

15-30 131ST STREET

COLLEGE POINT, NEW YORK 11356

FOR IMMEDIATE LEASE



PREMIUM INDUSTRIAL PROPERTY



CUSHMAN & WAKEFIELD

32,223 SF
GROUND FLOOR
WAREHOUSE & SHOWROOM

5,231 SF
MEZZANINE
OFFICE

5,649 SF
FENCED AND IMPROVED
YARD

SPACE FEATURES



CEILING HEIGHT
16' - 27'



LOADING
4 OVERHEAD
DRIVE-IN
DOORS



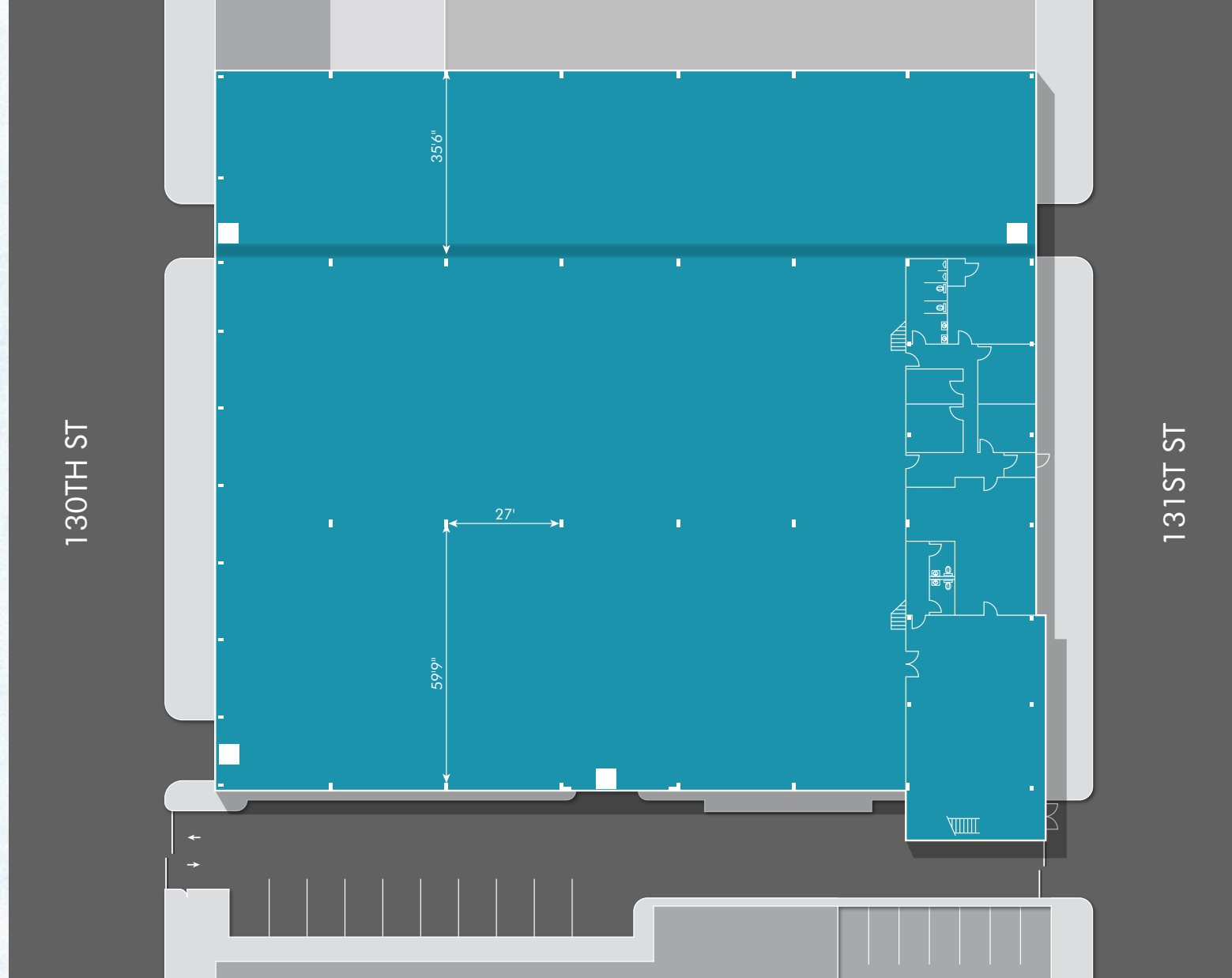
CRANE ACCESS
EXISTING ON-SITE



POWER SUPPLY
HEAVY POWER WITH
2,500 AMPS SERVICE



ZONING
M1-1
INDUSTRIAL ZONE



15-30 131ST STREET SITE PLAN



**BLOCK-THROUGH ACCESS
FROM 131ST STREET TO
130TH STREET**



**SHOWROOM AND
OFFICES WITH
HIGH-END FINISHES**



**EASY ACCESS TO WHITESTONE EXPY,
CROSS ISLAND EXPY, GRAND CENTRAL
PKWY AND LONG ISLAND EXPY**

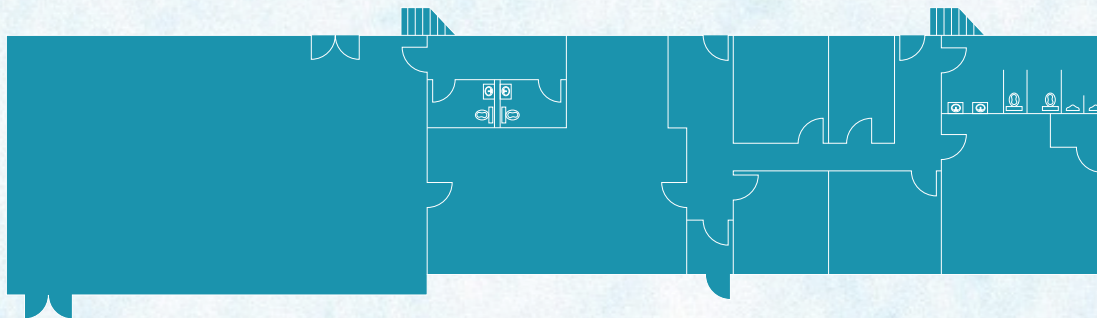


**4 CURBCUTS
FOR CONVENIENT
ACCESS**

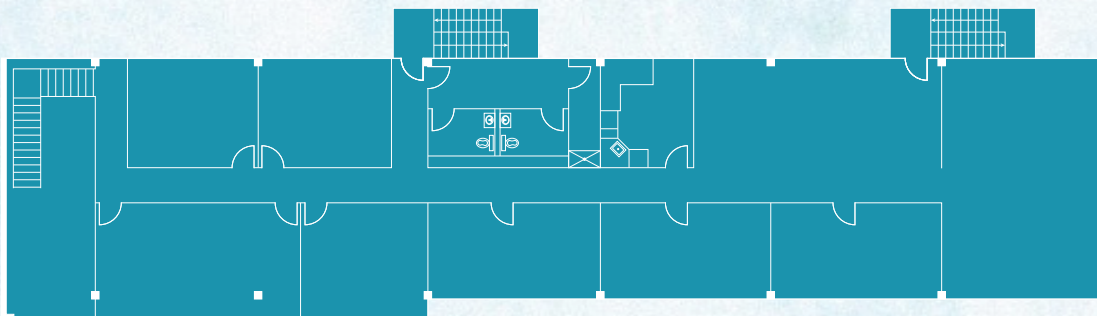
PREMIUM INDUSTRIAL WAREHOUSE & SHOWROOM

with Gated Staging Area / Parking

Experience unmatched industrial functionality at 15-30 131st Street, a premium industrial property in College Point, NY. With block-through access, a spacious showroom, substantial power capacity, and ample yard space, this versatile space meets the needs of modern businesses and customer-facing enterprises alike. Perfectly positioned near major transit routes, it offers seamless access to both JFK and LaGuardia Airports, the Whitestone and Throgs Neck Bridges, and key highways, enhancing its logistical appeal.



Ground Floor



Mezzanine

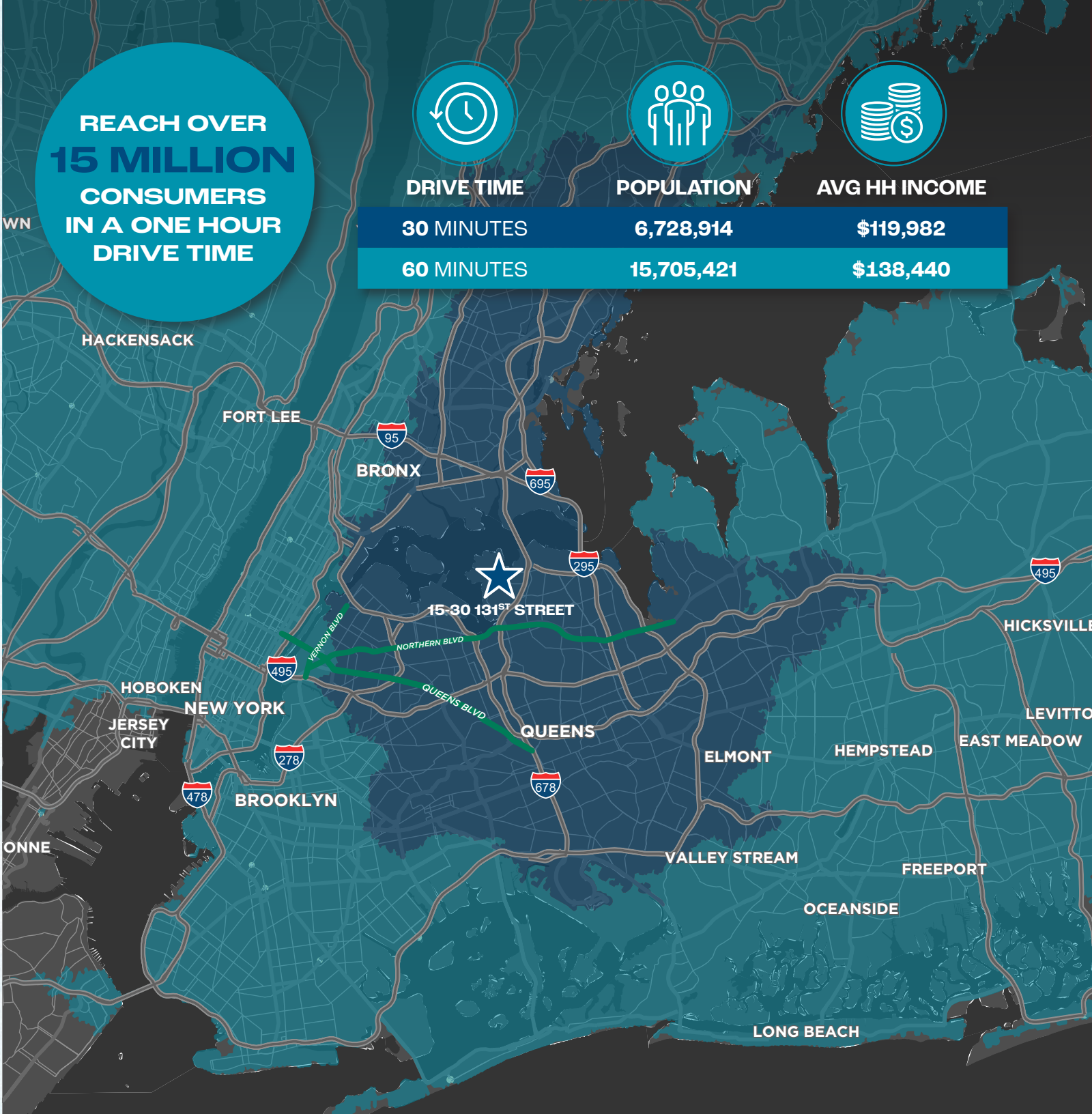


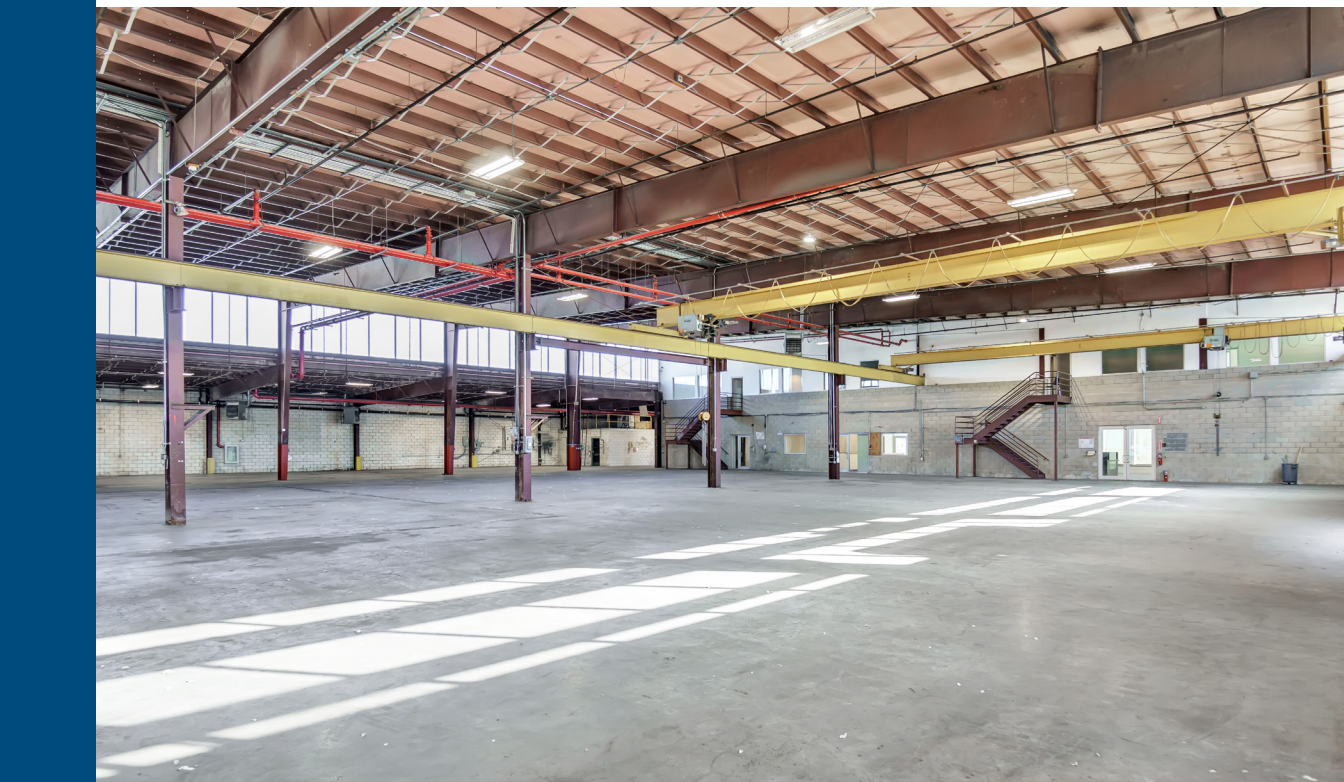
DRIVE TIMES AND DEMOGRAPHICS



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





CERTIFICATE OF OCCUPANCY



Certificate of Occupancy

Page 1 of 2

CO Number: 410035661F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Queens	Block Number: 04116	Certificate Type: Final
	Address: 15-30 131 STREET	Lot Number(s): 6	Effective Date: 05/19/2015
	Building Identification Number (BIN): 4864455	Building Type: New	
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1-E (1968 Code)		
	Building Occupancy Group classification: D-2 (1968 Code)		
	Multiple Dwelling Law Classification: None		
	No. of stories: 1	Height in feet: 30	No. of dwelling units: 0
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: Parking spaces (29), Parking (9628 square feet), Loading berths (1)		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE



Certificate of Occupancy

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CO Number: 410035661F

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
OS P		OG	D-2		18A, 18C	11 PARKING SPACES
ME Z	25	100	D-2		18C	MANUFACTURING SUPPORT
001		OG	D-2		18A, 18C	16 PARKING SPACES
001	16	OG	D-2		18C	PART MANUFACTURING SUPPORT
001	30	OG	D-2		18A	PART OF MANUFACTURING
PERFORMANCE STANDARDS COMPLY WITH ZR 42-20						
END OF SECTION						

Borough Commissioner

Commissioner

END OF DOCUMENT

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15-30 131ST STREET

COLLEGE POINT, NEW YORK, 11356



For more information,
please contact:

HELEN M. PAUL
+1 212 841 7575
helen.paul@cushwake.com

SONNY SINGH
+1 718 275 5478
sonny.singh@cushwake.com

RICO T. MURTHA
+1 212 390 1368
rico.murtha@cushwake.com

JOE HENTZE JR.
+1 718 512 2100
joe.hentze@cushwake.com

GUS WEAVER
+1 212 660 7771
gus.weaver@cushwake.com

