



EXISTING SPACES

WAREHOUSE	162,228 SF
OFFICE	70,644 SF
TOTAL BUILDING SIZE	232,872 SF

SITE HIGHLIGHTS

- In close proximity to Long Island Expressway, Grand Central Parkway, Northern State Parkway - providing easy access to Queens, Brooklyn, and Manhattan
- This site is within a 20-minute drive to both LaGuardia airport and JFK International airport
- Excellent Headquarters/ Professional Campus site with Warehouse, and R&D capability in Little Neck
- Redevelopment Opportunity
- Ability to create additional parking along Little Neck Parkway by demolishing low-bay 45,234 SF warehouse

SPACE DETAILS

ACERAGE	Approx. 7 Acres
CEILING HEIGHTS	Varies. (See site plans for details)
COLUMN SPACING	Varies. (See site plans for details)
LOADING	5 Loading Docks, 1 Drive-in
PARKING	Approx. 130 spaces

LEASE RATE Upon Request



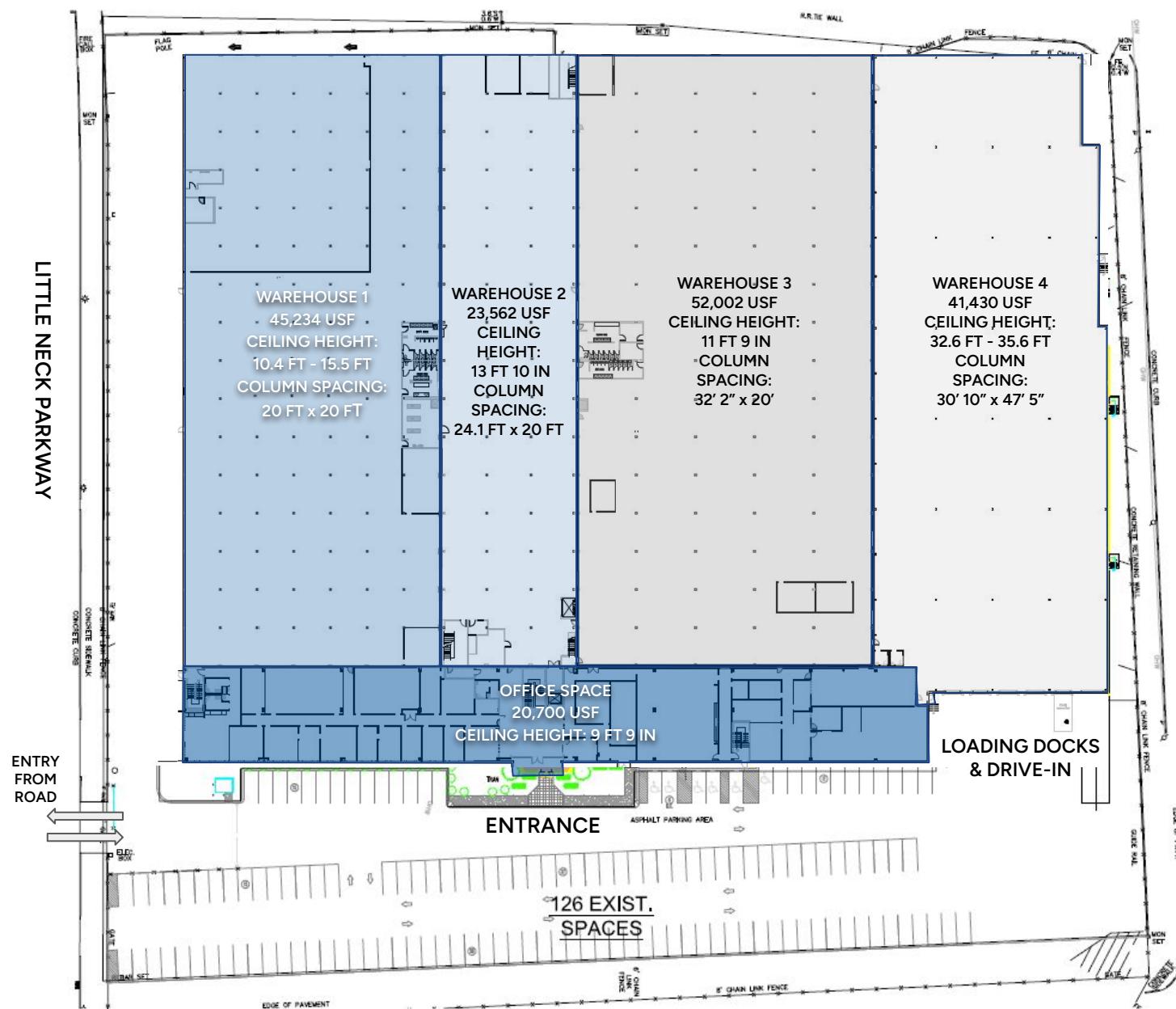
Steel Equities

60-15 Little Neck Parkway

LITTLE NECK, NEW YORK

Ground Floor - Site Plan

EXISTING SITE GROUND FLOOR

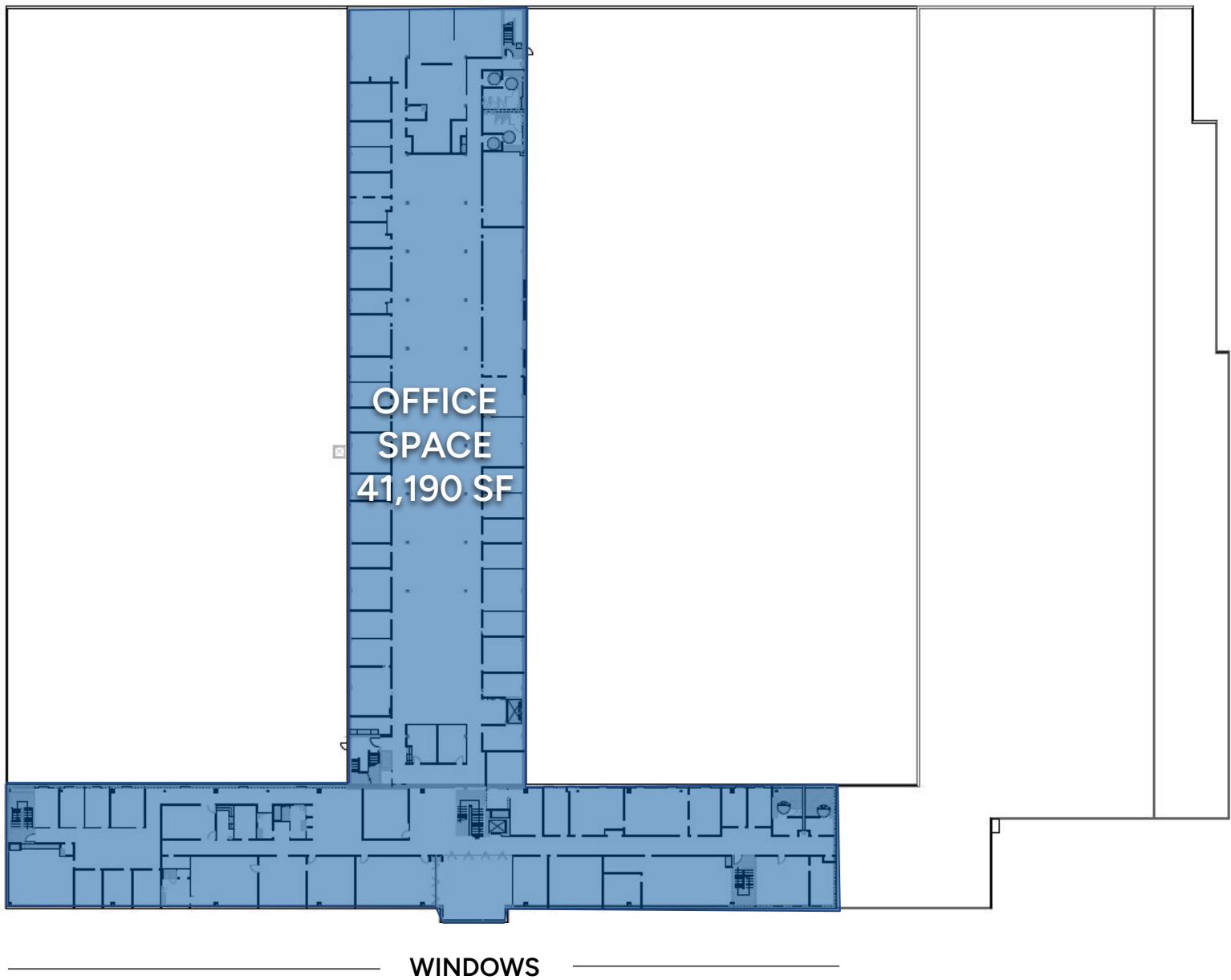


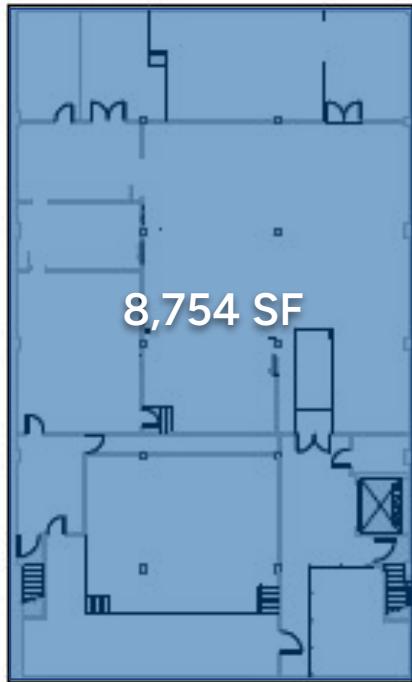
STEEL EQUITIES
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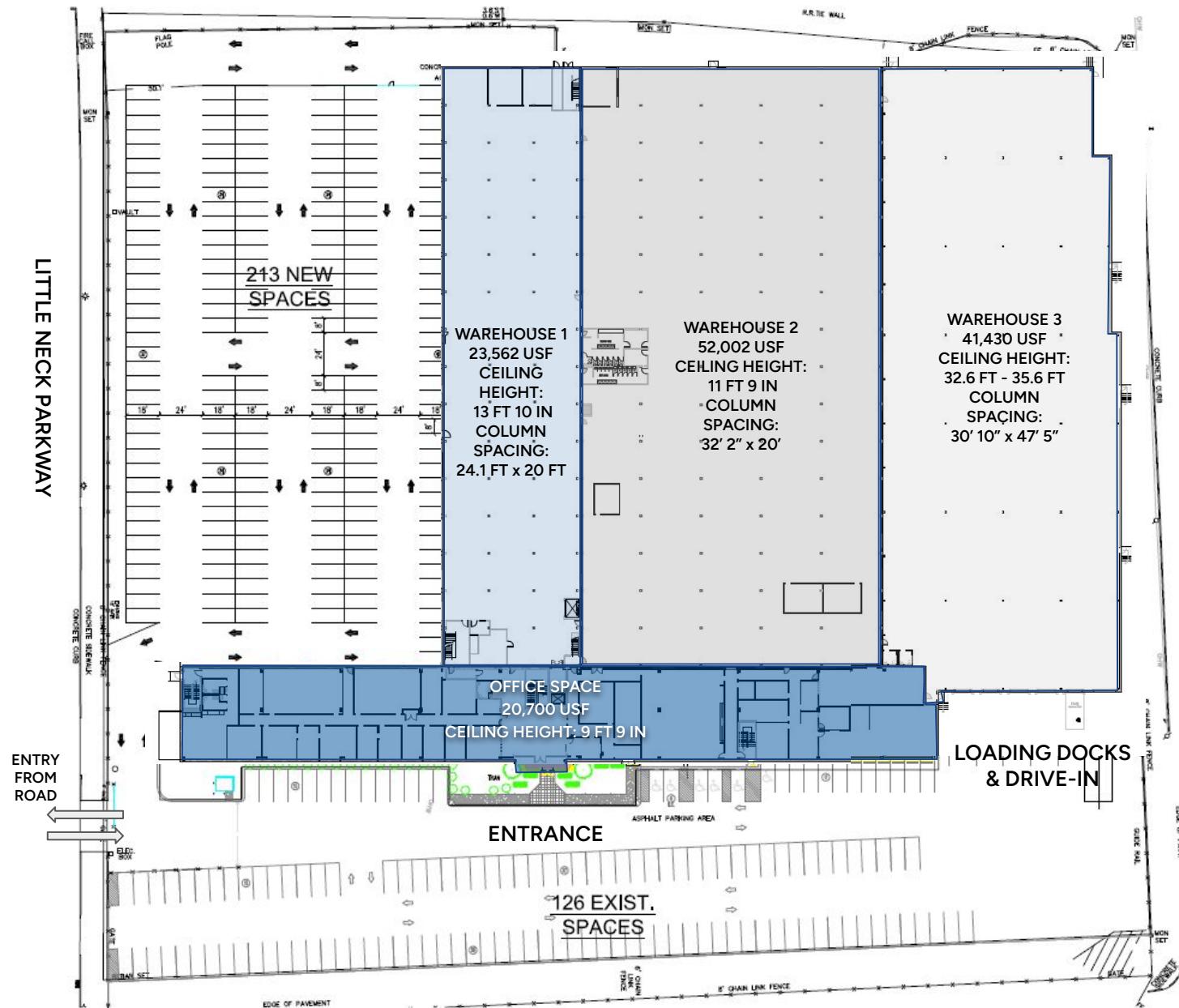
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EXISTING SITE
SECOND FLOOR

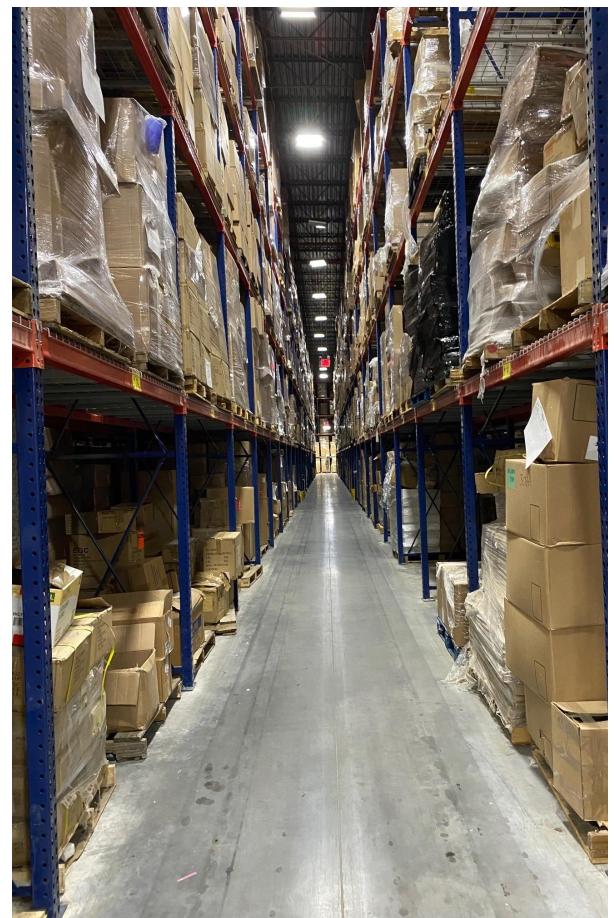


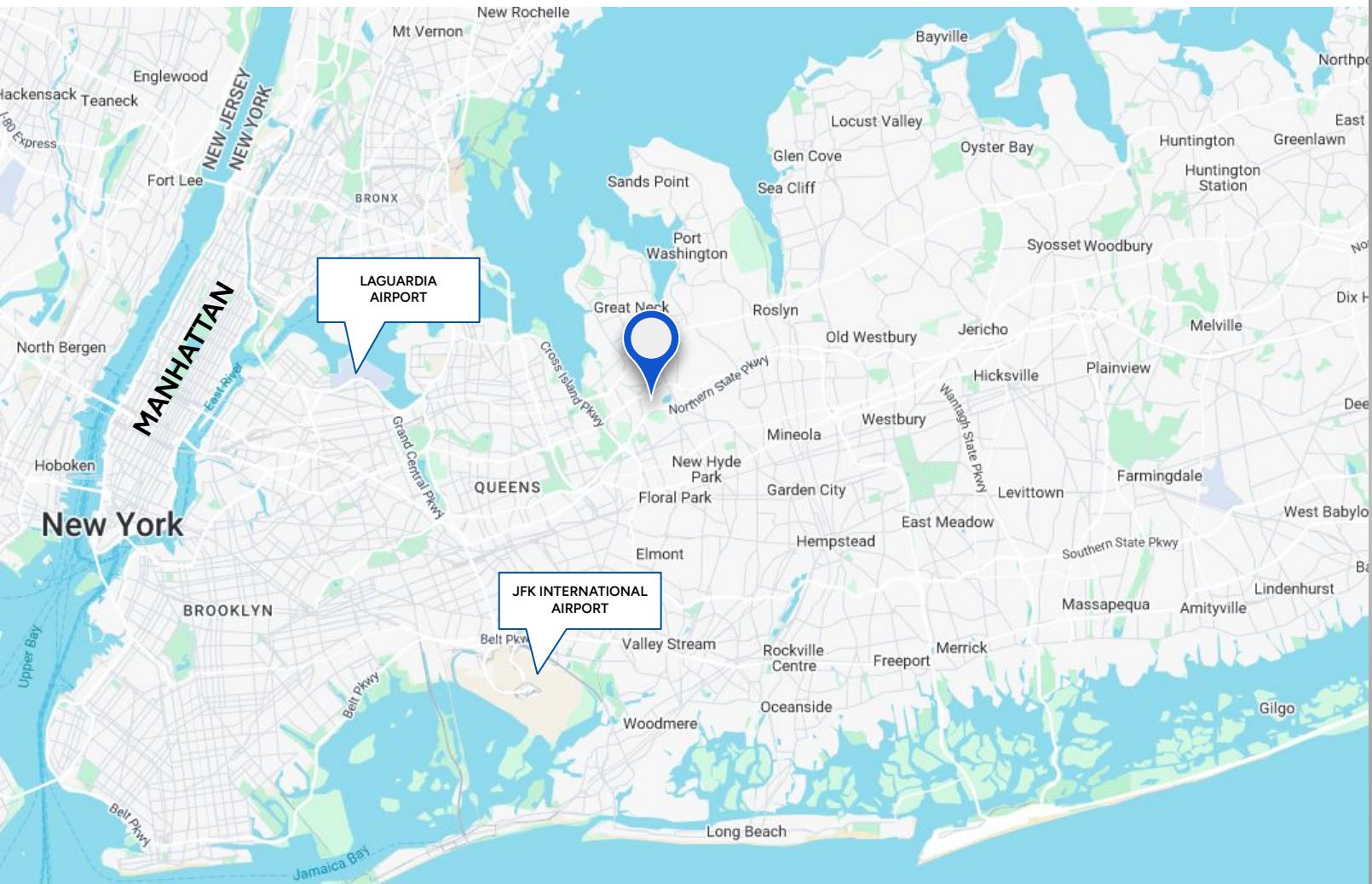
EXISTING SITE
LOWER LEVEL

PROPOSED REDEVELOPED SITE GROUND FLOOR





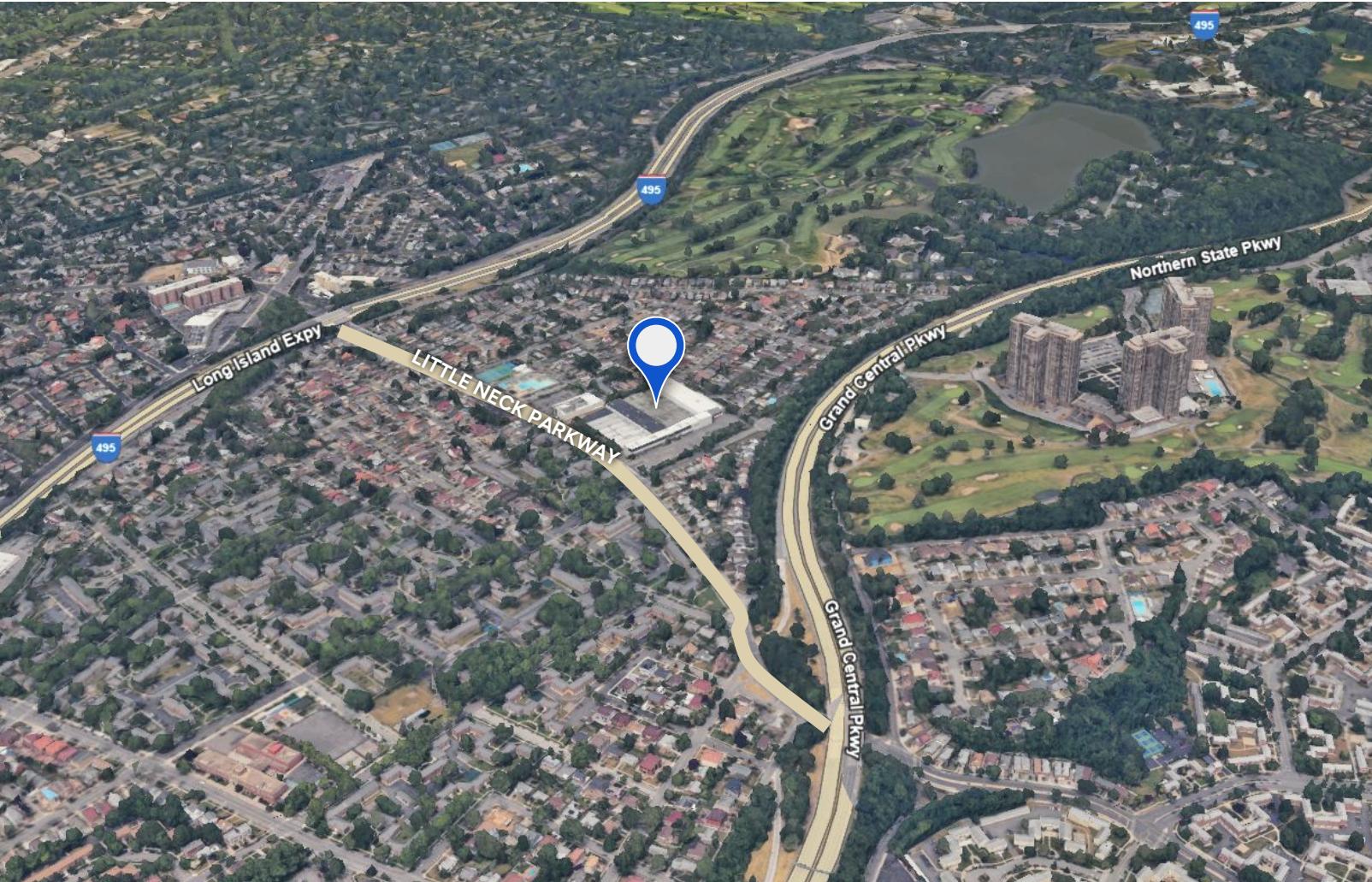




Travel Distances

LGA Airport	9 miles
JFK Airport	10 miles
Midtown NYC	17 miles

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