



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



28-90 REVIEW AVENUE

LONG ISLAND CITY, NY 11101

Premium New York City Logistics Location

175,382 Sq. Ft. Industrial Land Site - Ideal
Last-Mile Distribution / Parking
Warehouse Build-to-Suit Options for
79,179 Sq. Ft. - 450,000 Sq. Ft.
or Parking on 4.3 Acres

PRICE

Upon Request

TYPE

Build-to-Suit / Land



SQUARE FT.

175,382 RSF



ZONING

M3-1

PARCEL ID



294

BLOCK



106

LOT

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

28-90 Review Avenue, Long Island City, Queens is a ideally located 175,382 Sq. Ft. industrial land site. Located minutes to Manhattan via the Queens Midtown Tunnel, 59th Street/Queensboro Bridge, blocks to the Long Island Expressway/Brooklyn-Queens Expressway, and easy access to major routes serving the boroughs of NYC and the tri-state metropolitan area.

This property is in an M3-1 zoning district, which allows for up to 2.0 FAR / 350,764 Sq. Ft. of industrial development. This site is perfectly positioned to service the ever-growing demand for e-commerce, last-mile distribution, fleet parking, or outside storage. The ownership is experienced, and prepared to build to suit for qualified tenants.

POTENTIAL BUILD-TO-SUIT OPTIONS:

OPTION 1

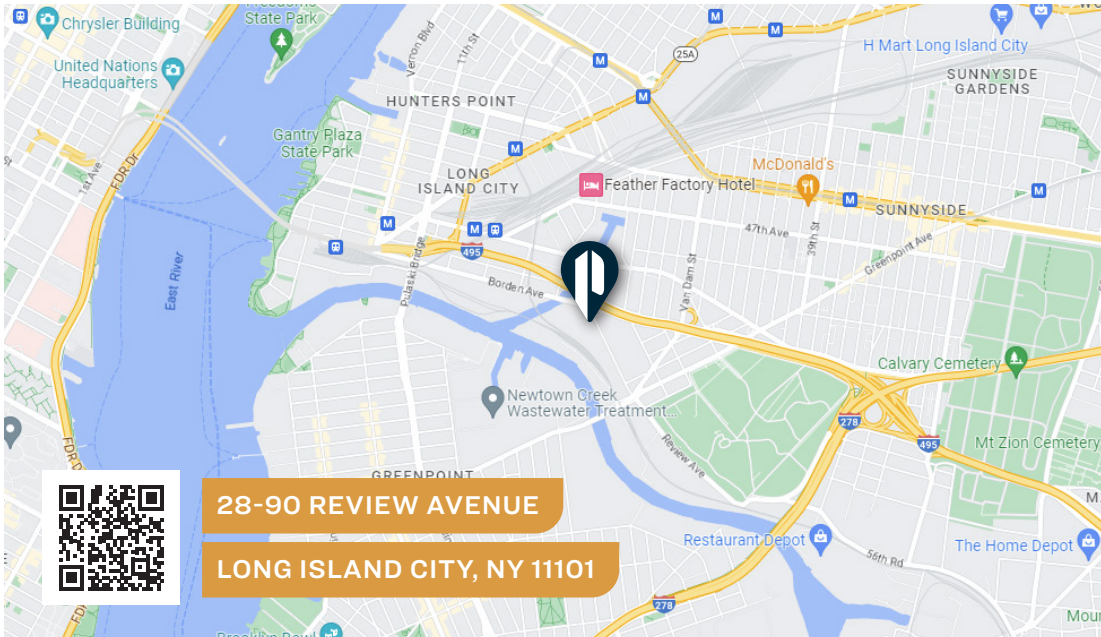
- 175,382 Sq. Ft. Fenced, Paved & Lit Parking Facility

OPTION 2

- Build-to-Suit - Single-Story Warehouse with Roof Deck Parking
- 79,179 Sq. Ft. Building w/79,179 Sq. Ft. Rooftop Parking
- Plus 96,475 Sq. Ft. Surface Parking, Truck Court, & Circulation Access



AERIAL VIEW



28-90 REVIEW AVENUE

LONG ISLAND CITY, NY 11101

TRANSPORTATION

7

HUNTERS POINT
AVE



QUEENS
MIDTOWN
TUNNEL

QUEENSBORO
PLAZA

LONG ISLAND
EXPRESSWAY

BROOKLYN-
QUEENS EXPY



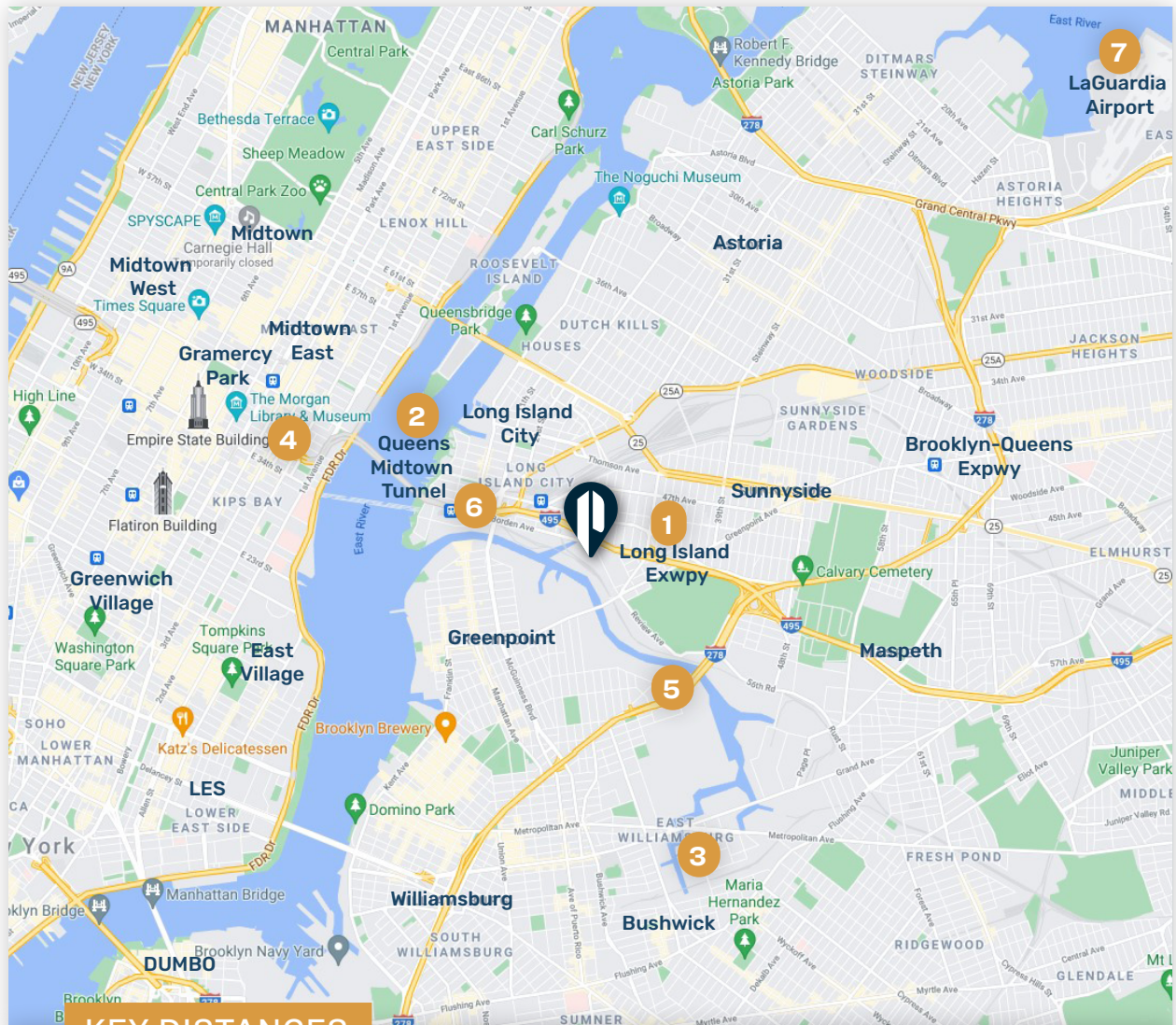
Q67: BORDEN AVE/
REVIEW AVE



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

718-784-8282 / PINNACLERENY.COM

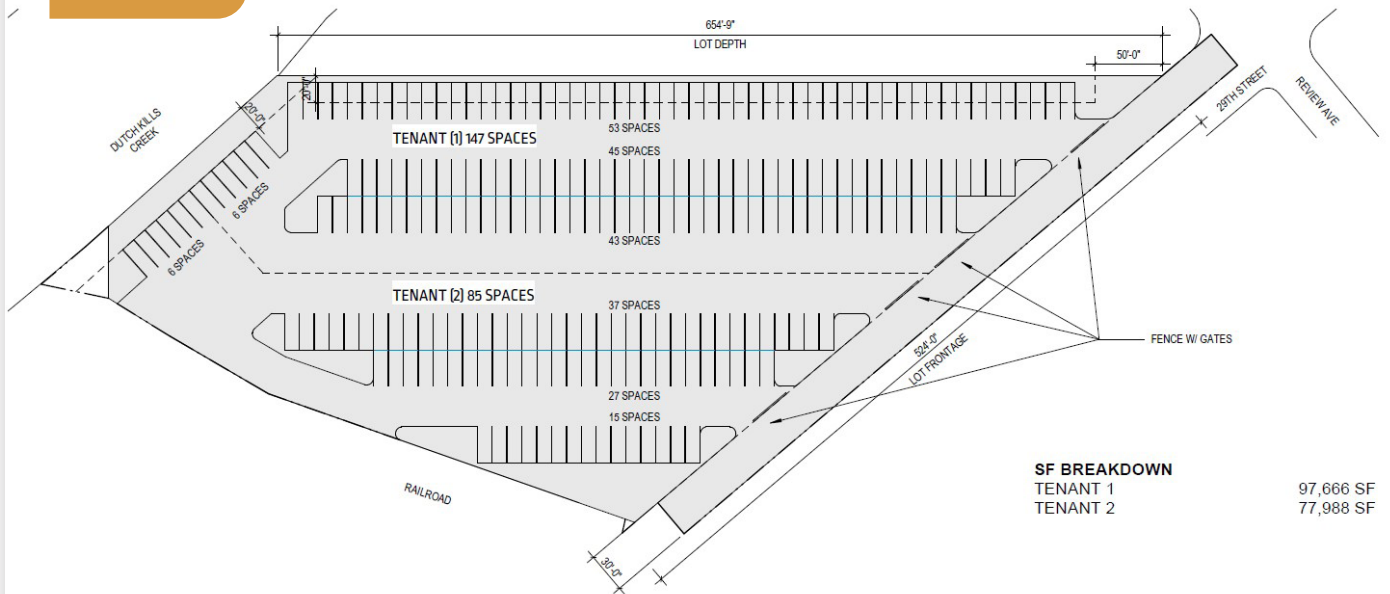
All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.



KEY DISTANCES

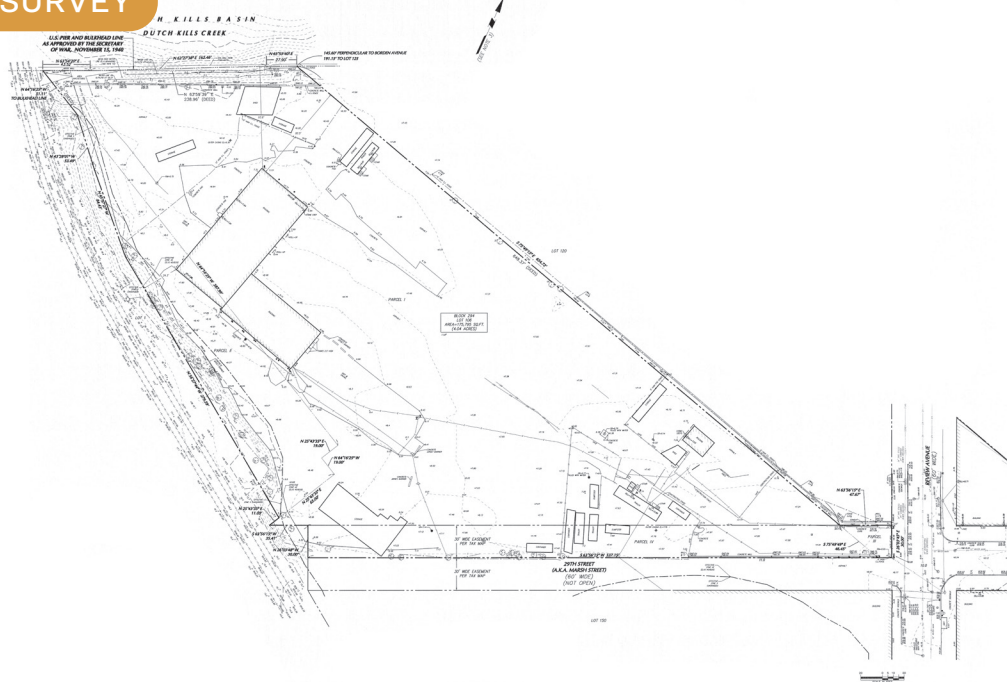
1	LONG ISLAND EXPRESSWAY	.4 MI	5	BROOKLYN-QUEENS EXPWY	1.3 MI
2	QUEENS MIDTOWN TUNNEL	.7 MI	6	QUEENSBORO BRIDGE	1.7 MI
3	BROOKLYN	.8 MI	7	LAGUARDIA AIRPORT	6.1 MI
4	MIDTOWN MANHATTAN	1.2 MI	8	JFK AIRPORT	11.8 MI

OPTION 1

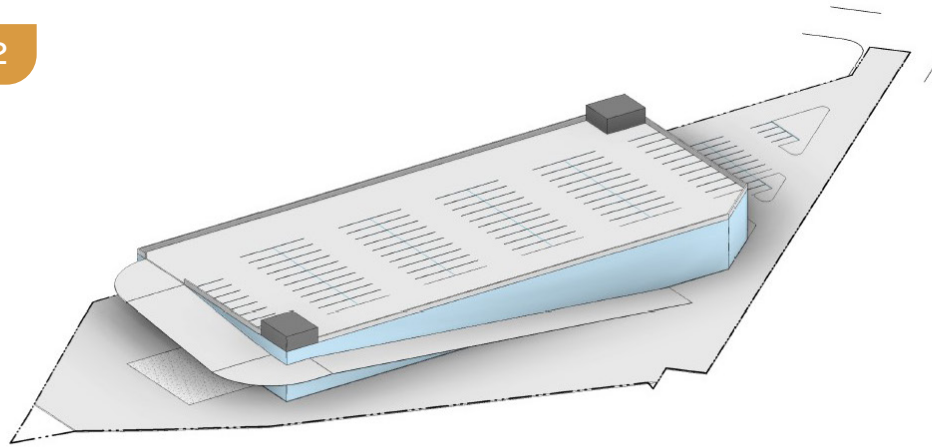


175,382 Sq. Ft. Fenced, Paved & Lit Parking Facility

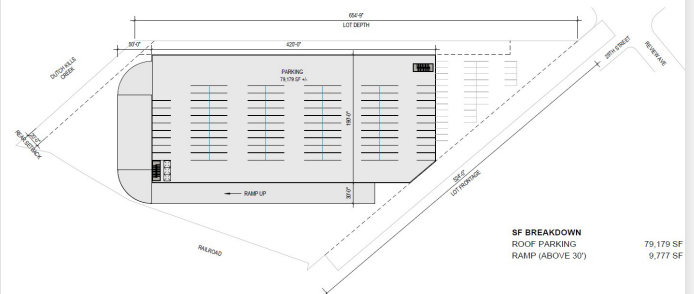
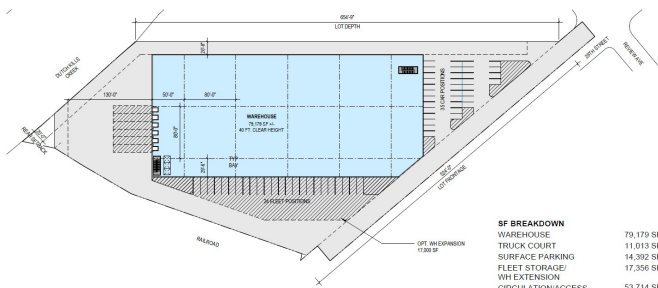
PROPERTY SURVEY



OPTION 2



Build-to-Suit - Single story warehouse with roof deck parking.
79,179 Sq. Ft. Building w/79,179 Sq. Ft. Rooftop Parking
Plus 96,475 Sq. Ft. Surface Parking / Truck Court / Circulation Access



**PINNACLE
REALTY**
OF NEW YORK, LLC

34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



DAVID JUNIK

Partner
djunik@pinnaclereny.com
718-371-6406



NECHAMA LIBEROW

Associate Broker
nliberow@pinnaclereny.com
718-371-6420