

COLLEGE POINT LOGISTICS CENTER

28-10 WHITESTONE EXPRESSWAY, QUEENS, NEW YORK 11356

FOR IMMEDIATE LEASE

313,496 SF
NEW CONSTRUCTION

Developed by:
WILDFLOWER

 **CUSHMAN &
WAKEFIELD**

COLLEGE POINT LOGISTICS CENTER

80,612 SF

TOTAL WAREHOUSE (GROUND FL)

DIVISIBLE TO:

38,975 SF WAREHOUSE

29,633 SF LAND

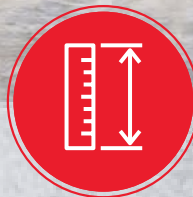
41,637 SF WAREHOUSE

27,158 SF LAND

159,656 SF

STRUCTURED PARKING (LEVELS 2-3)

SPACE FEATURES



CLEAR HEIGHT

36'

WAREHOUSE

11' 2"

PARKING



LOADING CAPACITY

13

LOADING DOCKS

3

DRIVE-IN DOORS



POWER

3000

AMPS

120/208

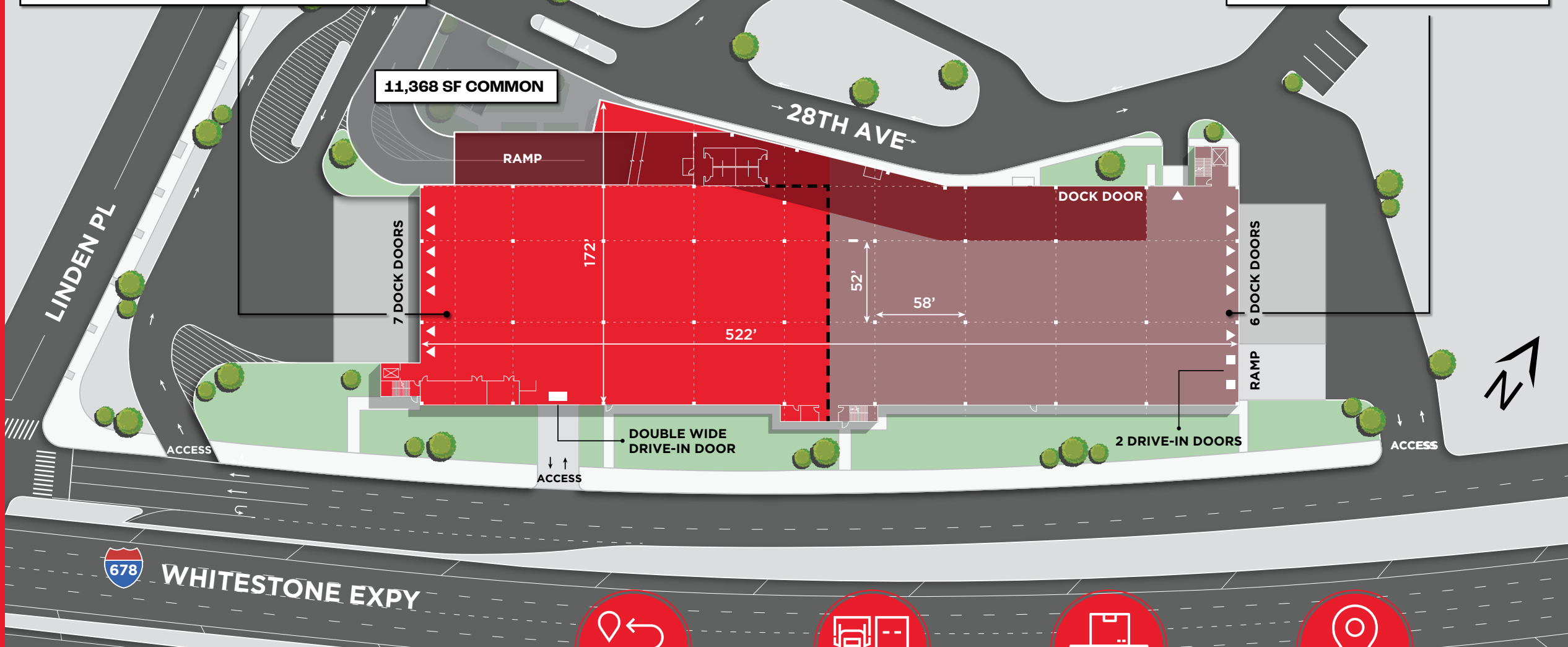
V SERVICE



ICAP TAX
ABATEMENT

SCHEMATIC UNIT A
Warehouse: 38,975 SF
Parking/Truck Court: 29,633 SF
Loading Docks: 7
Drive-In Door: 1 Double Wide

SCHEMATIC UNIT B
Warehouse: 41,637 SF
Parking/Truck Court: 27,158 SF
Loading Docks: 6
Drive-in Doors: 2



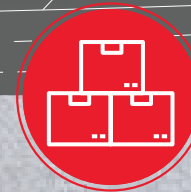
COLLEGE POINT LOGISTICS CENTER SITE PLAN



4 ACCESS
POINTS



LOADING
ON 2 SIDES



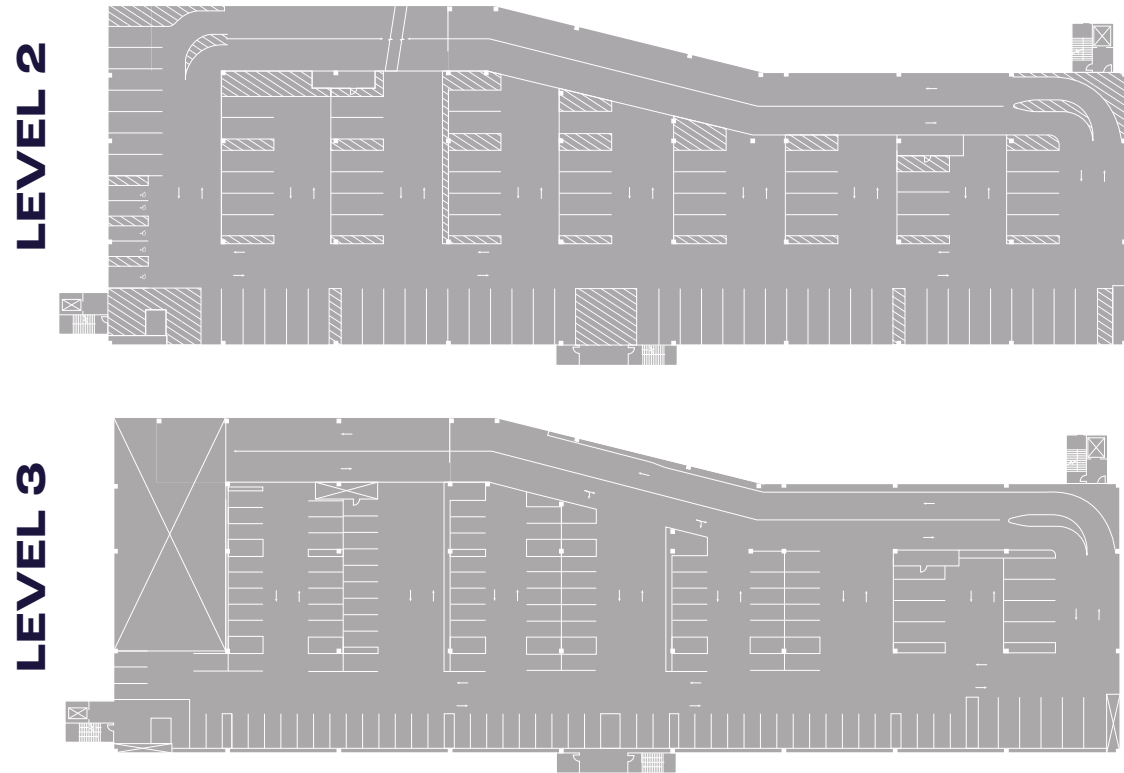
800 PSF
FLOOR LOADS



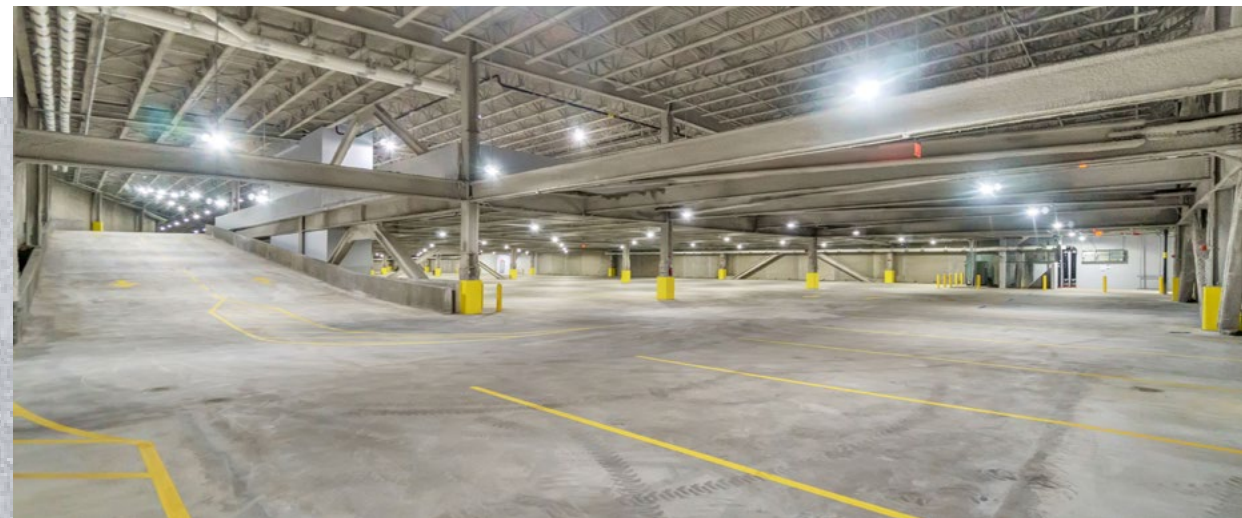
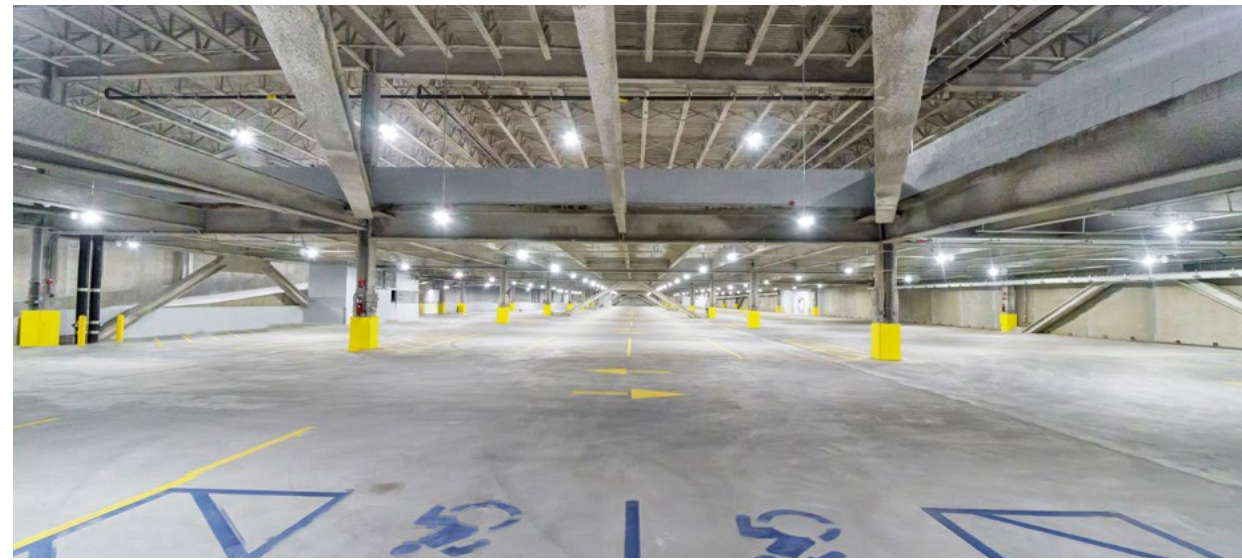
DIRECT ACCESS TO
WHITESTONE EXPY
FRONTAGE ROAD

STATE OF THE ART INDUSTRIAL WAREHOUSE

with Integrated Parking



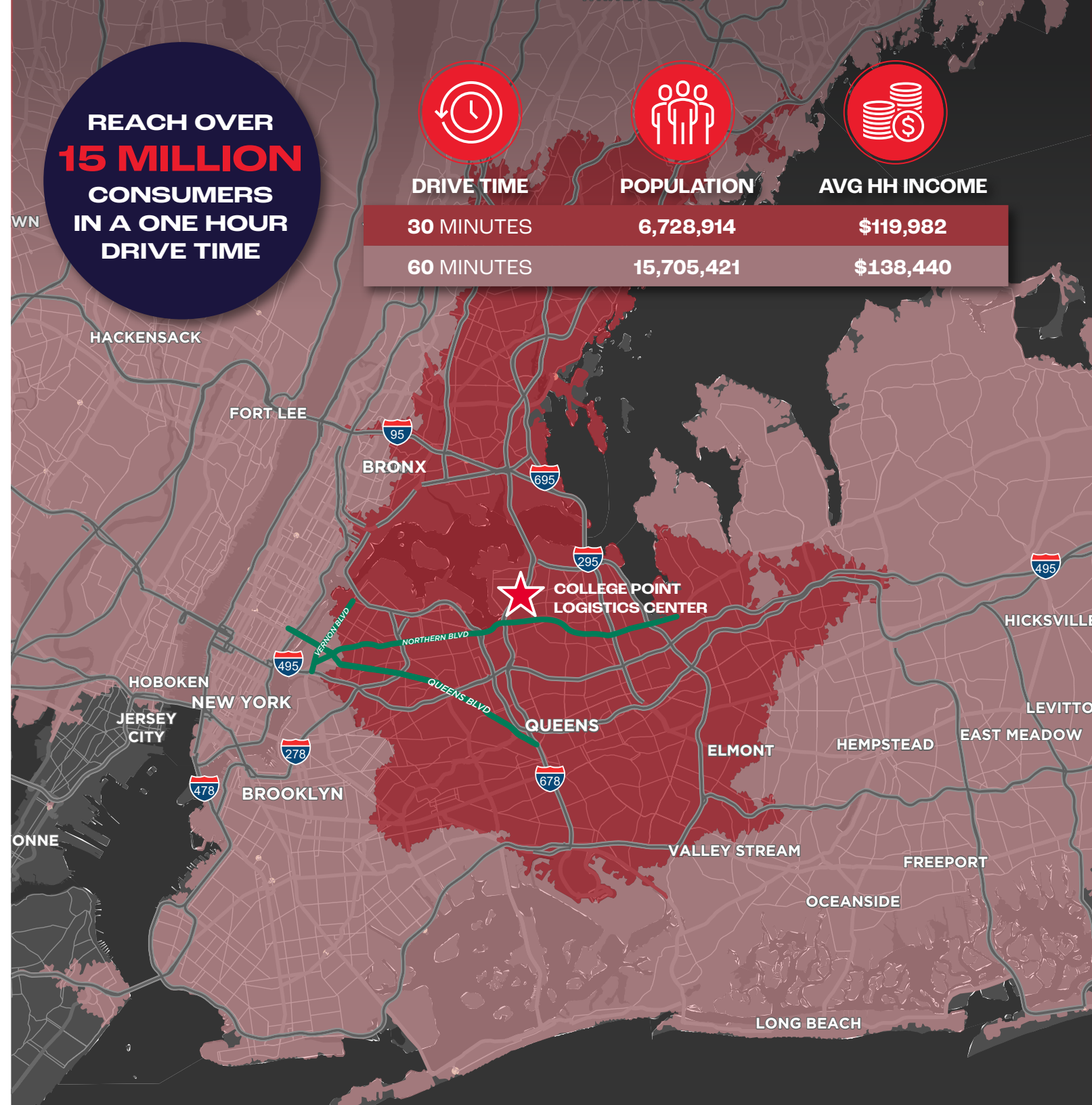
Strategically located just moments from the Whitestone Bridge crossing, the College Point Logistics Center is optimally situated to facilitate servicing New York City and its surrounding Counties with both ease and efficiency. In addition to offering New York City's highest warehouse clear height available, this best-in-class new construction facility has been thoughtfully designed to satisfy the demands of a wide spectrum of users and offers ample structured interior parking for fleets, customers, and employees.



DRIVE TIMES AND DEMOGRAPHICS

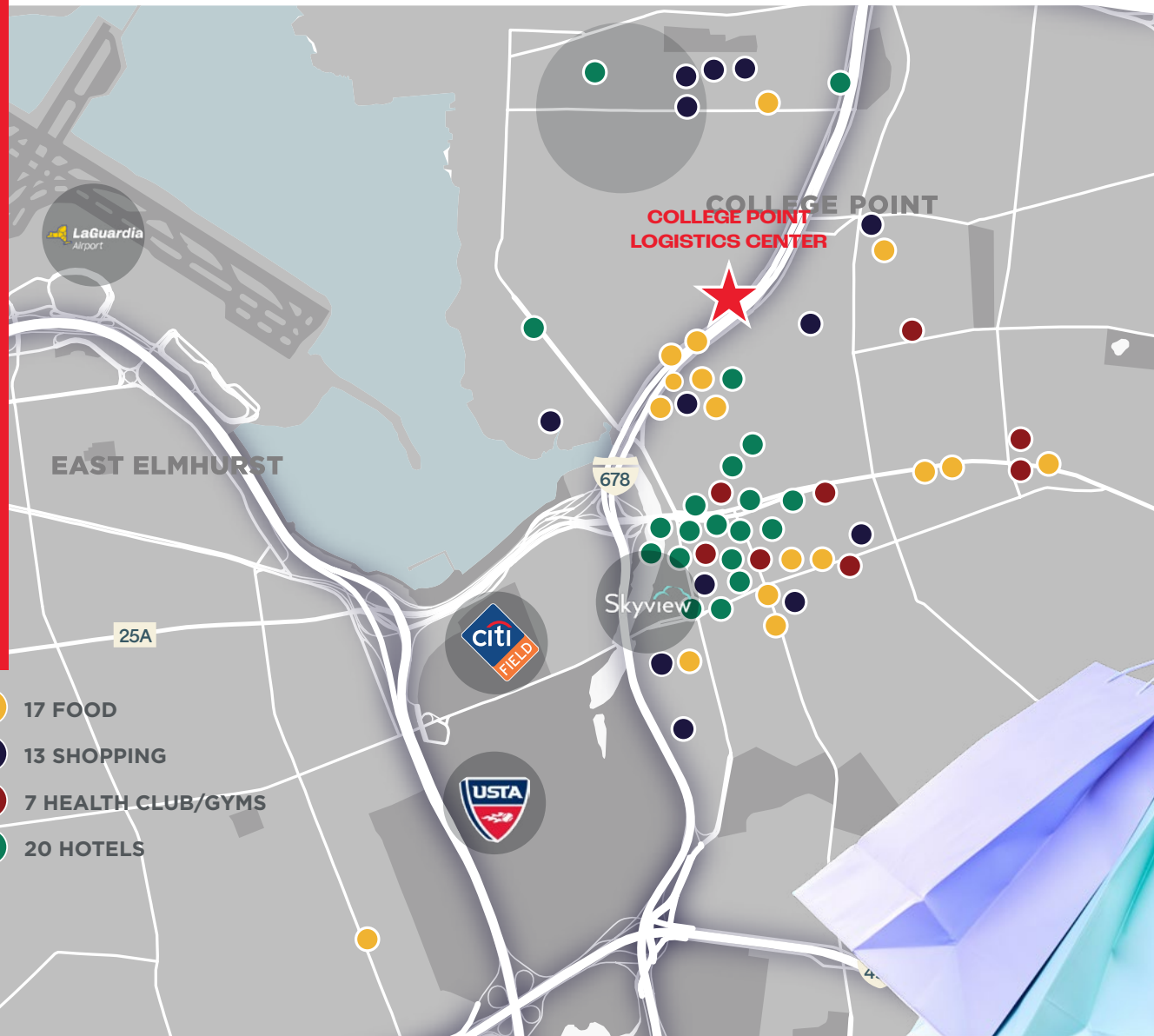


DRIVE DISTANCES	
I-678	0.7 MILES
WHITESTONE BRIDGE	2.9 MILES
I-495	3.0 MILES
LGA	3.8 MILES
THROGS NECK BRIDGE	5.4 MILES
I-278	5.4 MILES
RFK BRIDGE	6.7 MILES
GOLD COAST, LONG ISLAND	8.8 MILES
QUEENSBORO BRIDGE	9.0 MILES
JFK	10.8 MILES



LEVERAGE PRIME CONSUMER DEMOGRAPHICS

High-Traffic Location With Exceptional
Visibility, Connectivity And Access



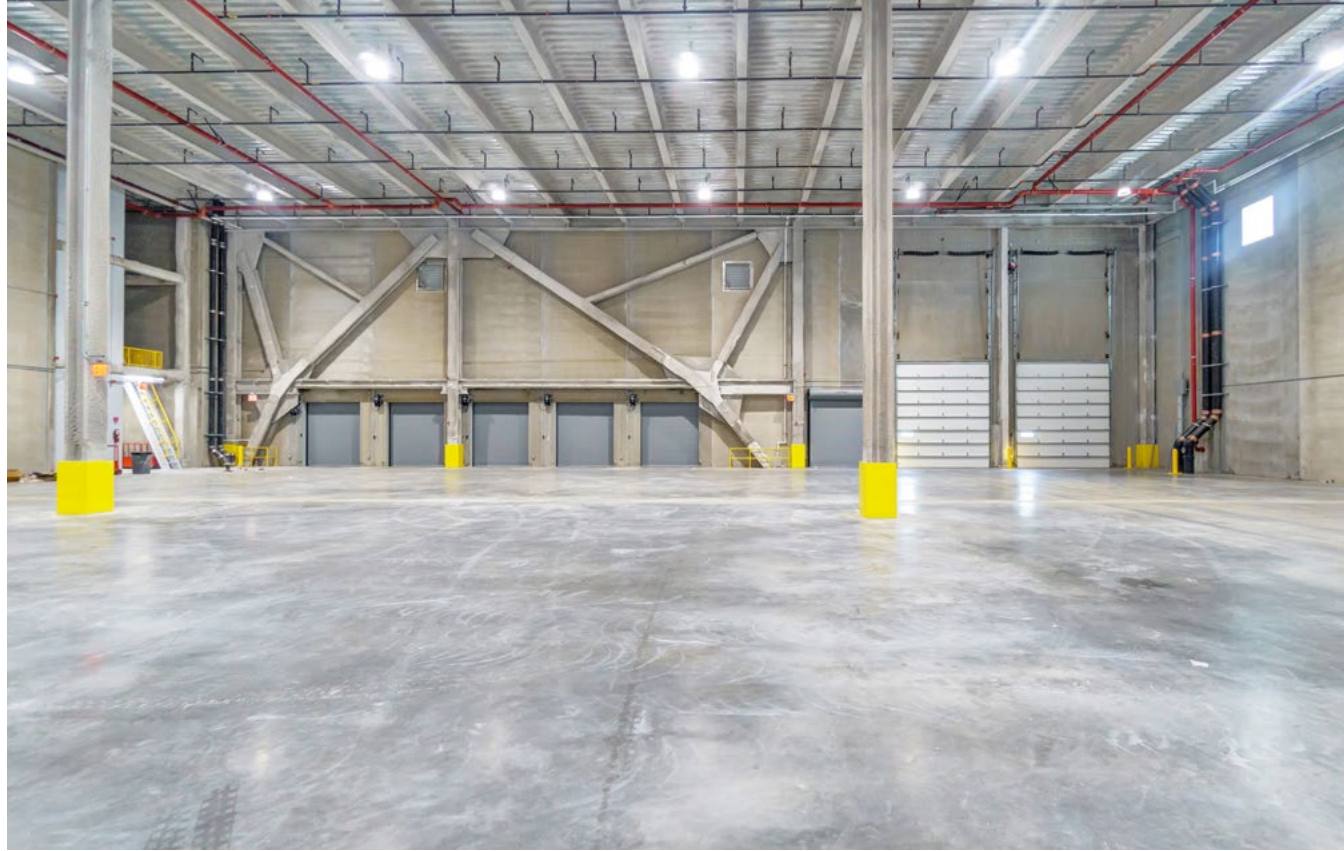
Total Consumer Spending
within a 5 Mile Radius

\$16,998,530,487



183,587

Average Daily Drivers



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GET IN TOUCH

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Developed by:

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 **CUSHMAN &
WAKEFIELD**

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