

151-17 6TH ROAD

WHITESTONE, NY

FOR LEASE OR SALE | INDUSTRIAL OUTDOOR STORAGE (IOS) ASSET



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ASKING PRICE: \$17,500,000

25,000 SF AVAILABLE FOR LEASE

PLOT SIZE: 60,509 SQ. FT.

BUILDING #1 SIZE: 4,000 SQ. FT.
OFFICE BUILDING

BUILDING #2 SIZE: 5,200 SQ. FT.
1-STORY GARAGE

CEILING HEIGHT: 14'

DRIVE-INS: 3

ZONING: M1-1



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FINANCIAL OVERVIEW

INCOME

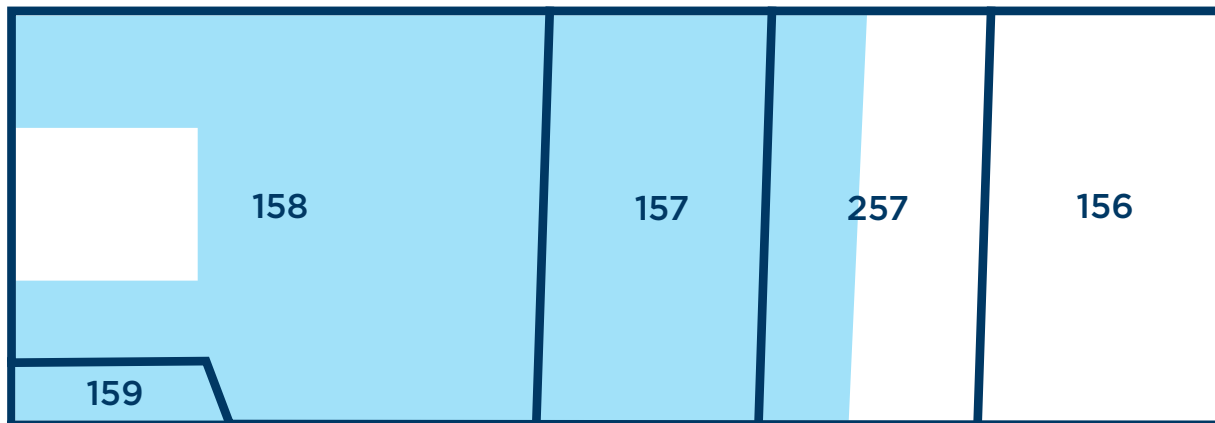
TENANT	LXP	SQ. FT.	MONTHLY RENT	ANNUAL RENT	PPSF	INCREASE
UNITED SITE SERVICES	72 MONTHS	35,000	\$50,000	\$600,000	\$15	3%
<i>OWNER CURRENTLY UTILIZING OTHER 25,000 SF - WILLING TO LEASE BACK OR DELIVER VACANT</i>						
IN PLACE REVENUE:			\$50,000	\$600,000		

*** NOTE: 3% RENT INCREASE STARTING IN JUNE '22

FINANCIAL SUMMARY

GROSS INCOME	\$600,000
RE TAXES (2022)	(\$111,263)
NET INCOME:	\$488,737

TAX MAP



**LEASED
SPACE**

**BLOCK & LOTS:
4487 & 159, 158, 157, 257, 156**



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INVESTMENT HIGHLIGHTS

01.

HIGHLY DESIRED MARKET
PREMIER LOCATION



02.

CONVENIENTLY LOCATED



Easy Access
to Throgs
Neck &
Whitestone
Bridge



Cross Island
Parkway &
Clearview
Expy Access



Strong
Demographics

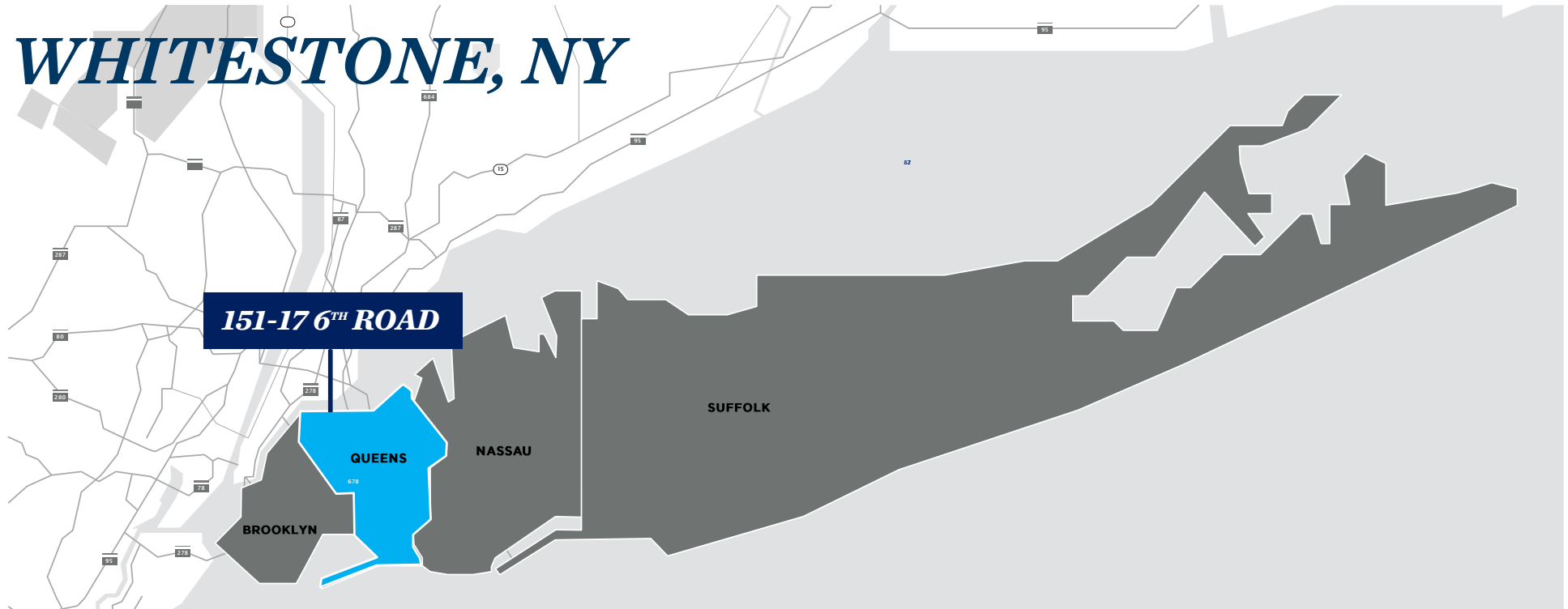
03.

DIRECT ACCESS TO WATERWAYS
(EAST RIVER)

A rare opportunity for Industrial
Outdoor Storage (IOS) in Queens.

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Queens is the fourth-most densely populated county among New York City's boroughs, as well as in the United States; and if each New York City borough were an independent city, Queens would also be the nation's fourth most populous city, after Los Angeles, Chicago, and Brooklyn. Some say Queens is the most ethnically diverse urban area in the world.

Since 2021, the population of Queens was estimated by the Census Bureau to have down 0.9% to 2,287,390 as of 2021, representing 27.3% of New York City's population, and 11.7% of New York State's population.

DEMOGRAPHIC OVERVIEW

POPULATION
2.25M

EMPLOYEES
1.13M

HOUSEHOLDS
785,000

AVG. HOUSEHOLD INCOME
\$73,696

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LONG ISLAND RAIL ROAD



BAYSIDE LINE

Efficient Line in Queens

28 Minutes to Penn Station

The Long Island Railroad (LIRR) is a commuter rail line stretching from Manhattan to the eastern tip of Suffolk County. As America's oldest and largest commuter railroad, the LIRR services nearly 83.4 million riders annually with an average weekday ridership of 291,000. The LIRR has eleven rail lines operating in Nassau and Suffolk Counties, and The Whitestone Assemblage is only a 10-minute drive from Bayside Train Station.



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CONTACT THE EXCLUSIVE BROKERS:

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