

EXCLUSIVE LISTING

College Point Logistics Center

28-10 WHITESTONE EXPRESSWAY

QUEENS, NEW YORK 11356



**PINNACLE
REALTY**
OF NEW YORK, LLC

718-784-8282 • PINNACLERENY.COM

DEVELOPED BY
WILDFLOWER LTD

Overview

HIGH-VISIBILT Y

Promote your brand directly on the highly-travelled I-678 Whitestone Expressway, with an estimated **185,043** cars passing daily.

NUMBERS AT A GLANCE



SQUARE FOOTAGE

313,496^{RSF}

Total Square Feet

80,612^{RSF}

Warehouse (ground level)

5,069^{RSF}

Enclosed Ramp area

159,656^{RSF}

Structured Parking (levels 2-3)

68,159^{RSF}

Surface Parking & Loading



ZONING

M1-1

Light Manufacturing



CLEAR HEIGHT

36' 12'

Warehouse

Parking



LOADING CAPACITY

12

Loading Docks

2

Drive-in Bays

2

Direct Curb Cuts



ELECTRIC

4000

Amps

PARCEL ID



4282

Block



10

Lot

PROPERTY OVERVIEW

A Modern Industrial Warehouse and Parking Structure



New and expansive 313,496 RSF facility, with anticipated **Spring 2024** delivery.



Qualifies for the NYC ICAP tax abatement with anticipated benefit of **\$12.96M**.



Features multiple points of ingress/egress, and the ability to support **800 PSF** floor loads.



Strategically located with easy access to **I-678**, Northern Blvd, and Grand Central Parkway.

Pinnacle Realty of New York, LLC has been appointed as the exclusive agent to facilitate the leasing of 28-10 Whitestone Expressway, Queens, NY

IDEAL ZONING

Located in an **M1-1 zoning district**. This location is ideally positioned to service the flourishing demand for warehouse, logistics facilities, and last mile distribution.

TRUCK FRIENDLY

For incoming and outgoing distribution with **2 drive-in loading doors**, plus **12 exterior loading docks** accessed through a wide truck court for easy maneuverability. Ramps 10% with 5% 15'-0" transitions.

BUILD YOUR BRAND

Located in a **prominent area** with potential for brand signage and/or advertising space. The owner is an experienced builder and is prepared to **build-to-suit** for qualified tenants.

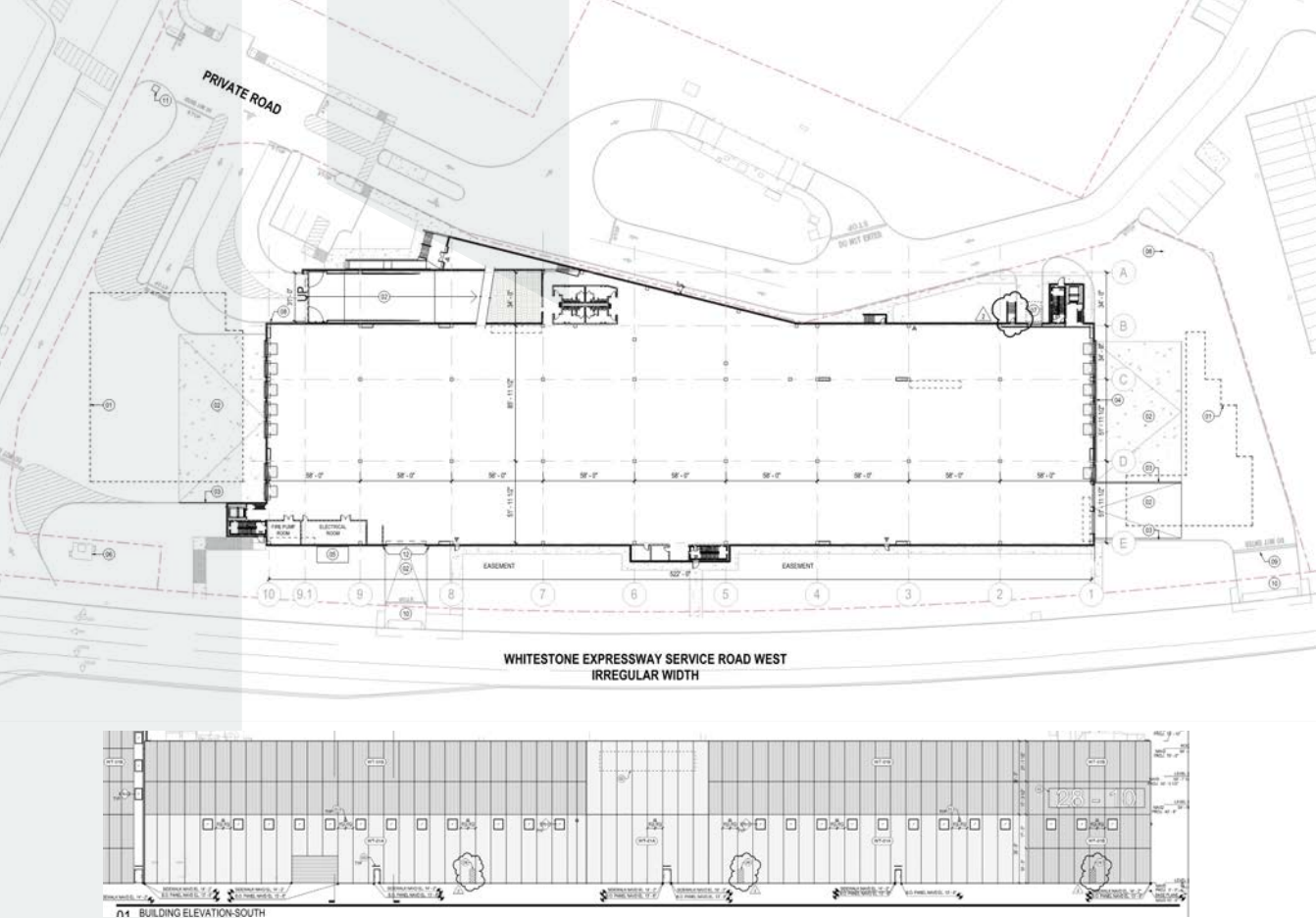
WORKFORCE

Draw from a robust labor force comprised of skilled **trade transportation employees**, making up over 16% of the total labor force within a five-mile radius.



FEATURES

Site Plans



GROUND FLOOR

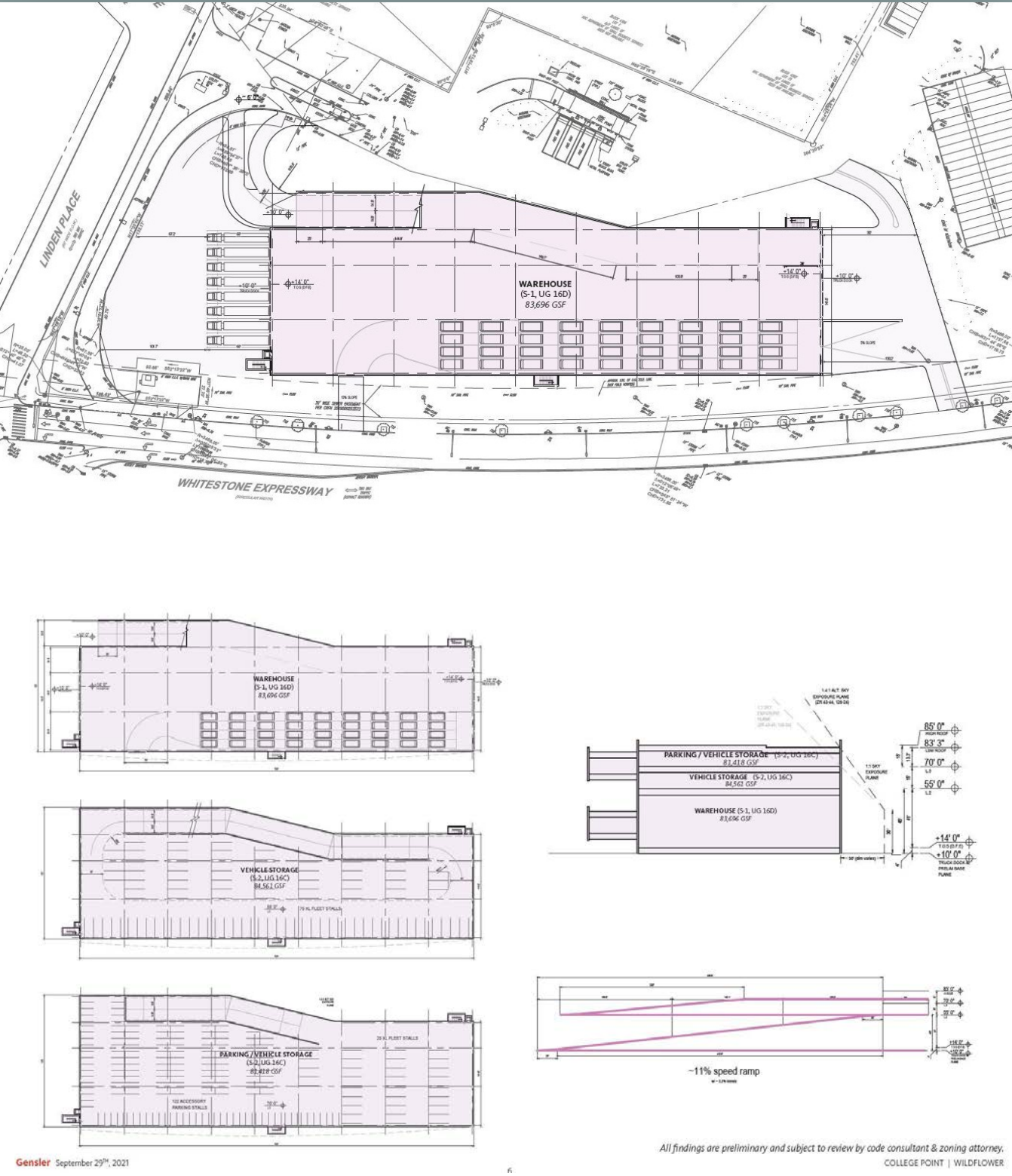
- 80,612 RSF
- Maintains 36' clear ceiling height
- Ramps 10% with 5% 15-0" transitions

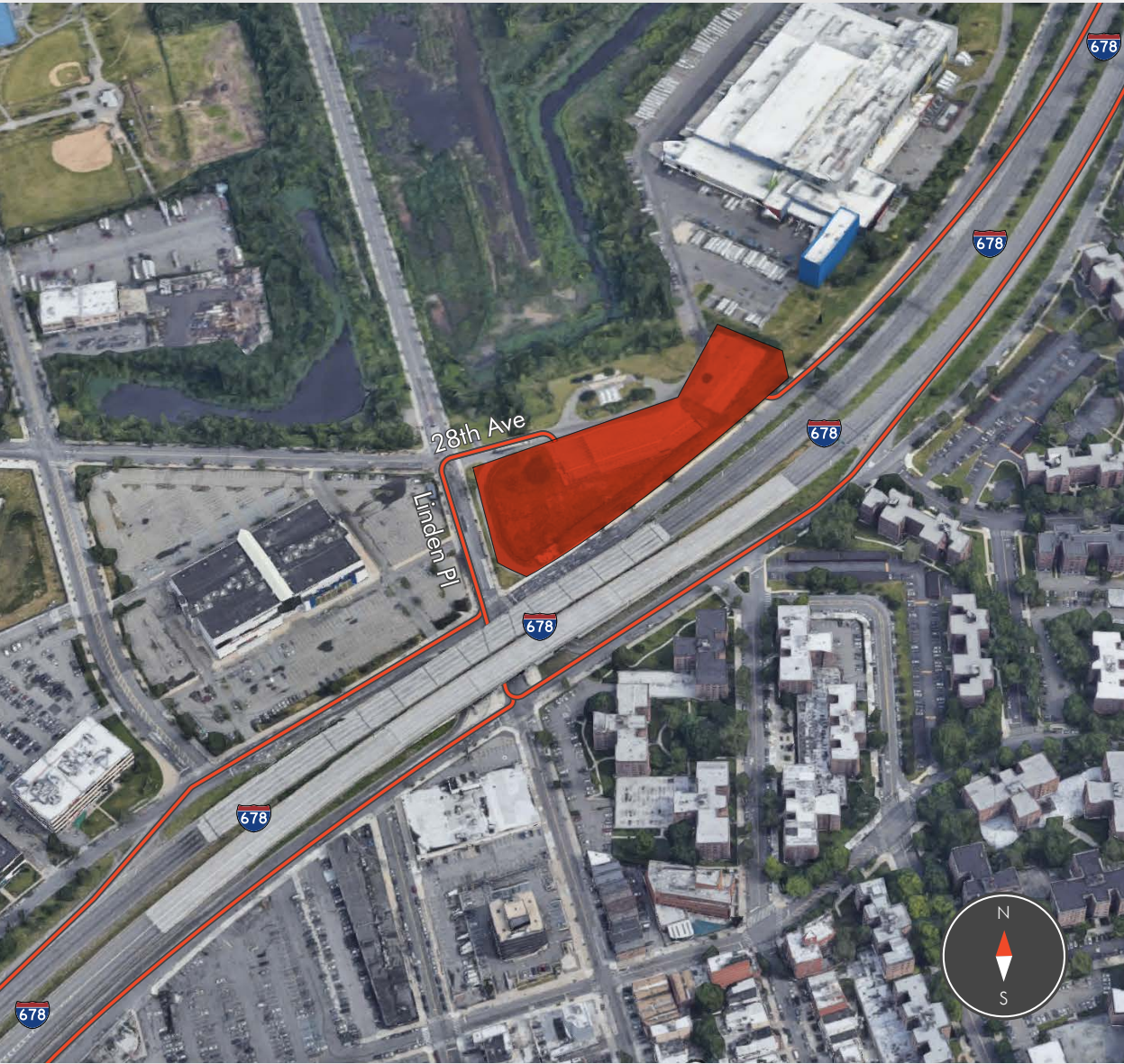
LEVEL 02

- 79,828 RSF
- Maintains 12' clear ceiling height
- Parking
- Ramps 10% with 5% 15-0" transitions

LEVEL 03

- 79,828 RSF
- Maintains 12' clear ceiling height
- Parking





MARKET OVERVIEW

Capturing E-Commerce & Last Mile Demand

1.2m

aprox. sq. ft. of warehouse space ecommerce companies require per \$1b of online sales

25%

Ecommerce share of retail goods sold by 2025

85%

of shoppers will shop elsewhere if delivery times are too long

90%

of consumers expect delivery in 3 days or less

30%

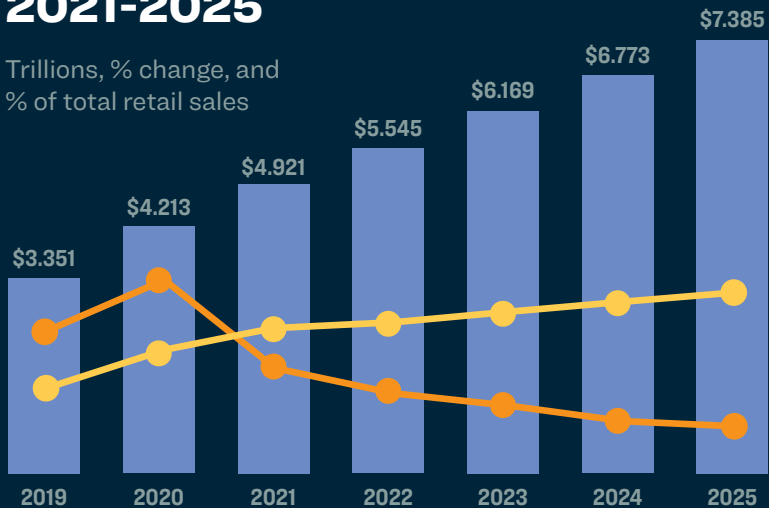
of consumers expect same-day delivery

ECOMMERCE INDUSTRY

Retail Ecommerce Sales Worldwide, 2021-2025



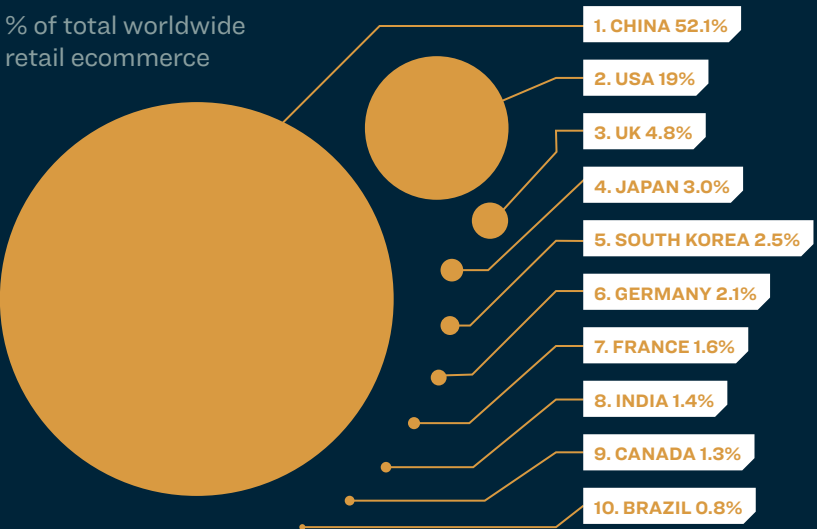
Trillions, % change, and % of total retail sales



RETAIL ECOMMERCE SALES % CHANGE % OF TOTAL RETAIL SALES

Top 10 Countries, Ranked by Retail Ecommerce Sales Share, 2021

% of total worldwide retail ecommerce



FOR MORE
INFORMATION
ABOUT THIS
PROPERTY CONTACT
EXCLUSIVE AGENTS:

DAVID JUNIK

Partner

djunik@pinnaclereny.com

718-371-6406

JAMES TACK

Partner

jtack@pinnaclereny.com

718-784-8541



**PINNACLE
REALTY**
OF NEW YORK, LLC

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.

DEVELOPED BY
WILDFLOWER LTD