

LITTLE NECK, NEW YORK

Retail, Office, Warehouse, R&D Leasing Opportunity



EXISTING SPACES

WAREHOUSE 162,228 SF

OFFICE 70,644 SF

TOTAL BUILDING SIZE 232,872 SF

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

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

LEASE RATE

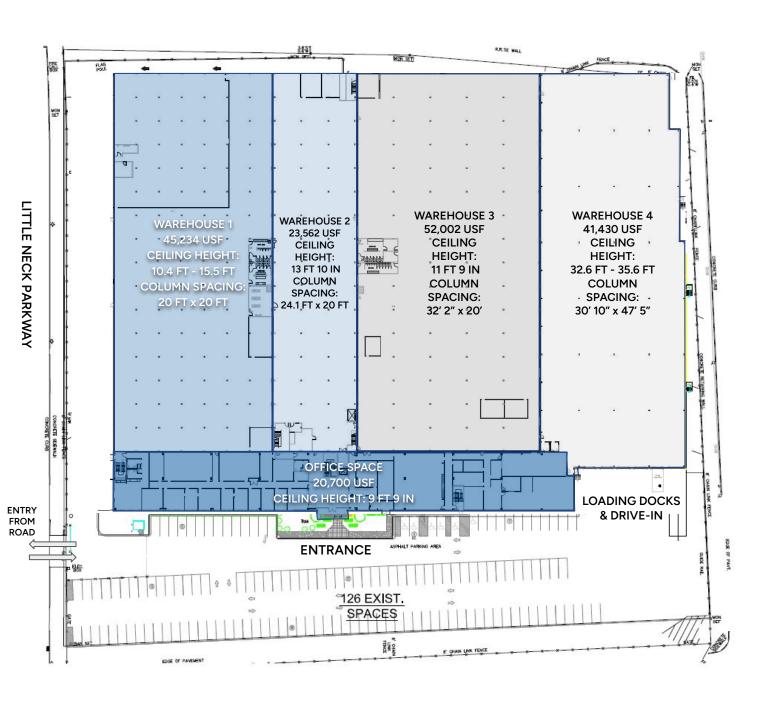
Upon Request



LITTLE NECK, NEW YORK

Ground Floor - Site Plan

EXISTING SITE GROUND FLOOR





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Second Floor - Site Plan

EXISTING SITE SECOND FLOOR





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Lower Level - Site Plan

EXISTING SITE LOWER LEVEL

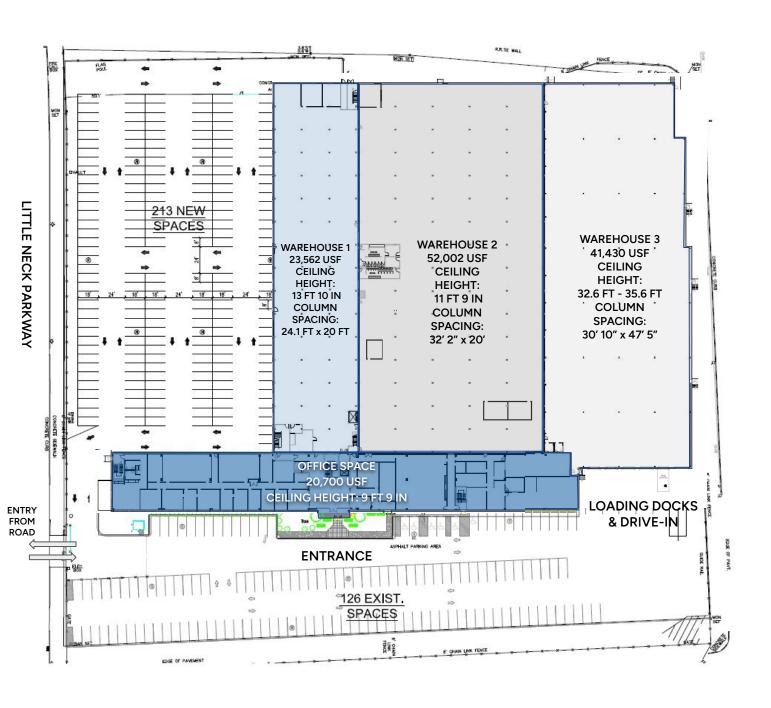




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Ground Floor - Site Plan

PROPOSED REDEVELOPED SITE GROUND FLOOR





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Exterior Photos







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Interior Photos





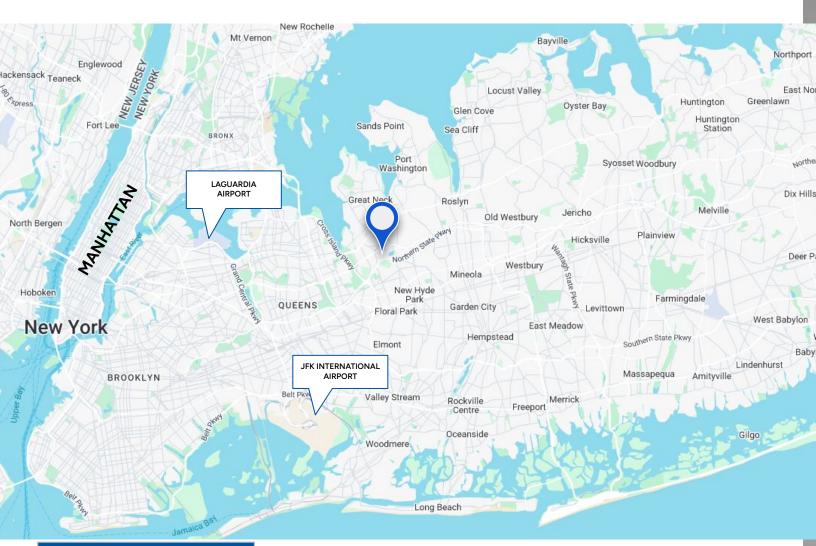


STEEL EQUITIES 999 S. OYSTER BAY ROAD SUITE 200 BETHPAGE, NY 11714 Jason Miller 516.662.2210 Cell 516.465.0009 Office jmiller@steelequities.com Christian Mazzie 631.559.7838 Cell 516.465.0077 Office cmazzie@steelequities.com



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Proximity Map



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

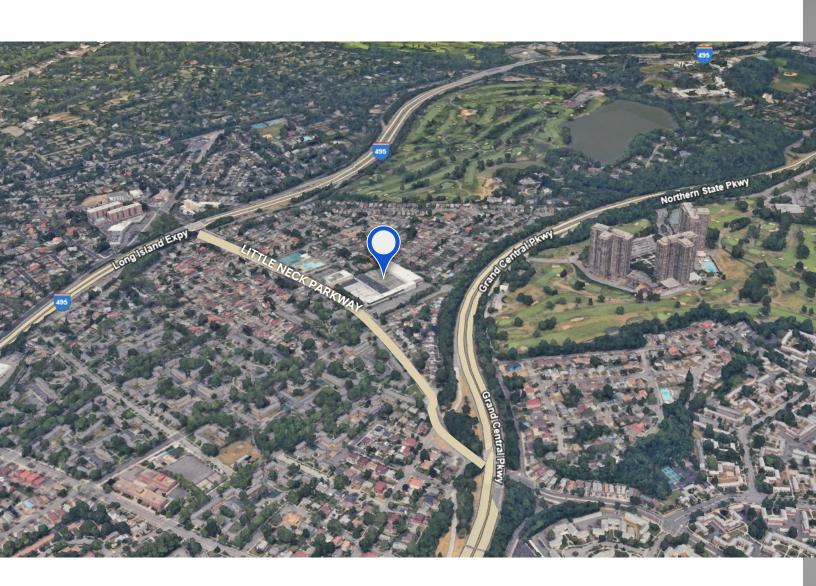
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Aerial Map



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