MATTHEWS™

87-71 130TH STREET

Richmond Hill, NY 11418

Industrial Opportunity | Offering Memorandum

RICHMOND HILL
OR CARS

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THE OPPORTUNITY

$3,500,000 ($227/SF)
Asking Price

±15,398 SF
Lot Square Footage

62’ x 197’
Lot Dimensions

1 Curb Cut
Accessibility

$12/SF/Year
Asking Rent

Delivered Vacant
Occupancy

M1-1/1.0
Zoning/FAR

$22,758 ($1.48/SF)
Real Estate Taxes

PROPERTY OVERVIEW

Investment Highlights

- **Access to Transportation:** E, J, Z and LIRR lines located within 10 blocks of the property, and situated just 5 blocks from the Van Wyck Expressway.
- **Parking Potential:** 15k square feet of land allows for ample vehicle storage in a neighborhood where parking supply is scarce.
- **Visibility:** 62 feet of frontage and 1 curb cut on 130th St allows significant visibility and access for a business.
- **Gated Access:** Operational front gate provides security for the property.
- **Office Space:** Small office located at the entrance to the property for customer service and management.

TAX & TRANSPORTATION MAPS

NEIGHBORHOOD OVERVIEW

RICHMOND HILL, QUEENS

Richmond Hill, located in central Queens, is a steady and versatile industrial submarket within New York City. While not as heavily concentrated with logistics users as neighborhoods near JFK, its central position offers reliable access to major corridors including the Van Wyck Expressway, Jackie Robinson Parkway, and Atlantic Avenue, making it practical for businesses serving local and borough-wide markets.

The area is characterized by a mix of light industrial, storage, auto-related, and small distribution users, supported by predominantly low-rise warehouse buildings on manageable lot sizes. This makes Richmond Hill especially appealing to owner-operators and businesses seeking functional space without the premium pricing seen in more airport-adjacent industrial zones.

Its proximity to dense residential neighborhoods across central and southern Queens provides businesses with a strong labor pool and consistent local demand for services, trades, and last-mile functions. The market also benefits from stable occupancy and limited industrial inventory, which helps sustain property values and keeps competition strong for well-located sites.

With reliable transportation links, a diverse base of industrial users, and steady demand for functional warehouse and service properties, Richmond Hill remains an attractive option for companies seeking accessible, affordable, and centrally located industrial space within Queens.

DOB OVERVIEW

NYC Department of Buildings

Property Profile Overview

87-55 130 STREET		QUEENS 11418		BIN# 4310473	
130 STREET	87-55 - 87-71	Health Area	: 2710	Tax Block	: 9338
		Census Tract	: 142.02	Tax Lot	: 66
		Community Board	: 409	Condo	: NO
		Buildings on Lot	: 1	Vacant	: NO

View DCP Addresses... Browse Block

View Zoning Documents | View Challenge Results | Pre - BIS PA | View Certificates of Occupancy

Cross Street(s):	ARCHER AVENUE LINE, 89 AVENUE		
DOB Special Place Name:			
DOB Building Remarks:	E.S 51' N. 89 AV.(PART MOF N.E.C)		
Landmark Status:		**Special Status:**	N/A
Local Law:	NO	**Loft Law:**	NO
SRO Restricted:	NO	**TA Restricted:**	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	**Grandfathered Sign:**	NO
Legal Adult Use:	NO	**City Owned:**	NO
Additional BINs for Building:	NONE		
HPD Multiple Dwelling:	No		

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. Click here for more information

Department of Finance Building Classification: Z9-MISCELLANEOUS

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open
Complaints	0	0
Violations-DOB	0	0
Violations-OATH/ECB	0	0
Jobs/Filings	0	
ARA / LAA Jobs	0	
Total Jobs	0	
Actions	9	

OR Enter Action Type:

OR Select from List: Select...

AND Show Actions

Elevator Records
Electrical Applications
Permits In-Process / Issued
Illuminated Signs Annual Permits
Plumbing Inspections
Open Plumbing Jobs / Work Types
Facades
Marquee Annual Permits
Boiler Records
DEP Boiler Information
Crane Information
After Hours Variance Permits

CERTIFICATE OF OCCUPANCY

DEPARTMENT OF BUILDINGS

BOROUGH OF QUEENS, CITY OF NEW YORK

111351

No. 9

Date 8/30/96

1004

CERTIFICATE OF OCCUPANCY

THIS CERTIFIES that the building-premises located at

87-71 130th. St. NEC. 89th. Ave. (Rapp#)

Block 9338 Lot 66

No. 2570/95

Construction classification Non-fire

Occupancy classification Commercial

Bldg. #1 12

Date of completion 7/8/96

Located in Unrestricted Use District

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED MALE	FEMALE	TOTAL	USE
Bldg. #1 1	On gr.				Lumber Storage
Bldg. #2 1	On gr.				Office for Lumber Yard, ancillary use.

Borough Superintendent

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CONFIDENTIALITY AGREEMENT & DISCLAIMER

This **Offering Memorandum** contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **87-71 130th Street Richmond Hill, NY 11418**("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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