



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / FOR LEASE



151-11 6TH ROAD,






WHITESTONE, NY 11357

One of a Kind Opportunity!

125,000 Sq. Ft. Waterfront
Industrial/Outdoor Storage

Numerous Divisions + Build-to-Suit
Configurations

TYPE
Land

 SQUARE FT. 125,000 RSF	 PARCEL ID 4487 BLOCK
 ZONING M1-1	 149, 150, 151, 152, 154, 155 LOT
 ANNUAL R.E. TAXES \$214,285	

PRICE

LAND SALE

\$21,875,000 (\$175 PSF)

LAND LEASE

\$17.50 psf nnn

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

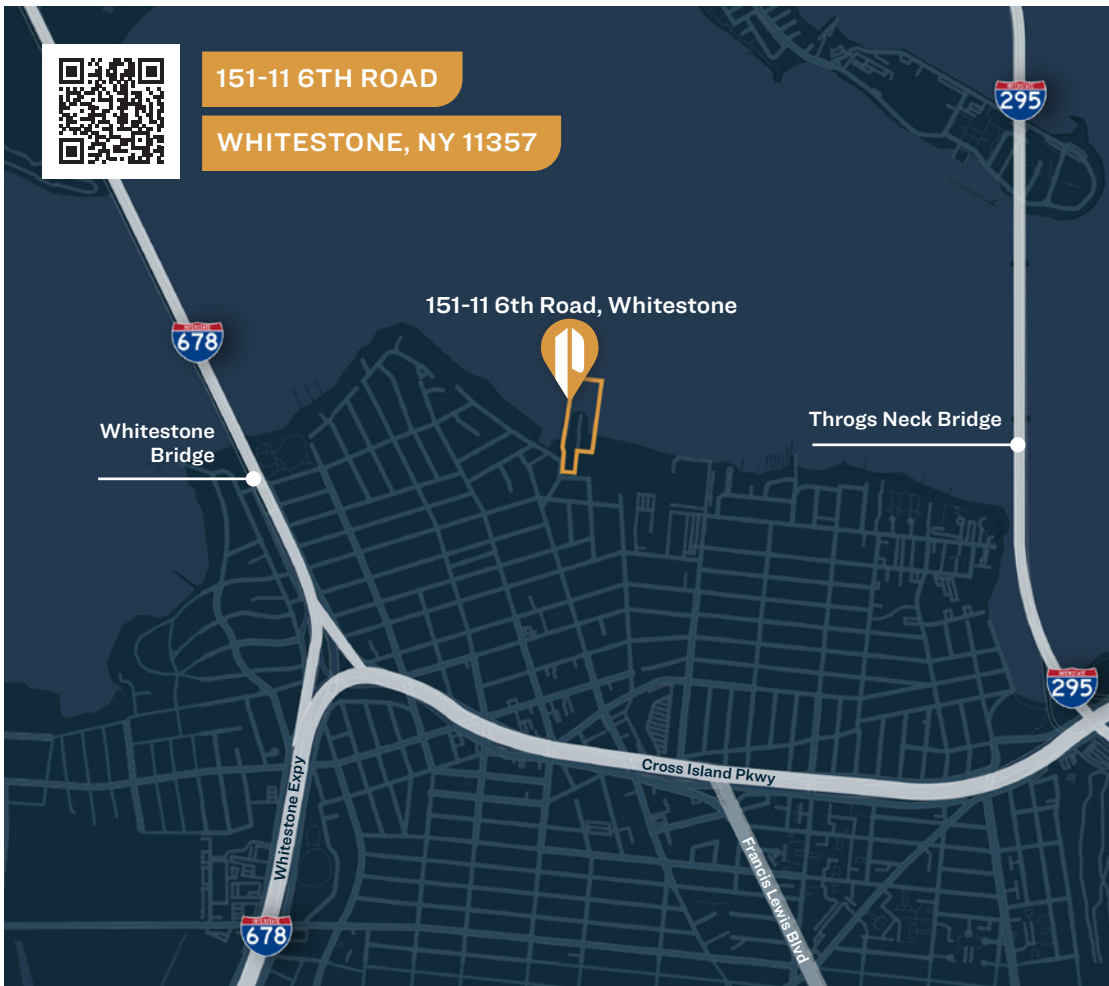
Property Overview

Pinnacle Realty Of New York, LLC is pleased to announce that it has been appointed the exclusive agent to facilitate the leasing or sale of 151-11 6th Road Whitestone, NY. This ideally located 125,000 sq. ft. waterfront industrial parcel of land, with 79,000 sq. ft. of riparian water rights is nestled between the Whitestone and Throgs Neck bridges, which provides convenient access to major routes serving the boroughs of NYC and the tri-state metropolitan area. In addition, the site benefits from its easy access to LaGuardia and JFK airports.

This rare Industrial outdoor storage parcel is located in an M1-1 zoning district, which allows for up to 125,000 sq. ft. of industrial / Commercial development as-of-right. This generously sized, multi-accessible and waterfront parcel offers users/developers a unique development opportunity.

FEATURES


- 4.6 Acres (2.8 Upland + 1.8 Riparian Rights)
- 125,000 Sq. Ft. Plot Size
- 79,000 Sq. Ft. Riparian Rights
- FAR: 1




The map displays the property location at 151-11 6th Road, Whitestone, NY 11357. Key features include the Whitestone Bridge to the west, the Throgs Neck Bridge to the east, and major highways I-678 and I-295. Local roads shown are Cross Island Pkwy and Francis Lewis Blvd. A QR code is located in the top left corner of the map area.

151-11 6TH ROAD
WHITESTONE, NY 11357

TRANSPORTATION

-  CROSS ISLAND PKWY
- WHITESTONE EXPY
- WHITESTONE BRIDGE
- THROGS NECK BRIDGE

 Q15A: 7TH AVE/ 150TH ST

Q15: 154TH ST/ 11TH AVE



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

SCENARIO 1 - BUILD TO SUIT

Waterfront Industrial Outdoor Storage Opportunity



Scenario #1

Tenant build to suit up to 125,000 Sq. Ft. on single or multiple levels. ⁽¹⁾



Scenario #2

Landlord build to suit up to 125,000 Sq. Ft. on single or multiple levels. ⁽¹⁾

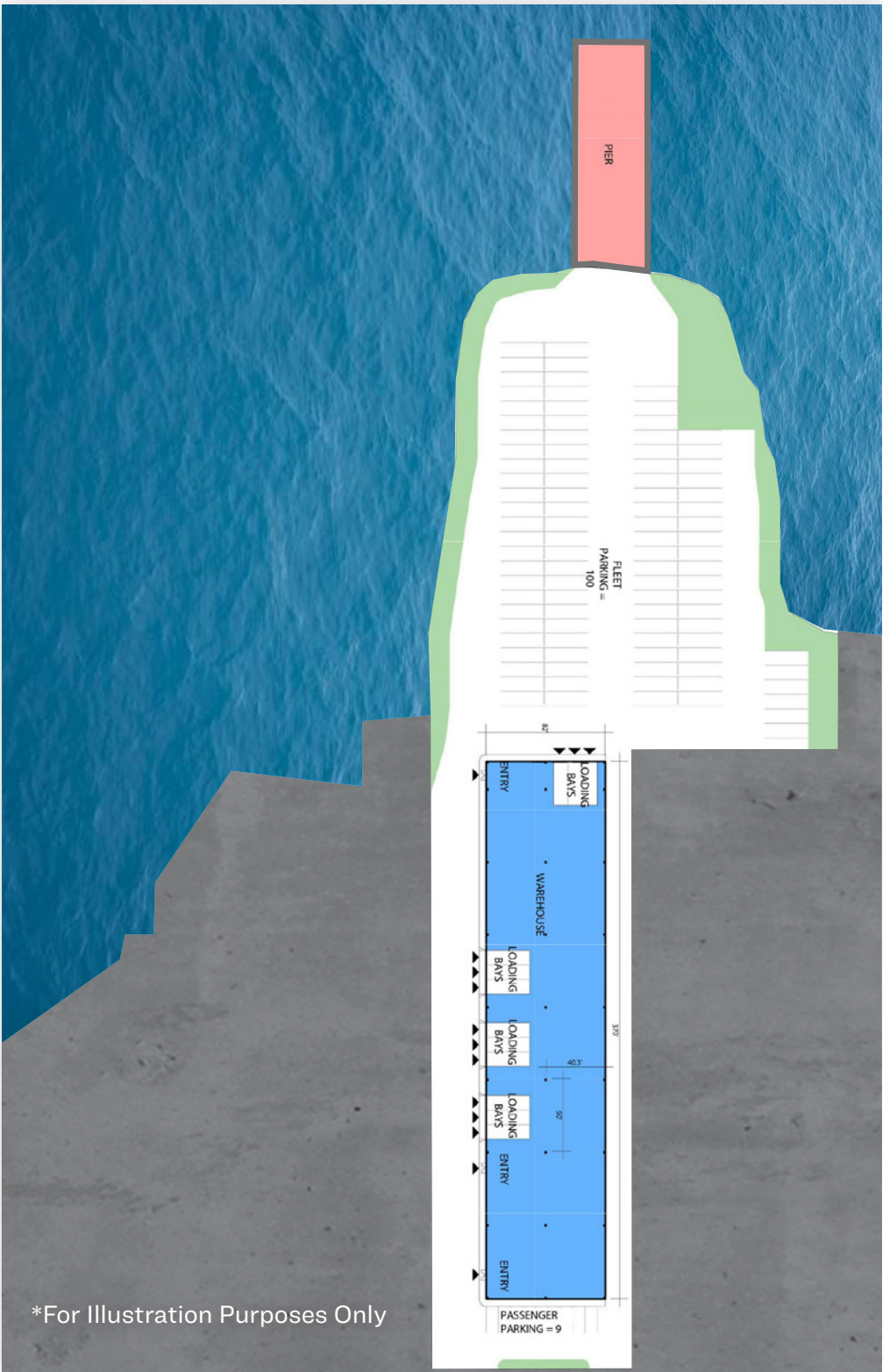


Deep Water Dock Capacity

Maritime access with seamless integration for ferries or ocean carriers.

⁽¹⁾ Rendering Shows 30,000 SF w/ 92,000 Sq. Ft. of IOS

SITE PLAN - ONE STORY BUILDING WITH PARKING



*For Illustration Purposes Only



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101
718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

SCENARIO 2 - INDUSTRIAL OUTDOOR STORAGE

Waterfront Industrial Outdoor Storage Opportunity



*For Illustration Purposes Only



Los Option Highlights

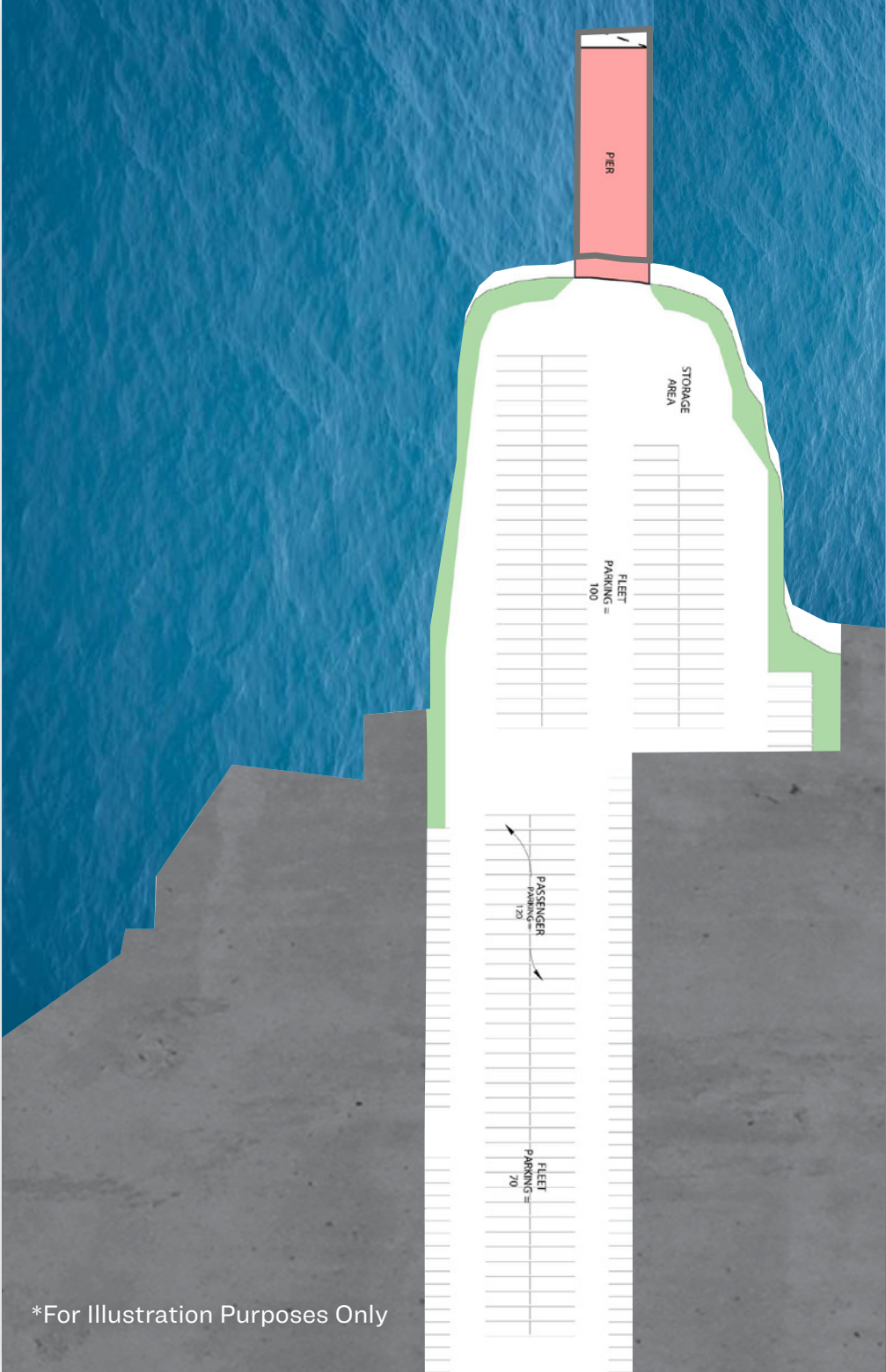
The property footprint will undergo a resurgence by being asphalted, striped, landscaped, and lit by LED outdoor lighting.



Unique Water Rights / Deep Water Dock

Access to 79,000 Sq. Ft. of Riparian Rights, which can be utilized for the construction of a deep water dock, offering seamless integration for maritime transportation or ocean carriers seeking to head to northern or southern ports.

SITE PLAN - INDUSTRIAL OUTDOOR STORAGE



*For Illustration Purposes Only



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101
718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

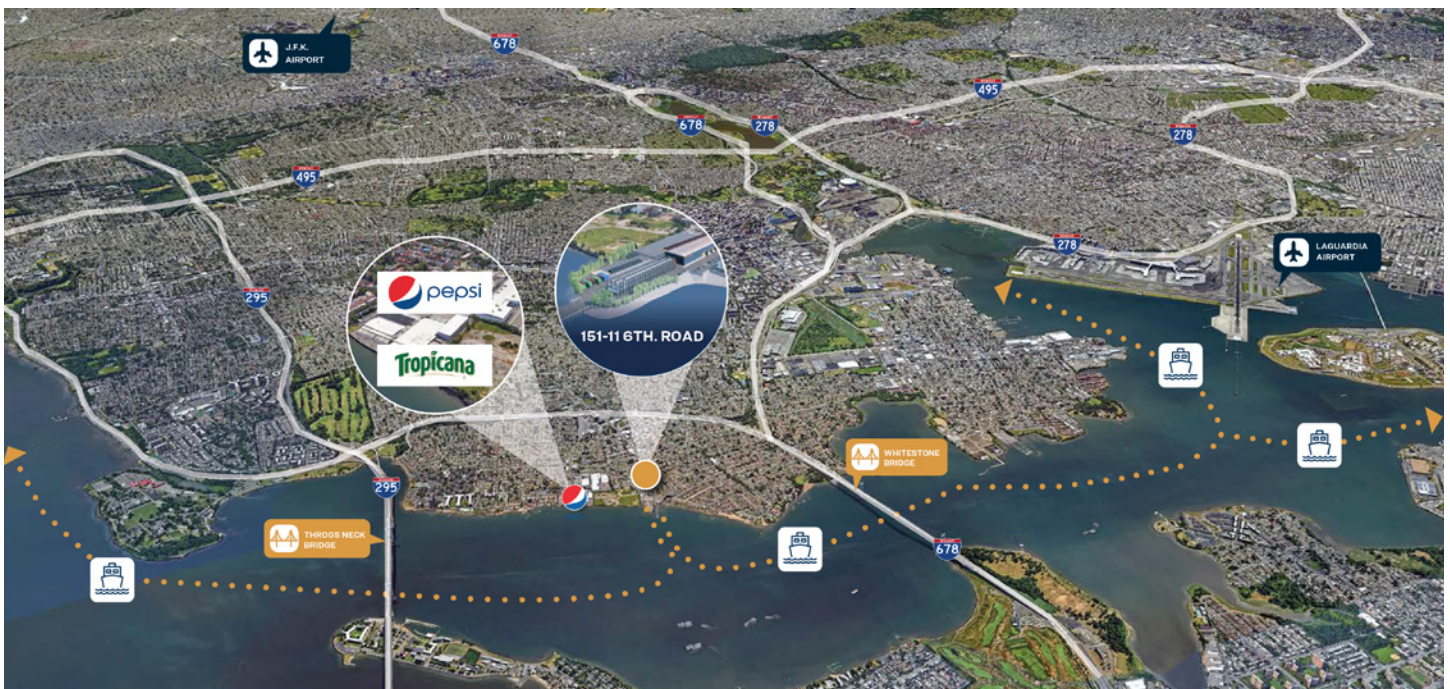
Premier Water, Railroad & Roadway Accessibility

ACCESS TO PORTS: The Port of New York and New Jersey is located just across the water from Queens, positioning the site in a key hub for shipping and logistics companies. In addition to this major port, New York Terminals include Redhook Container Terminal, and GCT New York Terminal. New Jersey Ports include GCT Bayonne Terminal, Port Newark Container Terminal, Maher Terminal, and APM Terminal.

ACCESS TO ROADWAYS: Less than one mile from the Throgs Neck Bridge and two miles from the Whitestone Bridge, the Site benefits from premier access to major local and interstate thoroughfares, including Francis Lewis Boulevard, the Cross Island Parkway, and Interstates 287, 295, 678, & 495.

ACCESS TO MARKETS: Queens is located in close proximity to several major markets, including New York City, Long Island, Connecticut and New Jersey, making it an ideal location for freight and distribution companies.

AIR CARGO FREIGHT INFRASTRUCTURE: The borough is served by several major transportation hubs, including JFK International Airport, LaGuardia Airport, and Newark International Airport, providing freight companies with convenient regional, national and global access.



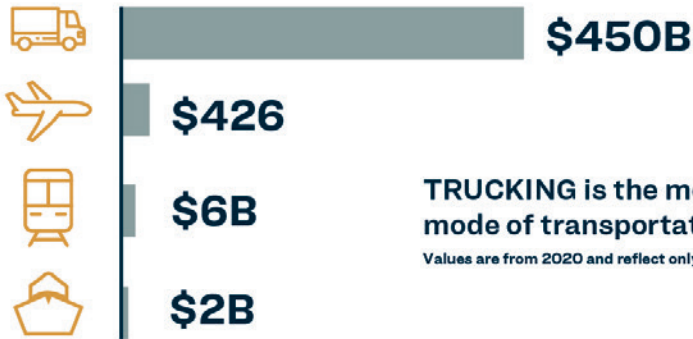
TRI-STATE AREA RAIL FREIGHT TERMINALS



TRI-STATE AREA RAIL FREIGHT TERMINALS



Boom in online sales led to SURGE IN SALES of warehouse and storage facilities



TRUCKING is the most valuable mode of transportation

Values are from 2020 and reflect only the most common modes.

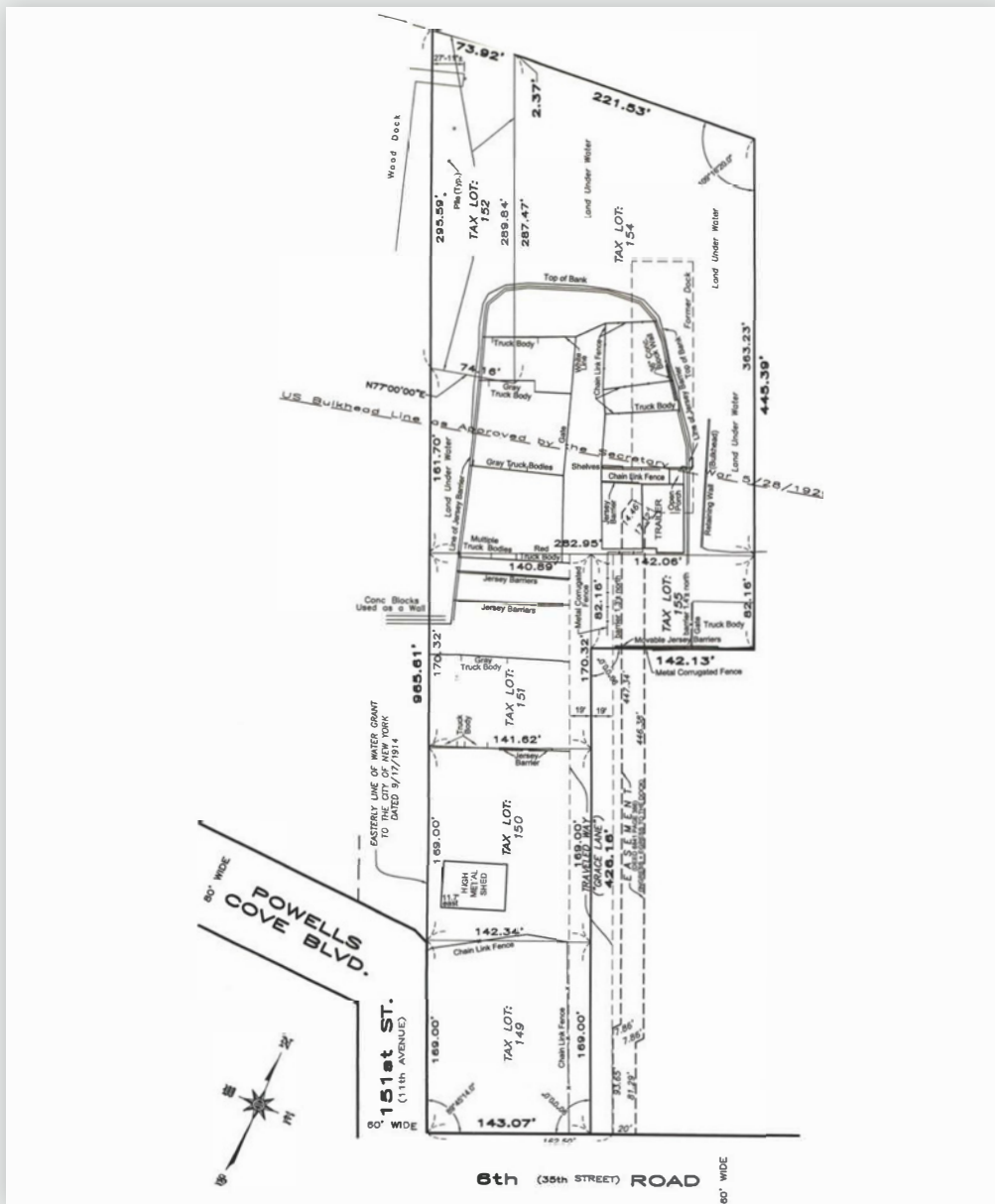
TOTAL GOODS transported throughout the City could reach

313M tons

valued at nearly



SURVEY



**PINNACLE
REALTY**
OF NEW YORK, LLC

34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



DAVID JUNIK
Partner
djunik@pinnaclereny.com
718-371-6406



DECIO BAI0
Partner
dbaio@pinnaclereny.com
718-784-8436