



NYCIA

NEW YORK CITY INDUSTRIAL ADVISORS

49-10 27TH ST LONG ISLAND CITY

47,200 SF WAREHOUSE

+48,800 SF PARKING

AVAILABLE FOR LEASE



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Opportunity in the Heart of LIC

Strategically located just steps from the Midtown Tunnel, LIE, and BQE, this 47,200 SF former UPS facility offers unparalleled access to Manhattan, Brooklyn, and Queens.

Featuring 48,800 SF of parking, 23 total loading positions, a 135-foot truck court situated 2.2 acres of prime industrial land, 49-10 27th Street is built for high-throughput operations in one of NYC's most connected logistics hubs.

In addition to its highway connectivity, the property is within walking distance of multiple subway lines, providing seamless transit access for workforce commuting across the five boroughs.



*AI Rendering

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Current Configuration

Building Size:

- 47,200 SF

Office Space:

- 3,600 SF

Lot Size:

- 96,000 SF / 2.2 acres
- 47,200 SF

Building

- 48,800 SF

Parking

Max Clear Height:

- 20 feet

Loading:

- 23 Loading Positions

Truck Court Depth:

- 135 feet

Building Depth:

- 250 feet

Column Spacing:

- 48' x 61'

Power

- 1,200 Amps - 480 Volt



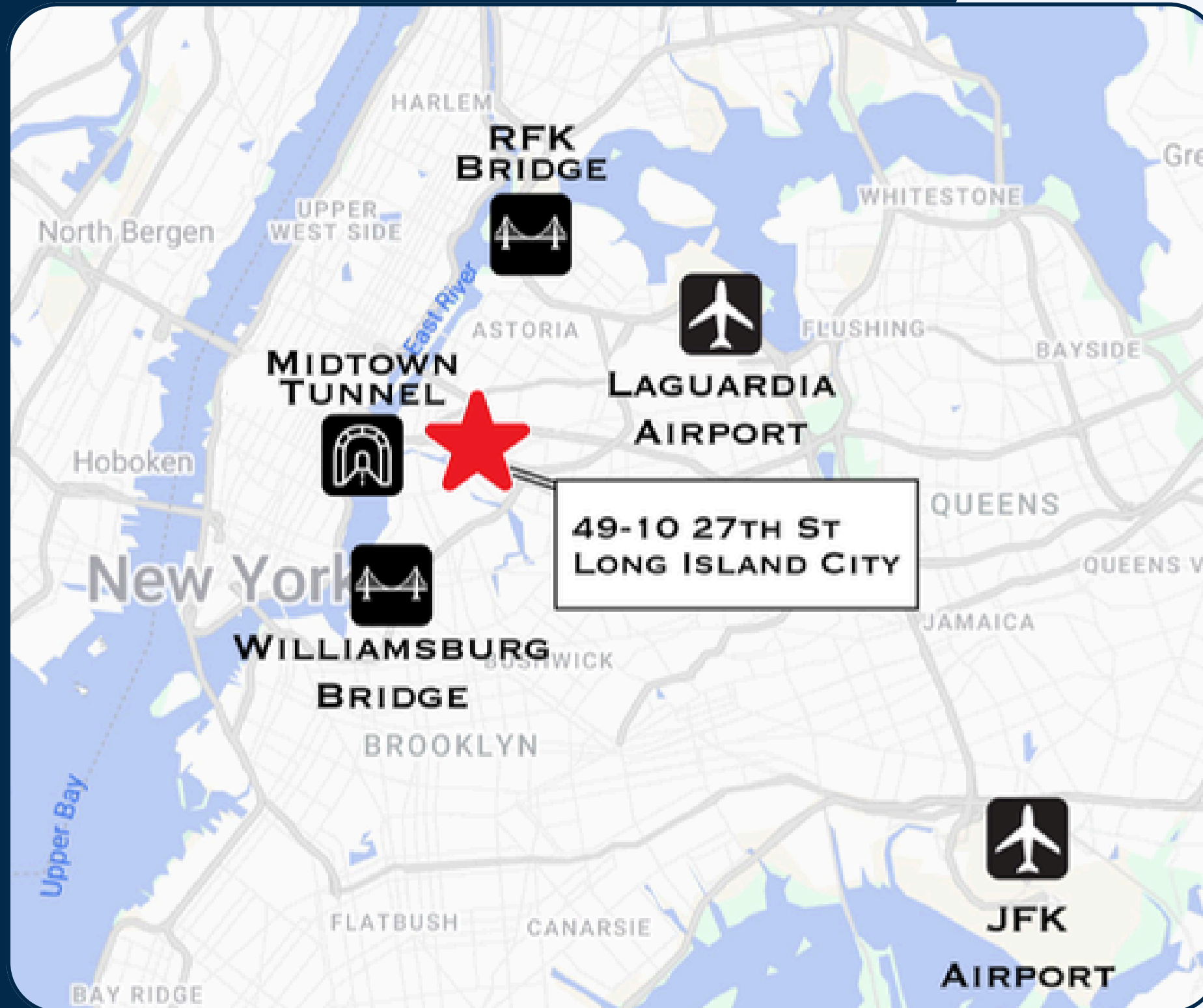
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Location Overview



Midtown Tunnel (Queens–Midtown Tunnel)

3 minutes, to Midtown Manhattan

Robert F. Kennedy Bridge (RFK/Triboro Bridge)

15–20 minutes, to The Bronx and Uptown Manhattan

Williamsburg Bridge

10 minutes, to Downtown Manhattan

LaGuardia Airport (LGA)

10 minutes

JFK Airport

30–40 minutes

Newark Airport (EWR)

30–40 minutes

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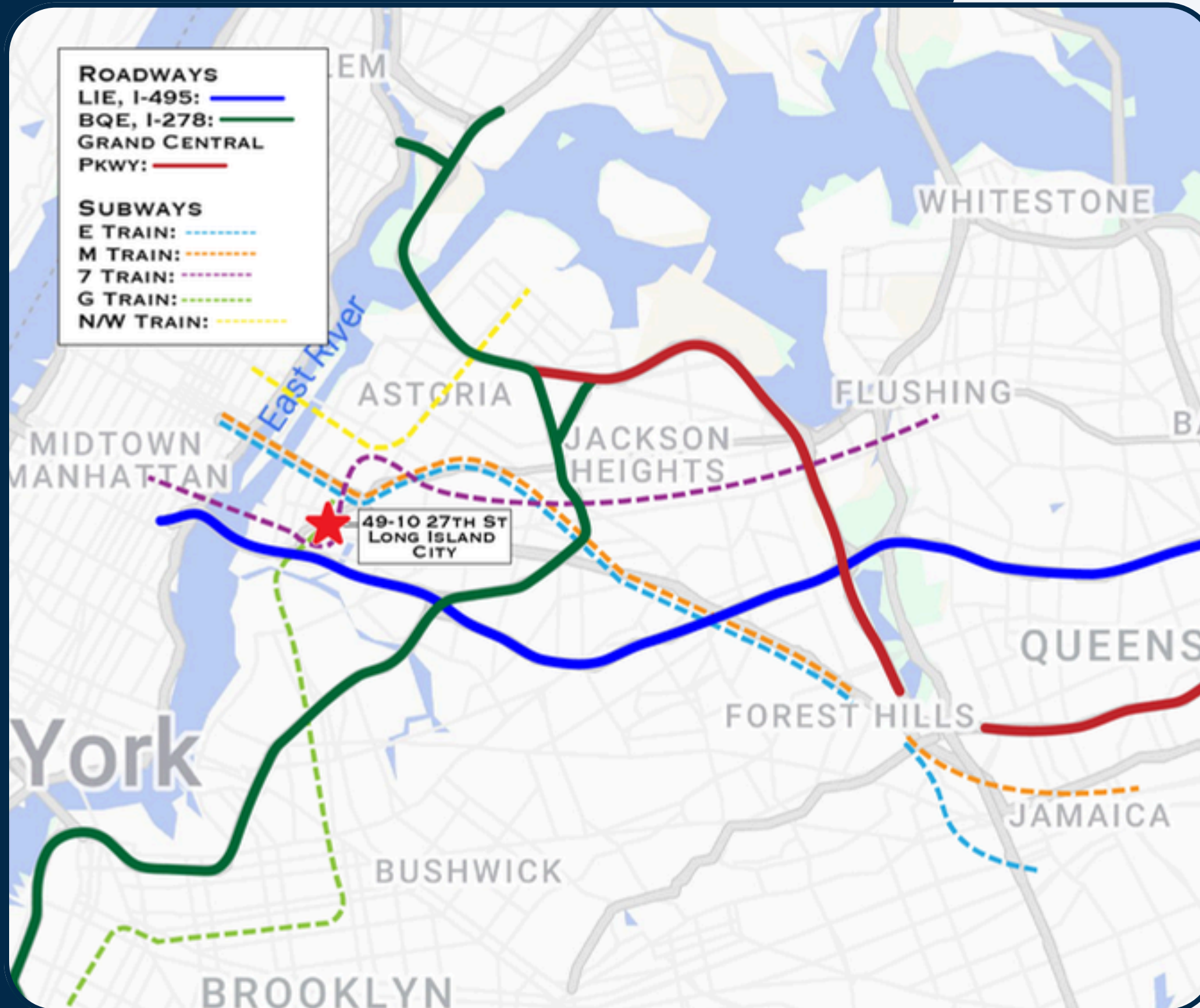


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Local Access



Long Island Expressway (I-495)

1 Minute to access

Brooklyn-Queens Expressway (BQE, I-278)

1–2 minutes to access

Subways Nearby:

Court Square–23rd Street Station: E, M, 7, G

Hunters Point Avenue: 7

21st Street–Queensbridge: G

39th Avenue–Dutch Kills: N, W

LIRR - Long Island City Station:

~5 minutes – regional rail access to Long Island

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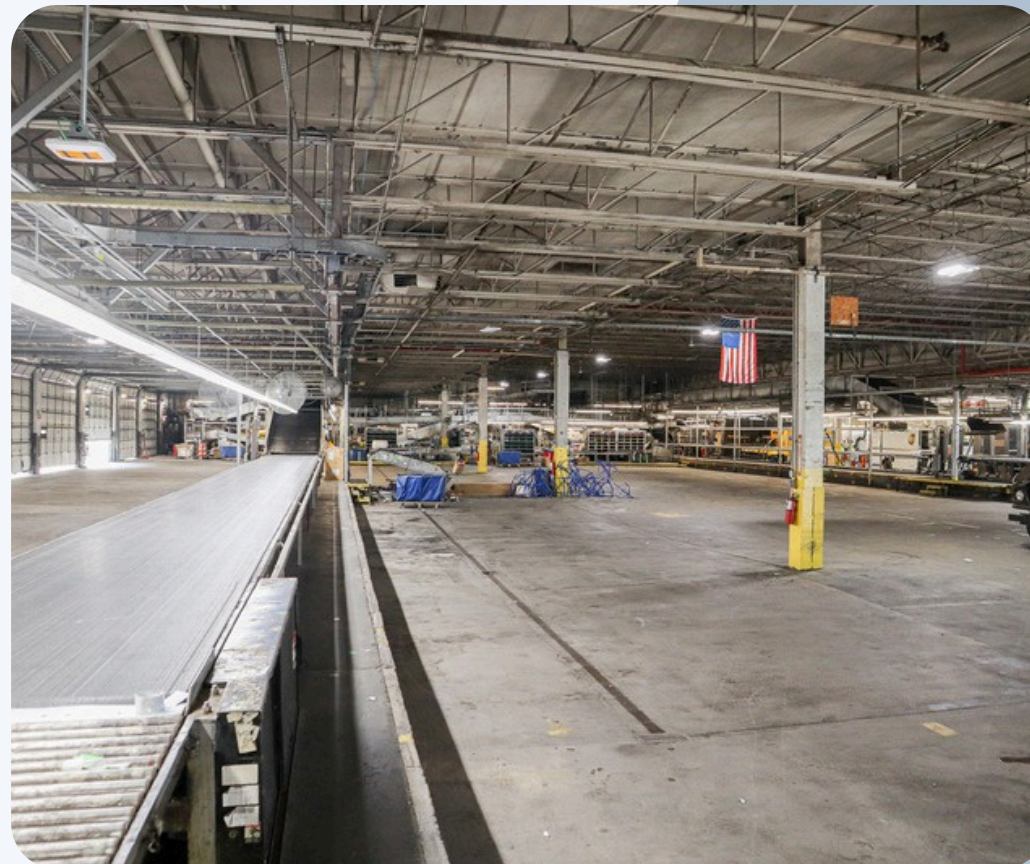


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Use Types

- Last-Mile
- Parcel / E-commerce
- Food & Beverage
- Fleet / Electric Vehicle
- Film & TV
- Construction / Building Materials
- Entertainment & Recreation



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Capital Improvement Plans

- **Modernized/refreshed warehouse**
- **Drive in doors and indoor ventilation system allowing for indoor parking**
- **Slab repairs throughout the warehouse**
- **LED lighting upgrades throughout the facility**
- **Fence and exterior lighting repairs enhancing the security and curb appeal of the property**
- **Parking Lot Repairs, upgraded storm drain systems, and improved accessibility to the property**
- **Upgrade existing office and bathroom areas including:**
 - **LVT floors, LED lighting, ceiling tiles, repainting**



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FULL FEE FOR PROCURING BROKER

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