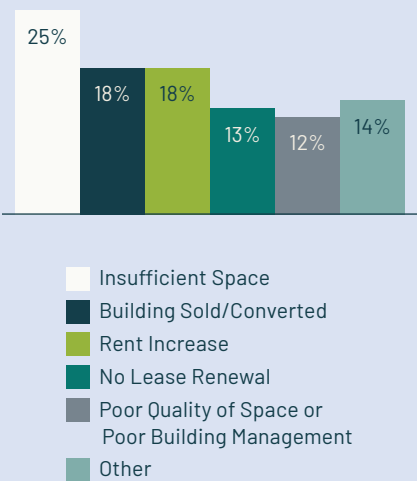
AVERAGE YEARS IN BUSINESS



BUSINESS LOCATION PRIOR TO GMDC



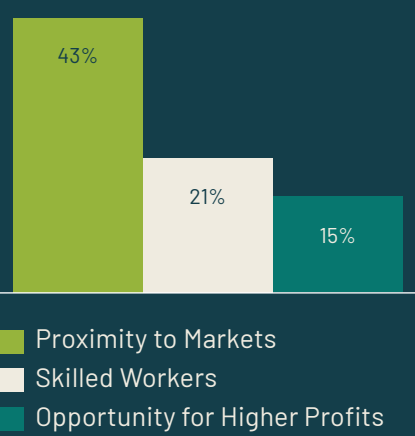
REASONS FOR LEAVING PRIOR LOCATION



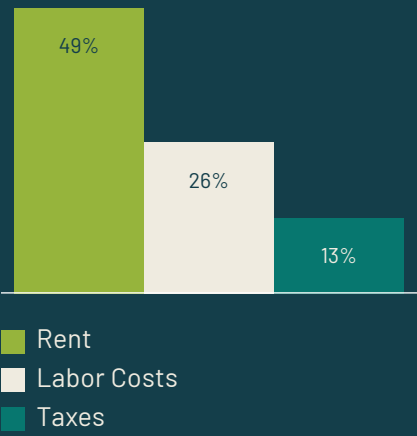


TENANT ENVIRONMENT

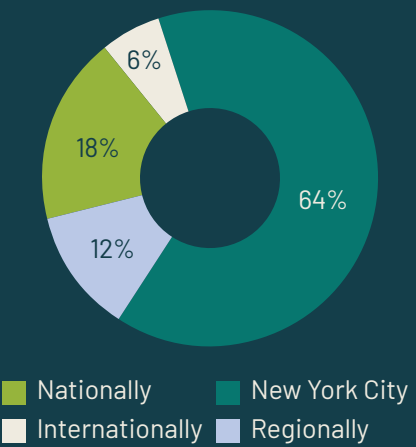
TOP 3 BENEFITS OF LOCATING IN NYC



TOP 3 CHALLENGES OF LOCATING IN NYC






TENANT PRODUCT DISTRIBUTION





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 gmdconline.org
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 [@gmdc_idc](https://www.instagram.com/gmdc_idc)

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