GMDC

BUILDINGS THAT WORK

Tenant Survey Report

2026

The Greenpoint Manufacturing and Design Center (GMDC) is the premier nonprofit industrial developer in New York City. Since its inception in 1992, GMDC has developed nine industrial properties in the five boroughs for occupancy by small manufacturing enterprises, artisans and artists. GMDC currently owns and manages seven of these properties, the newest among them being the redevelopment project at 805 Rockaway Avenue in Brownsville, Brooklyn. Together these properties represent 710,000 square feet of space, and are occupied by 136 businesses that together employ almost 780 people.

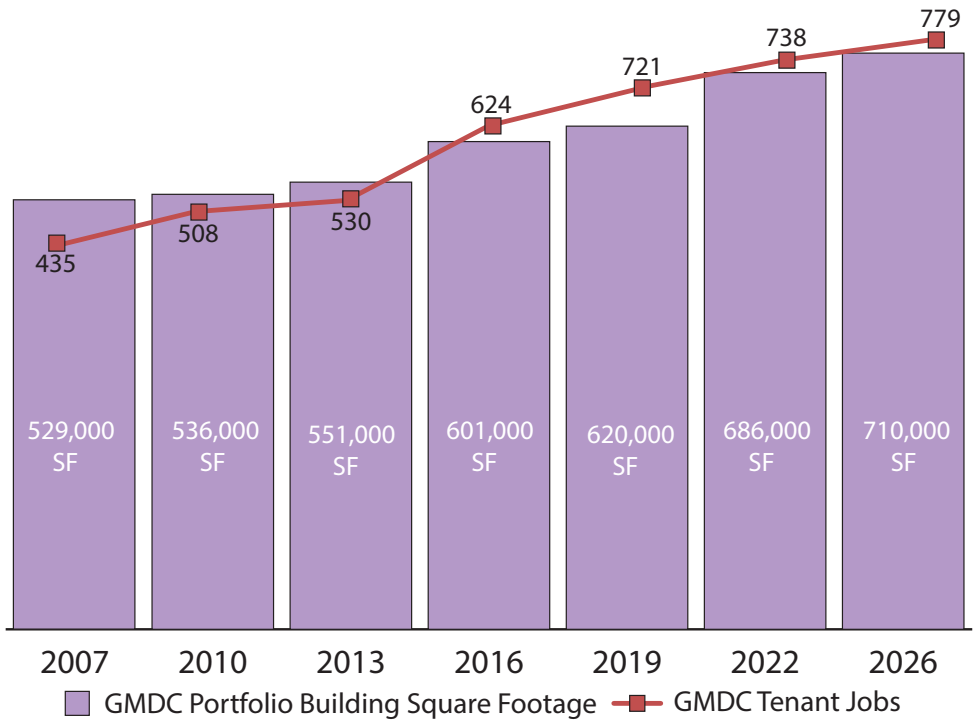
In 2026, GMDC conducted its seventh tenant survey with the goal of generating a current statistical portrait of the tenants that occupy the seven GMDC owned and managed buildings. The survey questions were designed to address pertinent topics such as type of production, business revenue, number and residential distribution of workers, and minority- and women-owned businesses. This year's Tenant Survey Report received a 99% 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 people of color and women. For example, the data shows that of the 136 tenants' businesses, 59% of them are either owned or co-owned by minorities or women; of the 779 workers in GMDC buildings, 88% of them live within New York City; and 65% 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



Since 2007, GMDC has had a 79% increase in jobs and a 34% increase in square footage.

Current Number of Tenants and Workers by Building

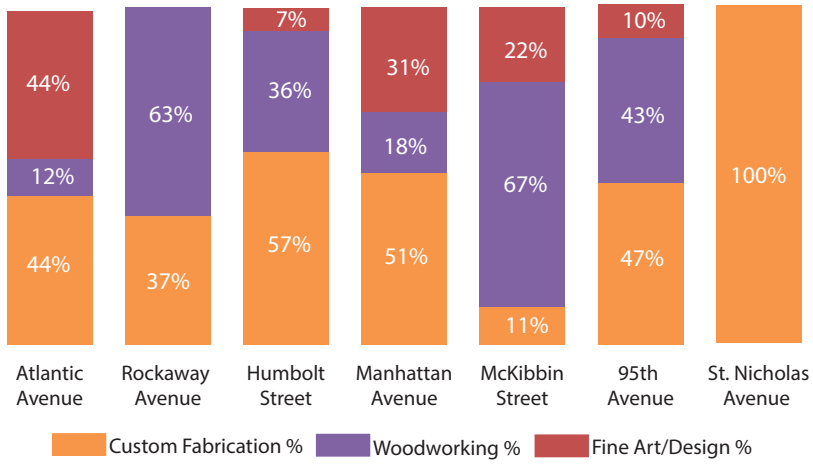
1155 Manhattan Avenue	360,000 SF	72 Tenants	347 Workers
810 Humboldt Street	80,000 SF	14 Tenants	83 Workers
7 St. Nicholas Avenue	24,000 SF	4 Tenants	32 Workers
221 McKibbin Street	72,000 SF	9 Tenants	74 Workers
1102 Atlantic Avenue	50,000 SF	9 Tenants	63 Workers
101-01 95th Avenue	85,000 SF	21 Tenants	132 Workers
805 Rockaway Avenue	39,000 SF	8 Tenants	63 Workers
GMDC Entire Portfolio	**710,000 SF**	**136 Tenants***	**779 Workers**

*One tenant has space in two seperate buildings

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
- Antique Restoration
- Glass & Ceramics
- Home Goods
- Model Making
- Upholstery
- Displays
- Produce Supplier

Woodworking

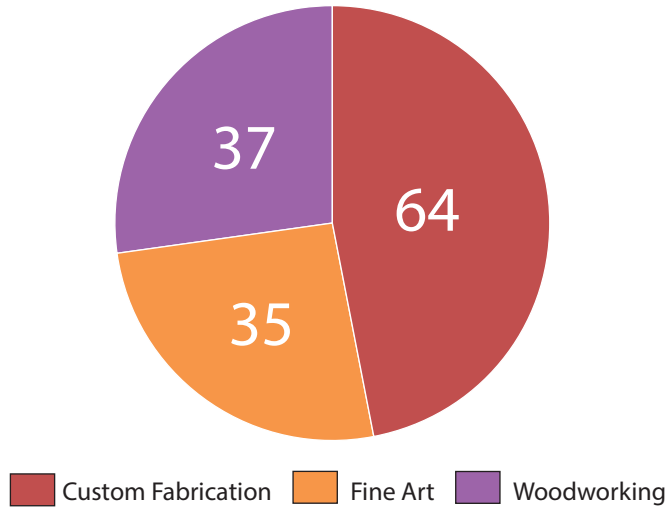
- Frame making
- Furniture
- Cabinet Making

Fine Art

- Painting
- Sculpture
- Photography

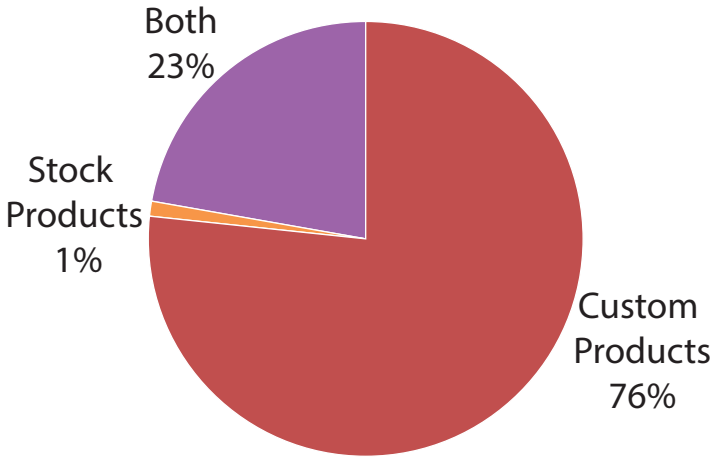
TENANT INFORMATION

Tenants Per Sector



Total Number of Tenants: 136

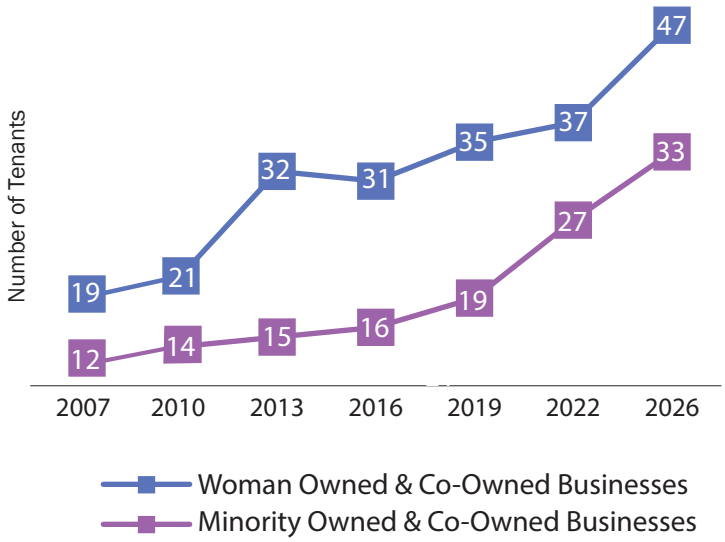
Tenant Production



Minority & Women Business Enterprises

MWBE Owned	**59%**
Women Owned	24%
Women Co-Owned	10%
Minority Owned	21%
Minority Co-Owned	4%

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



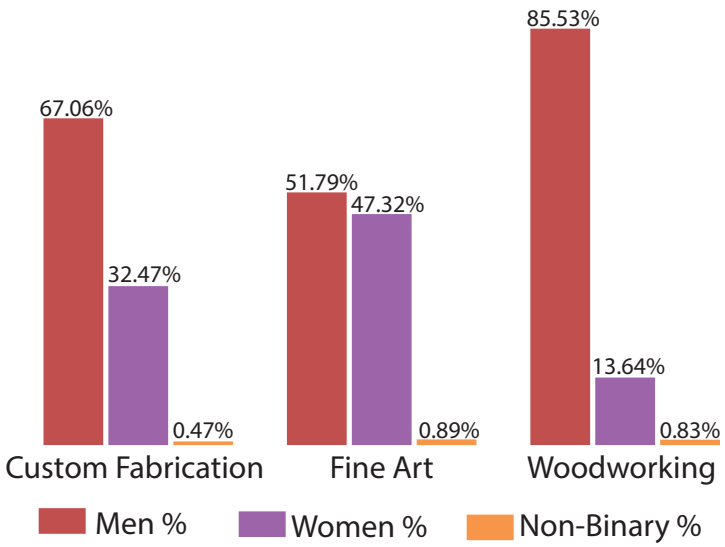
Compared to 2007, Women-Owned and Co-Owned businesses at GMDC have increased by 147%, while Minority-Owned and Co-Owned businesses have increased by 175%.

WORKER DEMOGRAPHICS

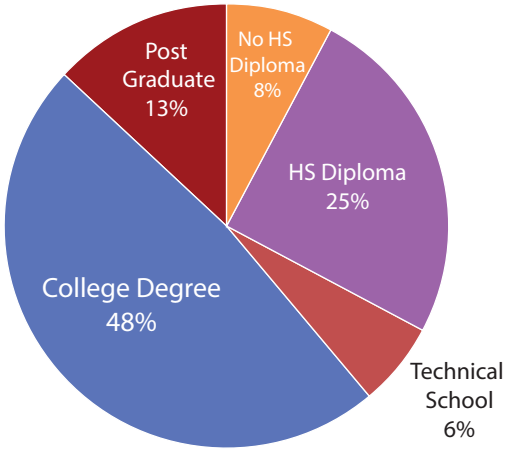
Current Number of Workers - 779

Men	70.61%
Women	28.75%
Non-Binary	0.64%

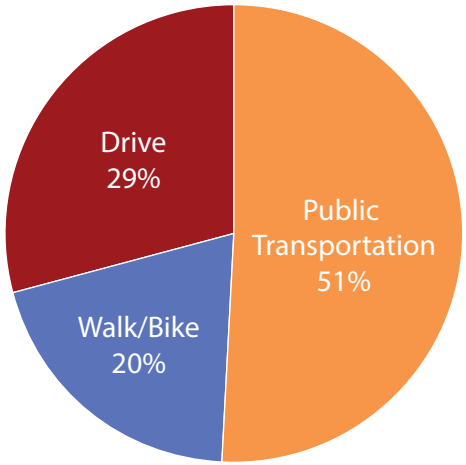
Workers by Sector



Highest Level of Education



Mode of Transportation to Work



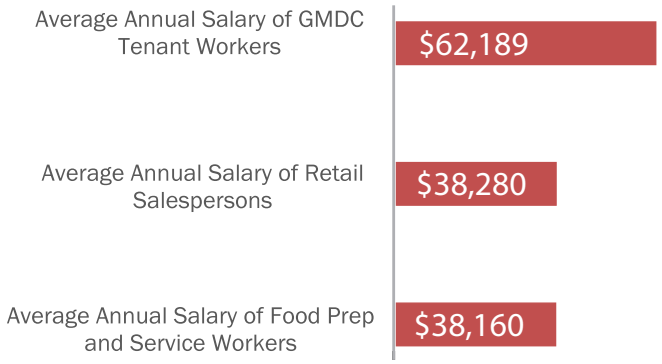
Employment Status of Workers

Permanent Full-Time Workers	79%
Permanent Part-Time Workers	11%
Temporary & Seasonal Workers	10%

Speak English as a Second Language	39%
Workers who are People of Color	49%

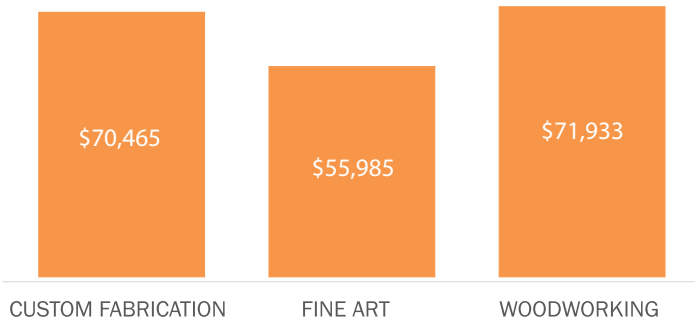
WORKER INFORMATION

Average Annual Overall Worker Salary

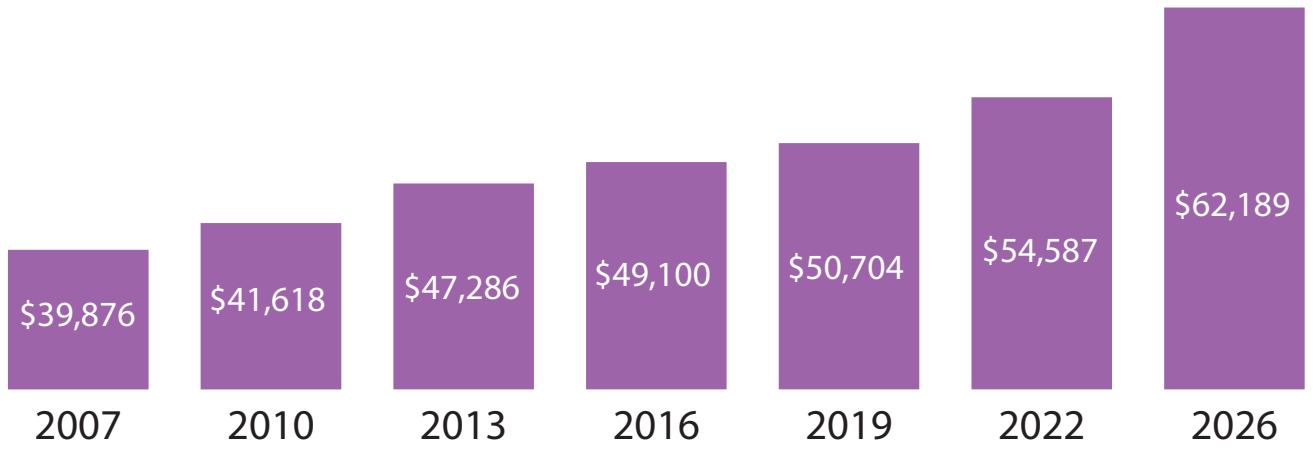


* Source: 2025 BLS NYC Metro, Occupational Employment and Wage Statistics

Average Annual FT Worker Salary by Sector



Average Annual Overall Worker Salary

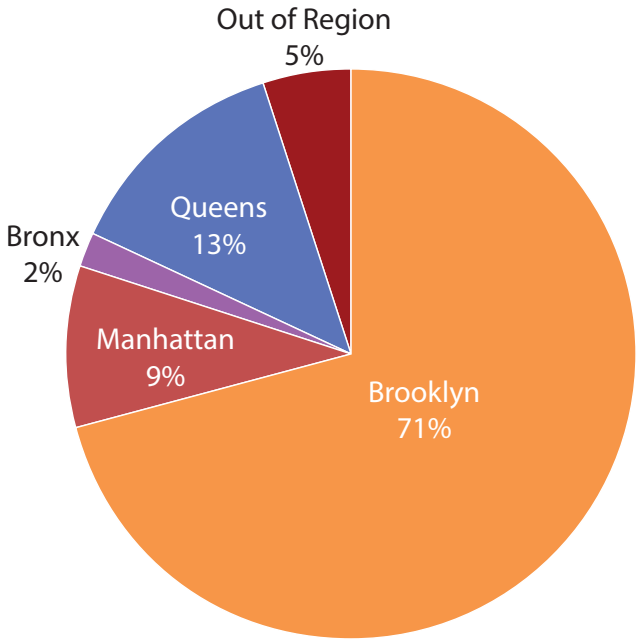


Compared to 2007, the average overall worker salary increased by 56%.

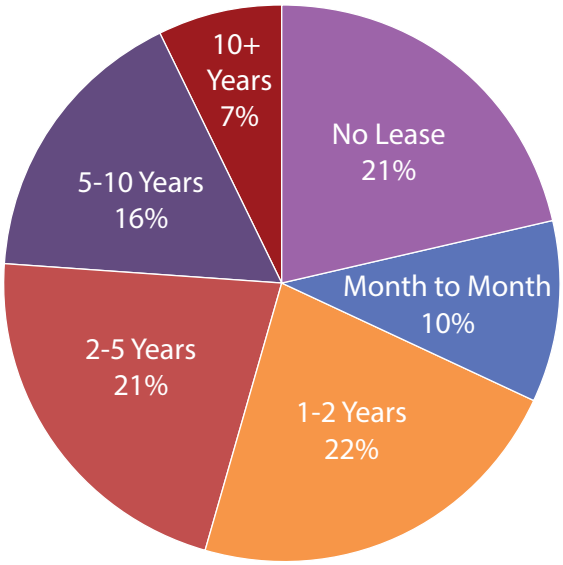
PRIOR BUSINESS LOCATION

Average Years in Business — 20

Business Location Prior to GMDC

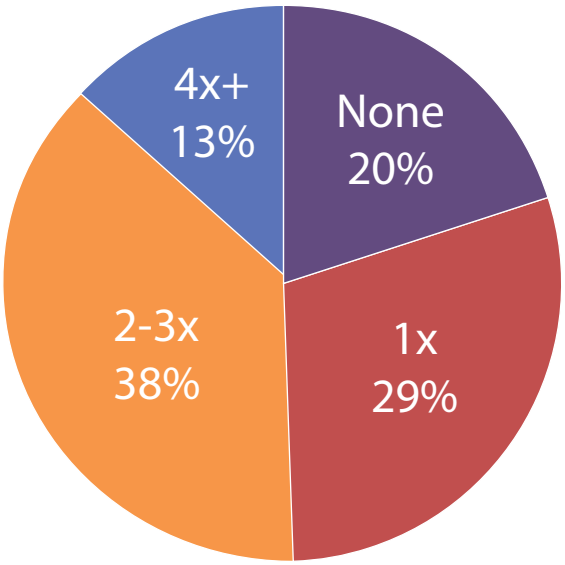


Length of Lease Prior to GMDC



77% of GMDC's tenants previously had a lease that was 5 years or less. GMDC's minimum lease is 5 years with a tenant option for an additional 5 years.

Business Moves Prior to GMDC



51% of tenants moved two or more times prior to moving to GMDC.

Reasons for Leaving Prior Location

Insufficient Space	32%
Building Sold/Converted	19%
Rent Increase	17%
Other	14%
Lease Not Availble for Renewal	7%
Poor Building Management	7%

TENANT ENVIRONMENT

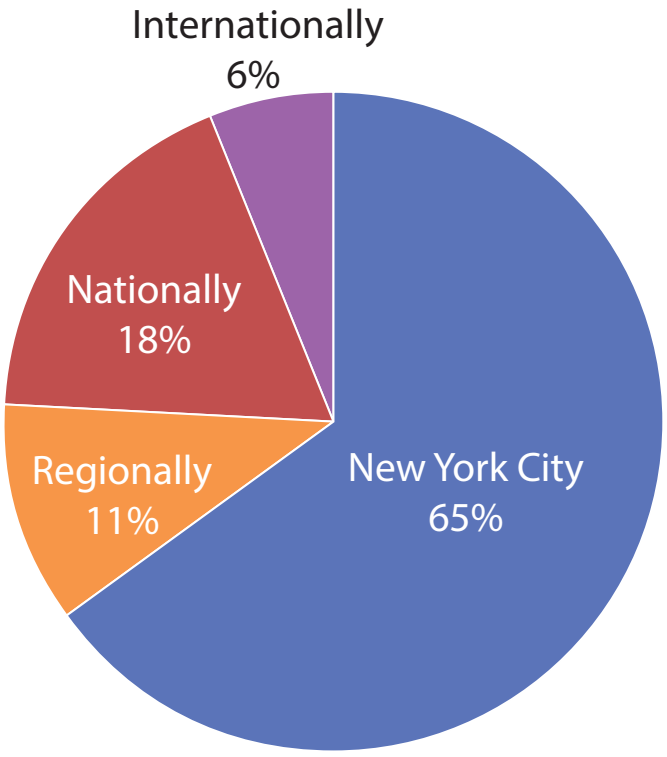
Benefits of Locating in NYC

Proximity to markets	40%
Quality of life	27%
Proximity to suppliers	10%
Opportunity for higher profits	10%

Challenges of Locating in NYC

Rent	48%
Labor costs	37%
Taxes	12%

Tenant Product Distribution

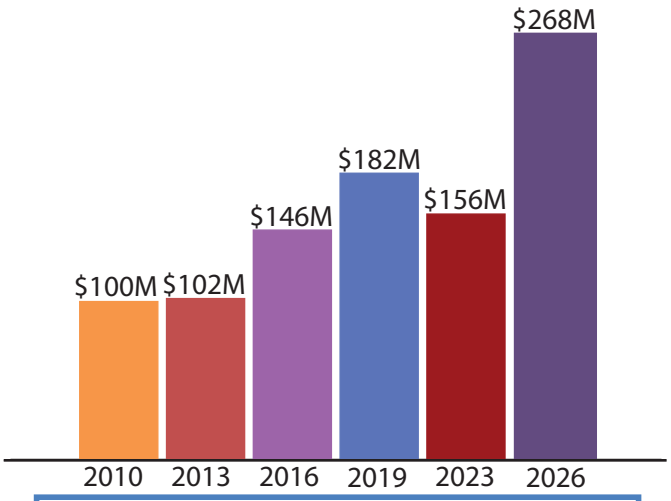


GMDC IMPLAN ANALYSIS: 2026

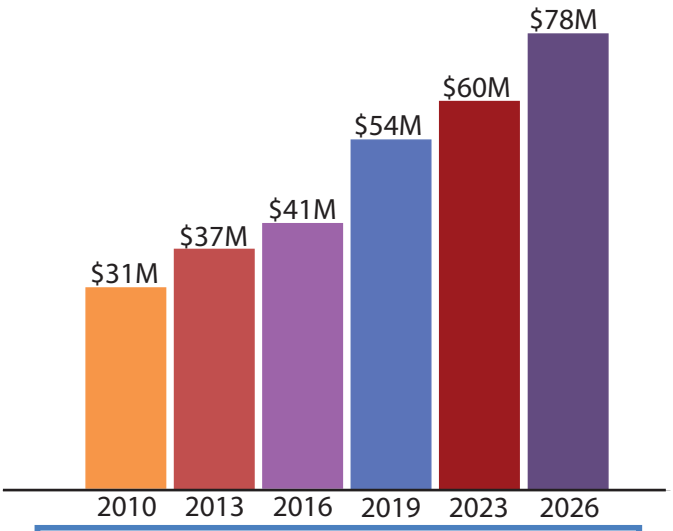
SHOWING ORGANIZATION-WIDE ANNUAL ECONOMIC IMPACT

GMDC Annual Economic Impact	Direct (self-reported data)	Indirect	Induced	Total
Business Revenue	$153,025,000	$47,515,822	$67,611,338	$268,152,159
Employee Wages	$48,445,000	$12,133,324	$17,579,088	$78,157,412
Value Added	$83,856,611	$26,643,287	$46,844,849	$159,344,746
Jobs Created & Retained	779	126	233	1,138

Annual Economic Impact $505,654,318

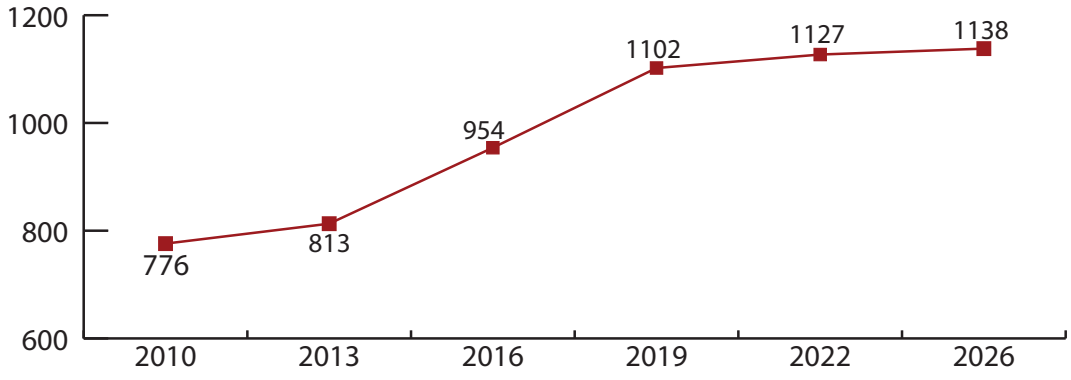


Business Revenue



Employee Wages

Jobs Created & Retained



Where Do GMDC Workers Live?

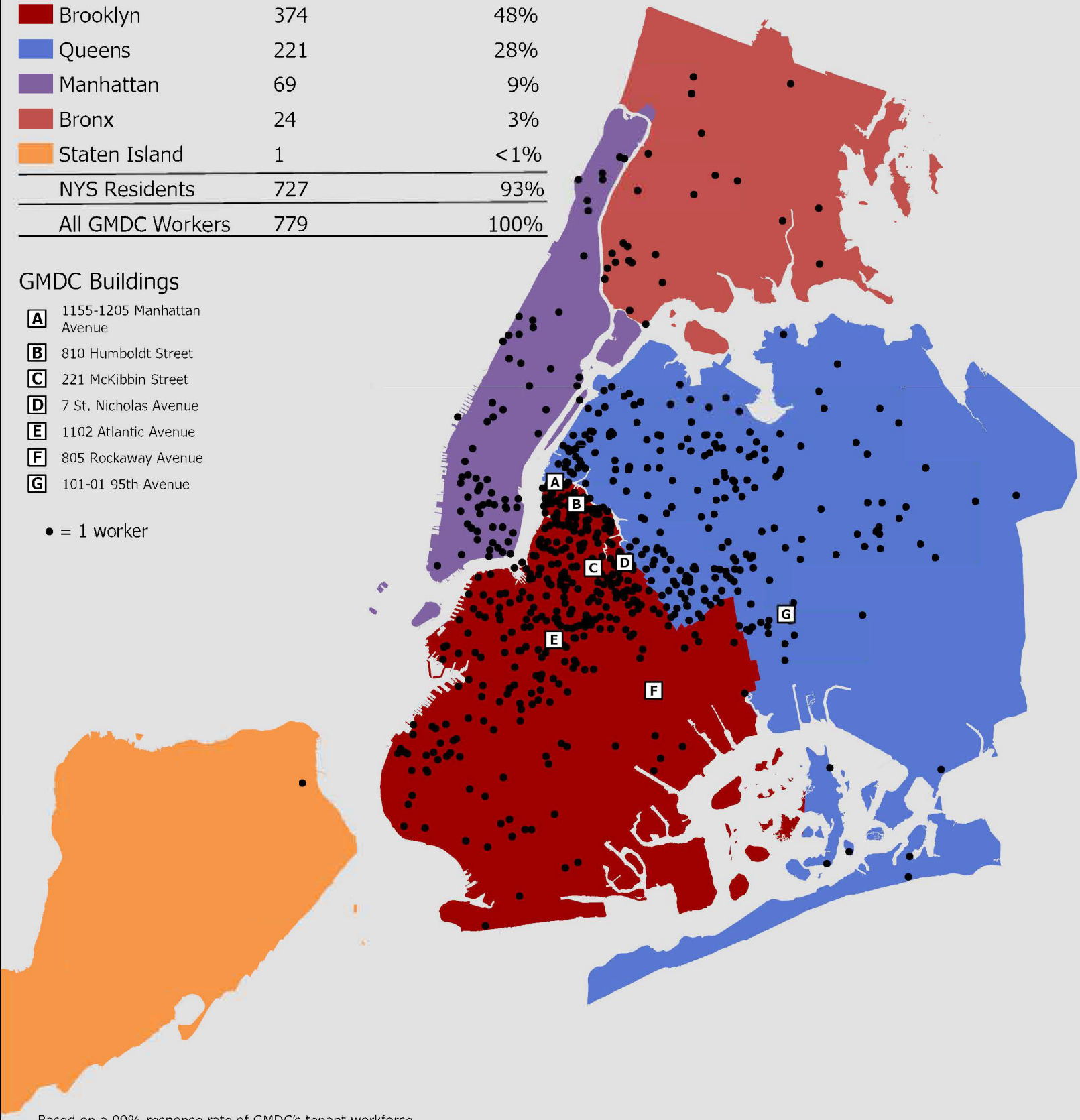
Worker Residence by Borough

	NO. OF WORKERS	% OF WORKERS
NYC Residents	689	88%
Brooklyn	374	48%
Queens	221	28%
Manhattan	69	9%
Bronx	24	3%
Staten Island	1	<1%
NYS Residents	727	93%
All GMDC Workers	779	100%

GMDC Buildings

- A 1155-1205 Manhattan Avenue
- B 810 Humboldt Street
- C 221 McKibbin Street
- D 7 St. Nicholas Avenue
- E 1102 Atlantic Avenue
- F 805 Rockaway Avenue
- G 101-01 95th Avenue

• = 1 worker



Based on a 99% 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.