



59th Street / Queensboro Bridge

SITE
VACANT LOT
 (Buildings Have
 Been Demolished)

EXCLUSIVE LISTING





PINNACLE REALTY
 OF NEW YORK, LLC

38-21 12th Street
Long Island City, NY 11101

For Lease or Sale

One of a Kind Opportunity in the Heart of LIC
70,200 Sq. Ft. Industrial / Commercial Site
Development Rights up to 351,000 Sq. Ft.
Numerous Build-to-Suit Configurations

Lot Area Sq. Ft.	Air Rights Sq. Ft.	Type	Zoning	Block	Lot
 70,200	 351,000 FAR 5	 Industrial Office Flex Development Surface Parking Land	 M1-3	 472	 646

PINNACLE REALTY
 OF NEW YORK, LLC

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

718-784-8282

pinnacle-ny.com

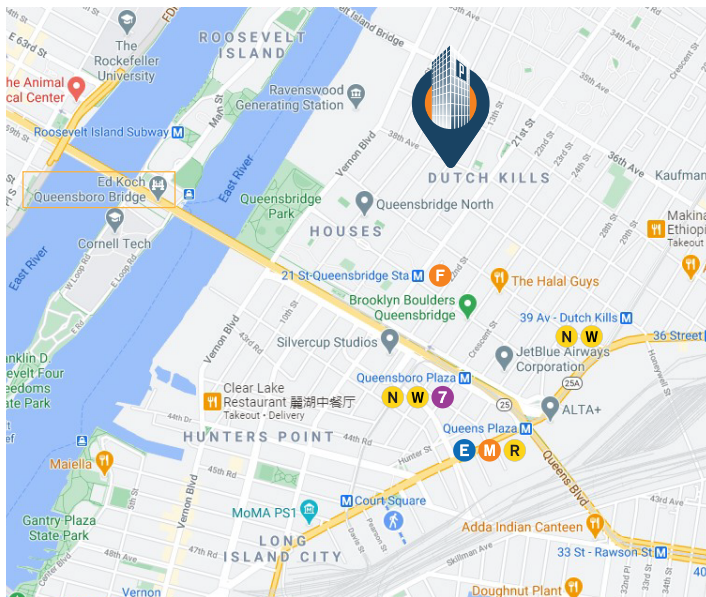
All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

Pinnacle Realty of New York, LLC is pleased to announce that it has been appointed the exclusive agent to facilitate the leasing or sale of 38-21 12th Street, Long Island City, NY. This ideally located, 70,200 sq. ft. industrial/commercial site is 4 blocks from the 59th Street/Queensboro Bridge, minutes to Manhattan, with convenient access to major routes serving the boroughs of NYC and the tri-state metropolitan area. Just over 2 blocks to the F train and 8 blocks from the N, W, & 7 trains, the site benefits from excellent access to public transportation via the subway and buses. A stone's throw from Roosevelt Island, the property's central location also enables quick access to Cornell Tech by foot, subway, or car.

This rare industrial/commercial property is located in an M1-3 zoning district, which allows for up to 5.0 FAR/351,000 sq. ft. of industrial/commercial development, and 6.5 FAR/456,300 sq. ft. of Community Facility development as-of-right. The generously sized, triple-frontage lot boasts 895 ft. of frontage on 38th Ave, 12th Street, and 13th Street, providing effortless site access. The property is also located in a designated Opportunity Zone and IBZ, and is perfectly positioned to service the ever growing demand for e-commerce, last mile distribution, biotech, research & development, medical facilities, and office uses.

Brownfield Tax Credits: By the end of 2021 the property is expected to earn a Certificate of Completion from NYS DEC for environmental remediation work currently underway pursuant to the voluntary Brownfield Cleanup Program. Upon completion of the remedial work, the property is expected to be eligible for tangible property tax credits in excess of \$10 million for improvements that place in service within the following 10 years.



21st St - Queensbridge



Queensboro Plaza



Q69: 21st St / 38th Ave



3 Miles to Manhattan

3 Miles to I-495 LIE

4 Miles to I-278 BQE



5 Miles to LaGuardia

14 Miles to JFK Airport

For More Information About This Property Contact Exclusive Agents:

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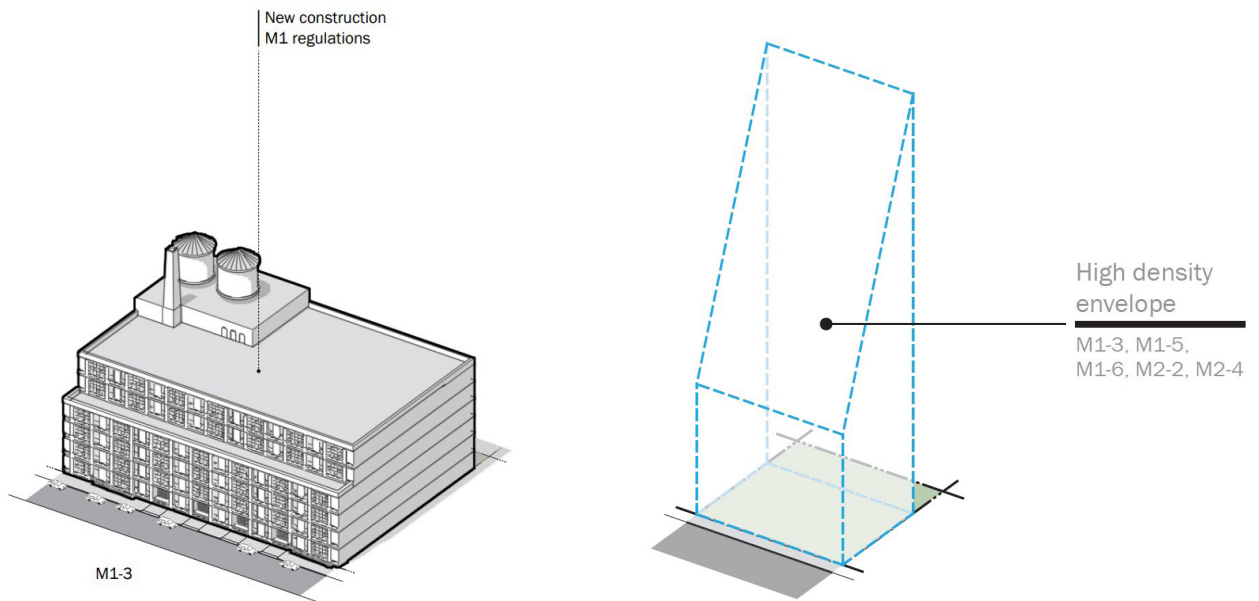
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Numerous Build-to-Suit Configurations and Possibilities

Multi-Story Mixed-Use or Commercial

M1	Light Manufacturing District (High Performance)					
	M1-1	M1-2	M1-3	M1-4	M1-5	M1-6
Manufacturing FAR	1.0	2.0	5.0	2.0	5.0	10.0
Required Accessory Parking PRC-B	1 per 300 sf			None		
Permitted Sign Regulations (Surface Area)	6 x street frontage					

M1 Zoning Construction Options



70,200 SF Long-Term or Short-Term Surface Parking
Paved and Fenced with Lighting and Drainage



Property Survey (Buildings have been demolished)

