

42-11

NINTH STREET

LONG ISLAND CITY, QUEENS



EXISTING FACILITY

55,000 SF Commercial Building
with Development Potential of over
320,000 ZFA



Executive Summary



EXISTING OPPORTUNITY

The Property is currently a ~55,000 SF warehouse with a minimum of ~17' ceilings throughout, 3 overhead drive-in-doors, and private offices with a separate entrance. Given its proximity to major highways, and unmatched manufacturing, industrial storage and logistics fundamentals, this opportunity is ideal for investors and users alike.



MULTIPLE DEVELOPMENT SCENARIOS

In addition to the as-is potential, the Property benefits from a flexible zoning designation which would support development of studios, industrial, logistics, life sciences and office among other uses. The Property comprises upwards of 321,347 ZFA for development via a ULURP approved in August 2020.



ULURP REQUIREMENTS

If redeveloped to the ULURP development potential of 321,347 ZFA, the following requirements must be met:

- 64,270 ZFA of Industrial Uses
- 257,077 ZFA of Commercial Uses



OUTSTANDING TRANSPORTATION ACCESS

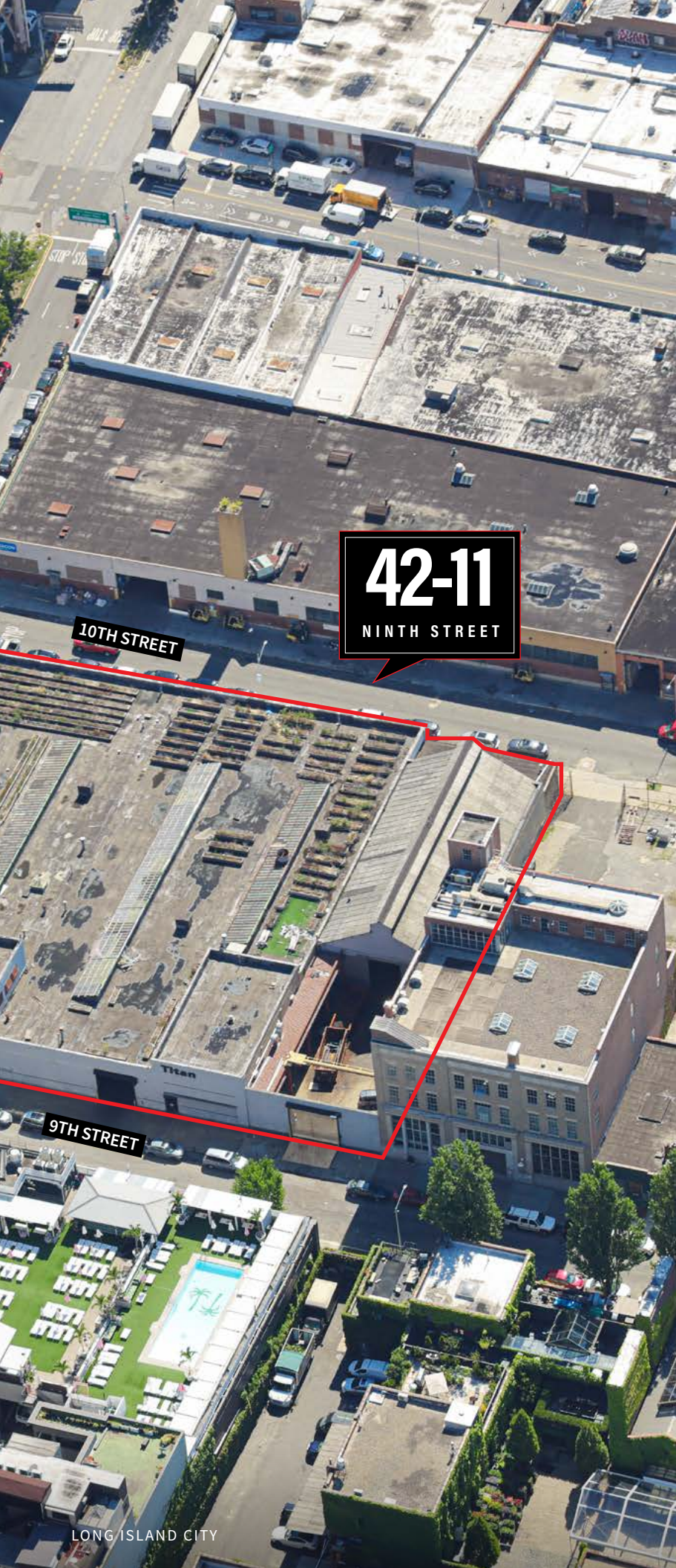
The Property is unrivaled when it comes to convenient transportation options, which include the Subway Line at Queensboro Plaza and the LIRR, numerous bus routes that run throughout Manhattan, Brooklyn & Queens, and quick access to two of the Tri-State's busiest international airports, JFK and LaGuardia.



RAPIDLY EXPANDING MARKET

Long Island City hosts over 13 million square feet of existing office space. The area is home to over 6,600 businesses and a diverse tenant makeup that has enticed a diverse startup culture balanced by Fortune 500 companies such as JetBlue, Metlife, and Citicorp. These companies provide jobs to over 115,000 employees currently.





Property Information

461/16

Tax Block/Lot

49,438 SF

Lot Size

200.33' x 254.42'

Lot Dimensions (approx., irr.)

695'

Wraparound Frontage

M1-4

Zoning

2.00

Commercial FAR

55,000

Existing Gross SF

6.50

ULURP FAR

321,347 BSF

Zoning Floor Area w/ULURP

397,316 GSF

Gross Buildable SF w/ULURP



FINANCIAL DISTRICT

FLATIRON

TOMPKINS SQUARE PARK

EAST RIVER

GREENPOINT

Brooklyn

LONG ISLAND CITY

HUDSON RIVER

MIDTOWN EAST

Manhattan

ROOSEVELT ISLAND

QUEENSBORO BRIDGE

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NINTH STREET

Queens

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