



25-44 BOROUGH PLACE
WOODSIDE, QUEENS

**100% LEASED - 60K SF INDUSTRIAL FACILITY
WITH IMMEDIATE PROXIMITY TO LAGUARDIA AIRPORT**



CONFIDENTIAL OFFERING
MEMORANDUM

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

Michael Mazzara
Managing Director
646.423.8532
Michael.Mazzara@jll.com

Ethan Stanton
Senior Managing Director
516.790.7718
Ethan.Stanton@jll.com

Brendan Maddigan
Senior Managing Director
508.733.8445
Brendan.Maddigan@jll.com

Tyler Peck
Managing Director
908.963.4743
Tyler.Peck@jll.com

Kyle Crennan
Managing Director
516.236.2492
Kyle.Crennan@jll.com

Joseph Lopresti
Executive Vice President
516.382.1881
Joseph.Lopresti@jll.com

Brett Baskin
Associate
610.945.4908
Brett.Baskin@jll.com

FINANCING:

Stephen Van Leer
Senior Director
516.661.0102
Stephen.VanLeer@jll.com

330 Madison Avenue, 4th Floor | New York, New York 10017
www.us.jll.com/capitalmarkets

Jones Lang LaSalle has been engaged by the owner ("Owner") of the Property to arrange the placement of equity. Information concerning the property and Owner described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser, and JLL, its officers, directors, employees and agents disclaim any liability that may arise from, be based upon or relate to the use of the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change without notice. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.



TABLE OF CONTENTS

04	Executive Summary
06	Tenancy Overview
08	Property Detail

EXECUTIVE SUMMARY

Jones Lang LaSalle ("JLL") has been retained on an exclusive basis to arrange the sale of 25-44 Borough Place (the "Property"), a 60,000 square foot industrial facility located in the highly coveted industrial pocket of Woodside, Queens with immediate proximity to LaGuardia Airport. The Property features 36,000 sq. ft. of open ground floor warehouse space with ceiling heights ranging from 15 to 50 feet, 4 interior loading docks, 2 exterior loading docks, all with trailer access. The building is further supported by 12,000 sq. ft. of second floor office space and 12,000 sq. ft. of underground parking. Additionally, 25-44 benefits from an easement with Amtrak for 9,162 sq. ft. along 50th Street. The Property is 100% leased to Super-Tek Products, a subsidiary of Sika Group, which carries investment grade credit (A-) with approximately 6.7 years remaining on its lease through November 2032. The ground floor is currently subleased to Sylvan Cabinetry through November 2032 as well.

25-44 Borough Place is ideally situated in the dense, urban industrial market of Woodside Queens, New York with access to 2.5 million people within a 5-mile radius and 7.7 million people within a 10-mile radius. The Property is located just 5 minutes from LaGuardia Airport, currently undergoing an \$8 billion renovation, and 5 minutes from major roadways I-495, I-278, and Grand Central Parkway providing immediate connectivity to New York City and the greater Tri-State Region (20.3 million people).

With in-place income backed by an investment-grade-rated tenant through 2032 and significant mark-to-market upside at lease expiration, 25-44 Borough Place represents an ideal blend of near-term income stability and longer-term value creation in the tightly held Queens industrial corridor.

PROPERTY INFORMATION

25-44 Borough Place
Woodside, NY 11377

Address

Woodside

Submarket

1017 / 65

Block / Lot

60,000

Rentable Square Feet

29,581

Lot Size

NNN

Lease Structure

6.7 Years

Years Remaining

15' - 50'

Clear Height

4

Interior Docks

2

Exterior Docks

1

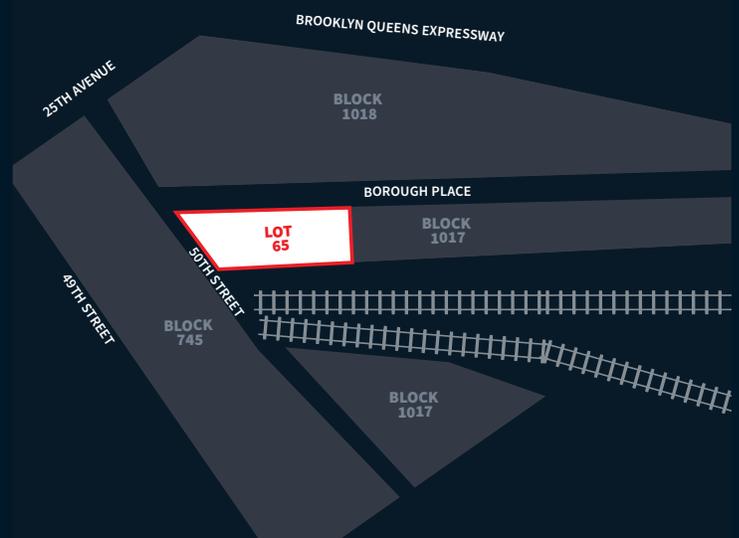
Drive-In

M1-1 / 1.0

Zoning / FAR

\$1,537,342

In-Place Rent
(\$26 / SF) - *Includes cellar



INVESTMENT HIGHLIGHTS

100% LEASED INDUSTRIAL FACILITY PROXIMATE TO LGA AIRPORT

- ◆ 100% leased to Super-Tek Products, a subsidiary of investment grade-rated Sika Group, with a partial sublease to Sylvan Cabinetry, providing stable, in-place cash flow through November 2032
- ◆ Unparalleled, mission-critical New York City location with immediate proximity to LaGuardia Airport

MARKET-LEADING URBAN ASSET FUNCTIONALITY

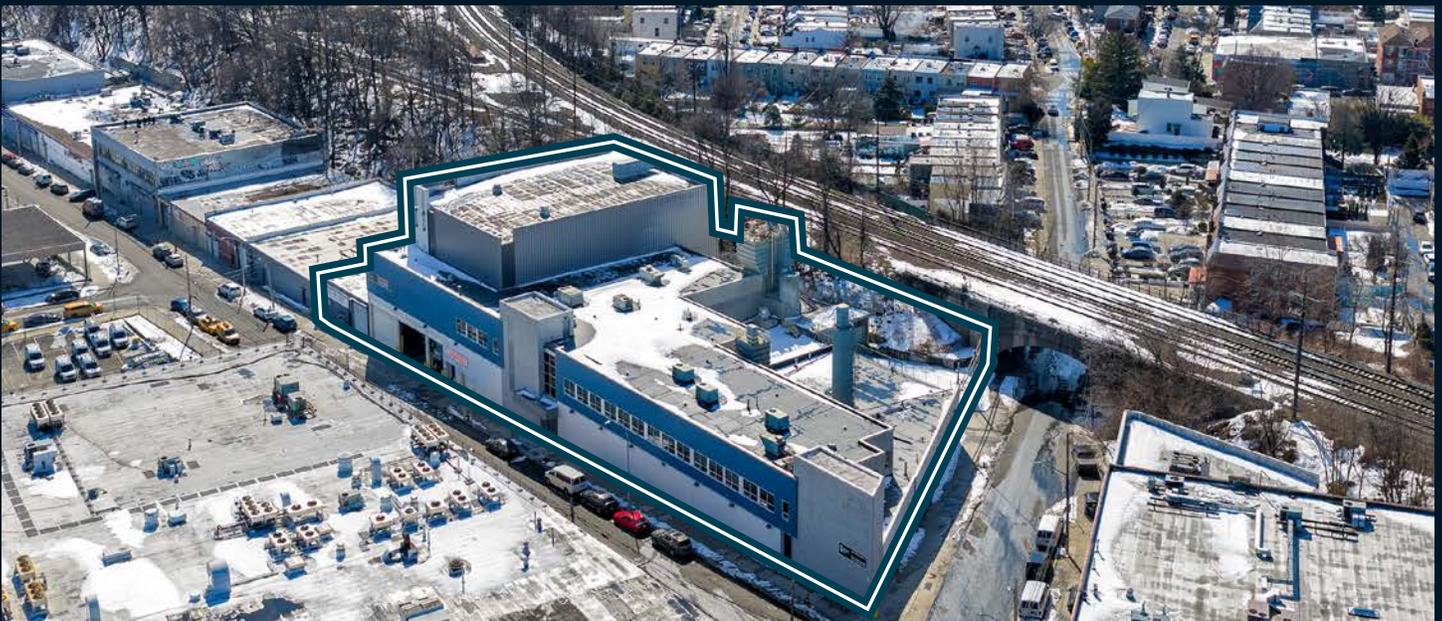
- ◆ Highly functional industrial building featuring 4 interior loading docks, 2 exterior loading docks, 1 drive-in door, and ceiling heights ranging from 15 to 50 feet
- ◆ Further supported by 12,000 sq. ft. of second floor office space and 12,000 sq. ft. of underground parking

EXCEPTIONAL INFILL DEMOGRAPHICS

- ◆ Located in Queens within New York City, one of the most coveted infill markets in the country and most affluent (#1 MSA in current dollar GDP) areas in the country with access to 20.3 million people

EXCEPTIONAL LOCAL & REGIONAL CONNECTIVITY

- ◆ Ideally situated within five minutes from major highway I-678 and LaGuardia Airport, providing strong local and regional connectivity to New York and the broader Tri-State Region



TENANCY PROFILES



75-44 BOROUGH PL

CATEGORY	LEASE TERMS
Tenant	Super-Tek Products, Inc. (Subsidiary of Sika Group - Investment Grade Credit)
Premises	Entire building
Term Commencement Date	11/02/2017
Expiration Date (Primary Term)	11/30/2032
Renewal Option	1 x 5-Year Extension Option (10 month notice required)
Additional Rent Includes	100% Real Estate Taxes, PILOT, Special Assessments, Water/Sewer, self-help reimbursements, etc.
Tax Structure	Tenant pays 100% of Taxes + PILOT as Additional Rent
Utilities	Tenant contracts directly and pays all utilities
Structural Repairs	Landlord responsible (roof structure, load bearing walls, foundation, fire safety system, elevator replacement)
Systems & Operating Repairs	Tenant responsible (HVAC, electrical, plumbing, sprinklers, elevators, paving, snow, landscaping, racking)



Sylvan

FURNITURE

CATEGORY	LEASE TERMS
Subtenant	Sylvan Cabinetry, Inc.
Premises	First Floor Only + 6 Basement Parking Spaces
Term Commencement Date	11/7/25
Expiration Date	11/29/32
Renewal Option	None
Additional Rent Includes	Utility costs, security costs, fire alarm inspection fees, garage door maintenance, ML pass-through charges
Tax Structure	Included in Base Rent; no separate tax reimbursement
Utilities	Subtenant pays utility costs required under ML; reimburses Sublandlord if provided directly
Structural Repairs	All maintenance obligations of Sublandlord under ML for first floor; interior repairs; compliance; environmental



BUILDING DETAIL

36,000 Sq. Ft. Open Ground Floor Warehouse Space

- ◆ 50' approx. 11,000 Sq. Ft.
- ◆ 30' approx. 6,000 Sq. Ft.
- ◆ 15'-18' approx. 19,000 Sq. Ft.
- ◆ 4 Interior Docks (Trailer Access)
- ◆ 2 Exterior Docks (Trailer Access)

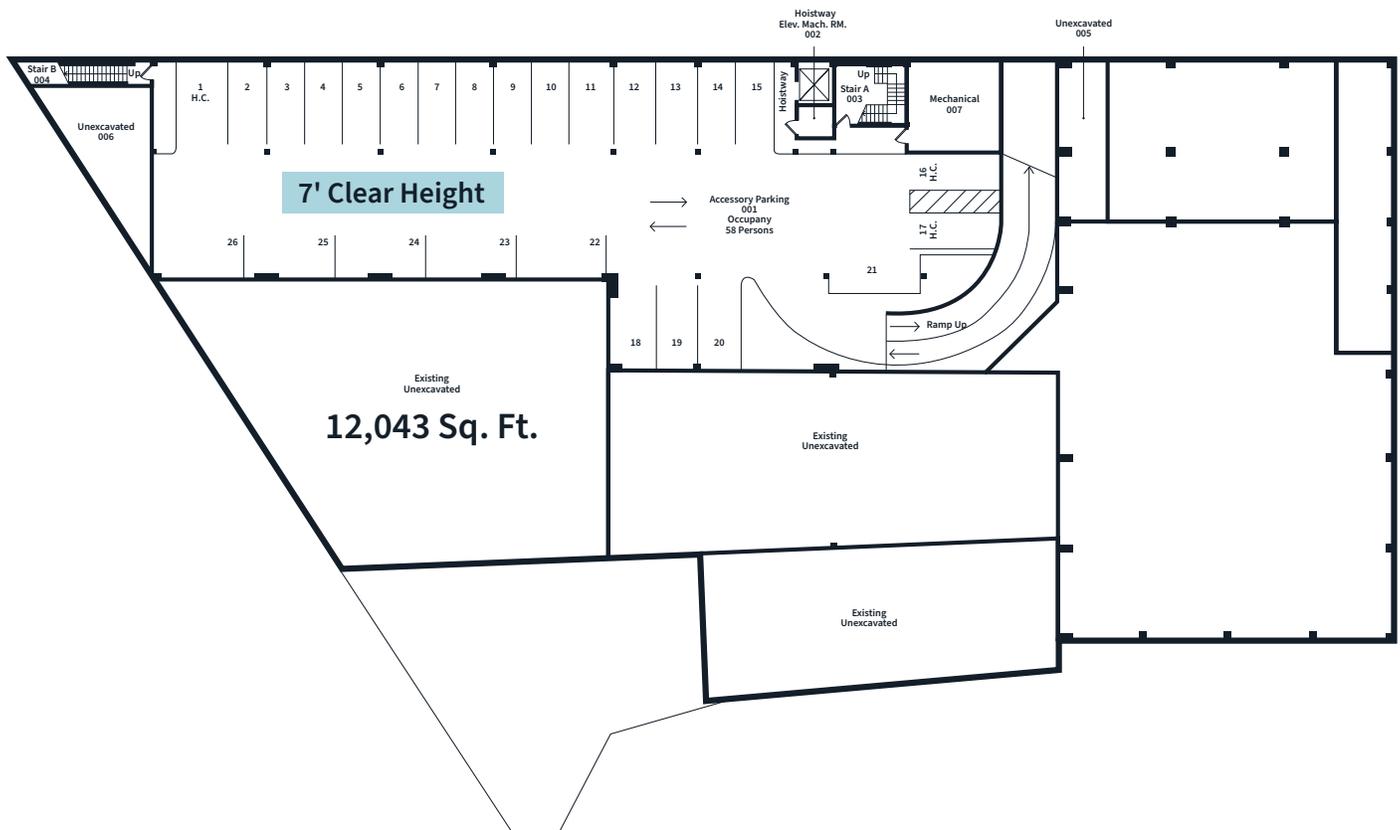
12,000 Sq. Ft. 2nd Floor Office

- ◆ Full HVAC
- ◆ Conference Room
- ◆ Full Kitchen
- ◆ Elevator

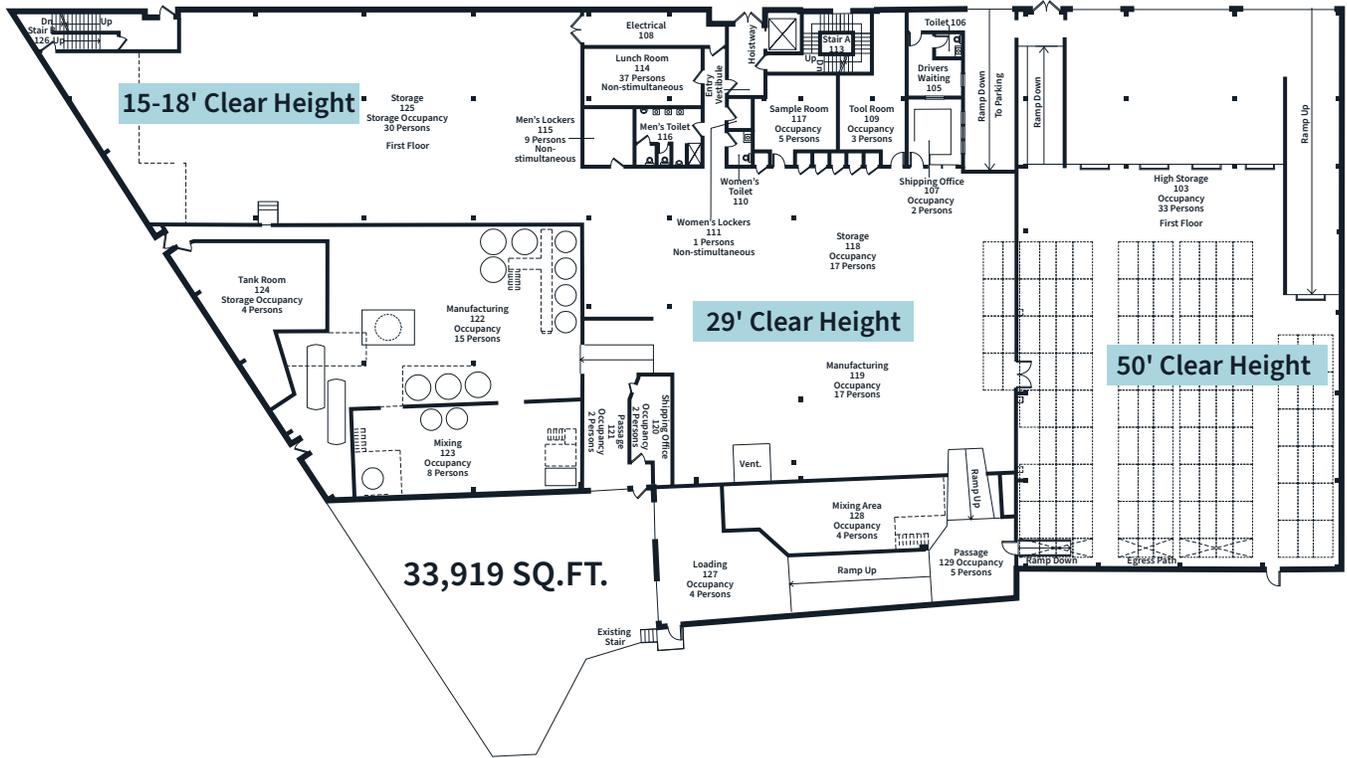
12,000 Sq. Ft. Cellar Parking

- ◆ 7' Ceiling height
- ◆ Clean Space
- ◆ 20 Spots

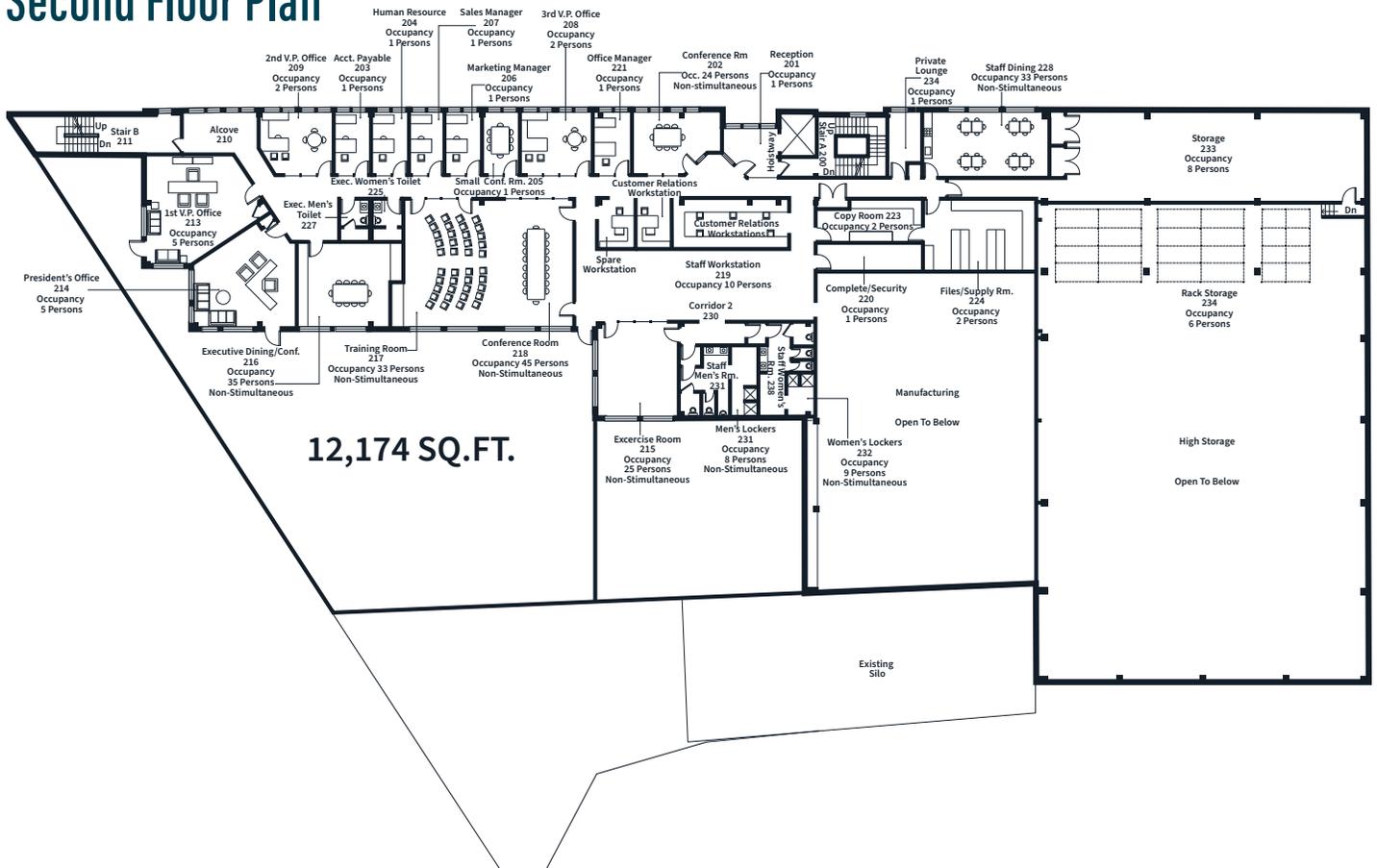
Cellar Floor Plan



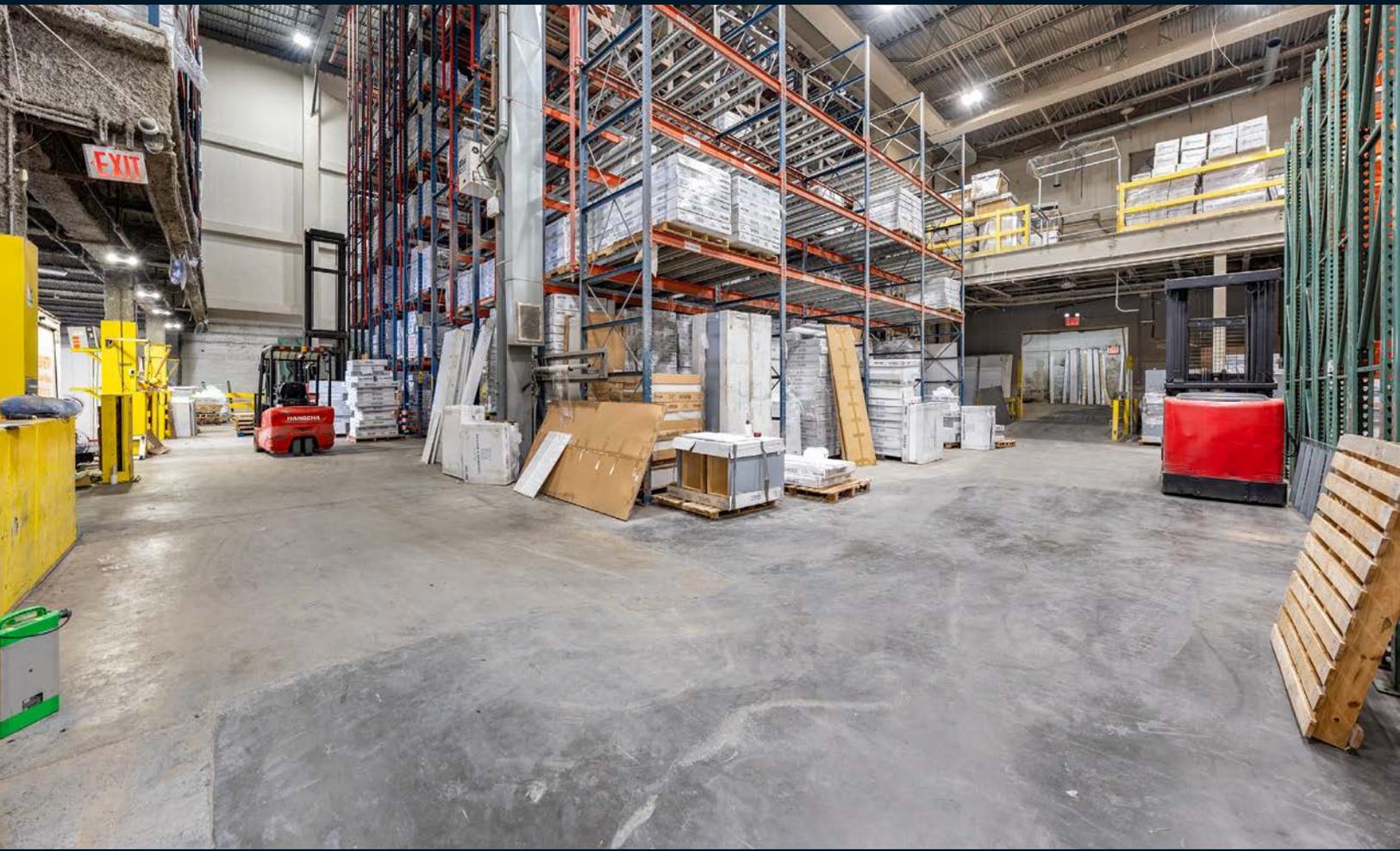
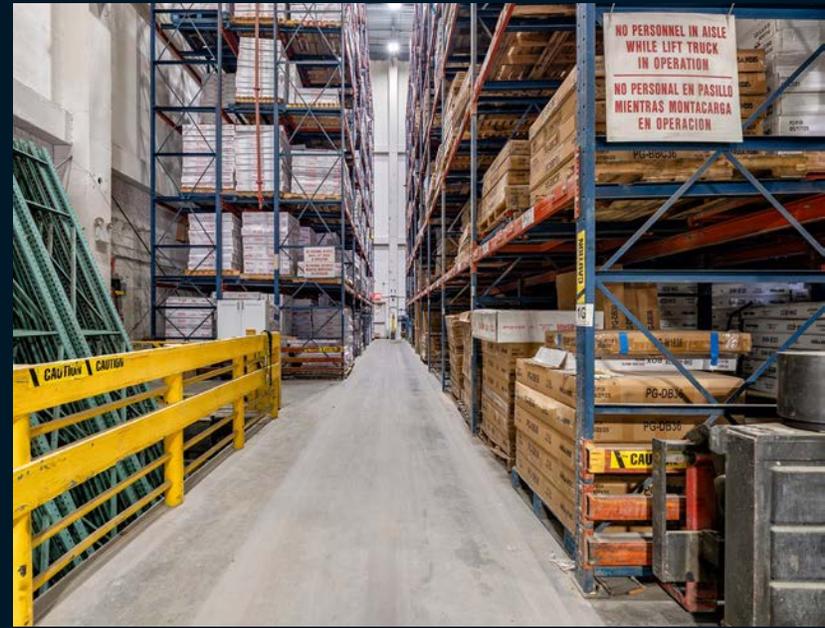
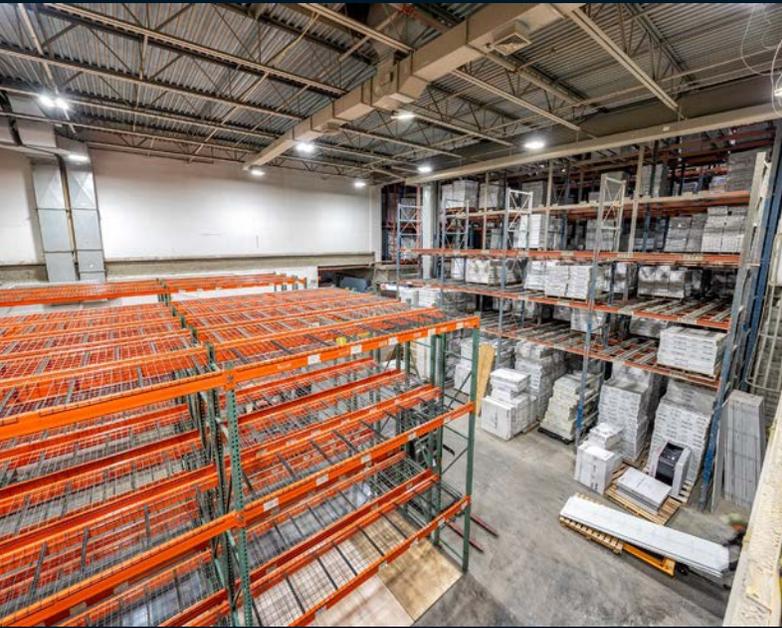
First Floor Plan



Second Floor Plan



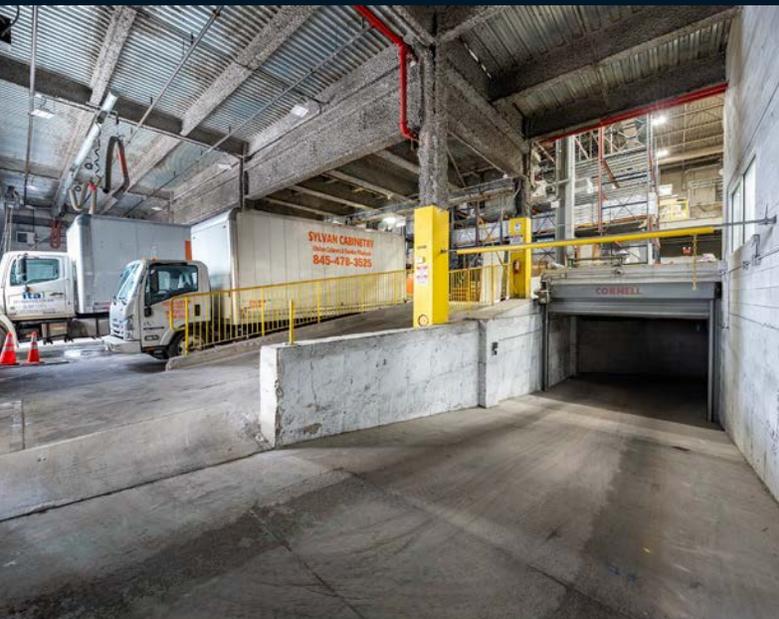
GROUND FLOOR WAREHOUSE SPACE: 50' CLEAR HEIGHT



ADDITIONAL GROUND FLOOR WAREHOUSE SPACE: 15' - 29' CLEAR HEIGHT



LOADING DOCKS



OFFICE SPACE / PARKING





FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

Michael Mazzara

Managing Director
646.423.8532
Michael.Mazzara@jll.com

Ethan Stanton

Senior Managing Director
516.790.7718
Ethan.Stanton@jll.com

Brendan Maddigan

Senior Managing Director
508.733.8445
Brendan.Maddigan@jll.com

Tyler Peck

Managing Director
908.963.4743
Tyler.Peck@jll.com

Kyle Crennan

Managing Director
516.236.2492
Kyle.Crennan@jll.com

Joseph Lopresti

Executive Vice President
516.382.1881
Joseph.Lopresti@jll.com

Brett Baskin

Associate
610.945.4908
Brett.Baskin@jll.com

FINANCING:

Stephen Van Leer

Senior Director
516.661.0102
Stephen.VanLeer@jll.com



330 Madison Avenue, Floor 4
New York, NY 10017

jll.com