



**PACKARD**  
MOTOR BUILDING

32-02 QUEENS BLVD  
LONG ISLAND CITY, NY



# WHERE INDUSTRY MAKES PROGRESS

The Packard Motor Building is returning to its industrial roots, located in the heart of Long Island City with approximately 160,000 SF available for lease. The building offers excellent potential for multiple uses including commissary, last mile logistics, lab, flex-manufacturing, and office, and provides immediate access to the Queensboro Bridge, Midtown Tunnel, LIE and the 7 train.

Planned capital improvements include a new lobby, building entrance and canopy, on-site fenced truck court, dock canopy, and four new freight elevators that are available on a dedicated basis to full floor users, and in many cases half floor users.

Additionally, there is a high-visibility branding opportunity for a large tenant to put their name on the building with an iconic LIC roof sign.



# SECURED PARKING AND LOADING

## SHARED BY ALL TENANTS

Direct loading access on Van Dam with dock-high platform directly serving (2) 7'-5" x 9'-11" freight elevators

Secure loading area accessed by 32nd Place providing (2) dock-high doors with access to every floor from the parking cellar to the roof via (2) 5'-8" x 9'-0" freight elevators

(1) Oversized 10' x 29' 14,000lb capacity freight elevator; loading available along the side street or on cellar level via access off Van Dam

(50) Covered car/van parking spaces on the lower level with access on Van Dam; additional private parking available along the side street

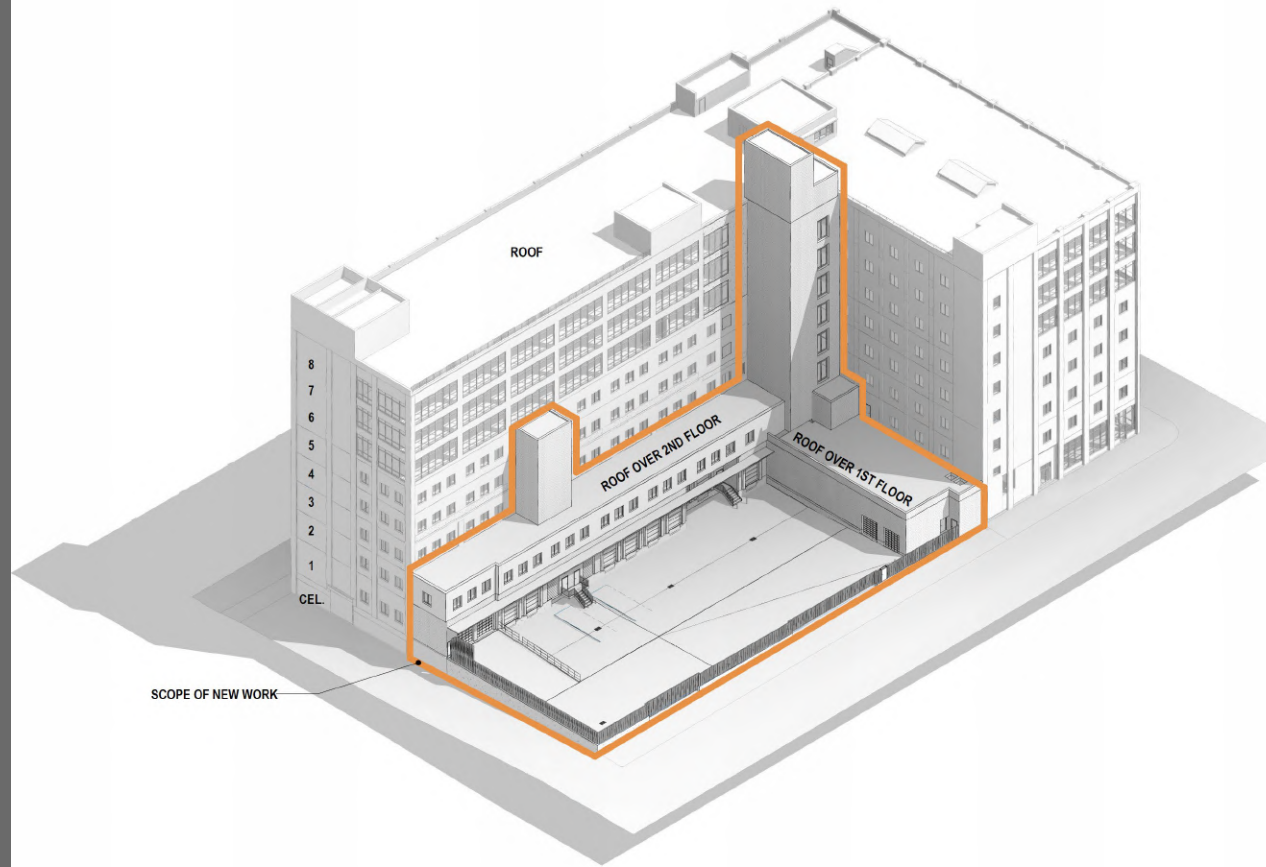
## DEDICATED BY FLOOR (OR FULL FLOOR USER)

Floors 2 – 5

Secured loading area with access on 32nd Place

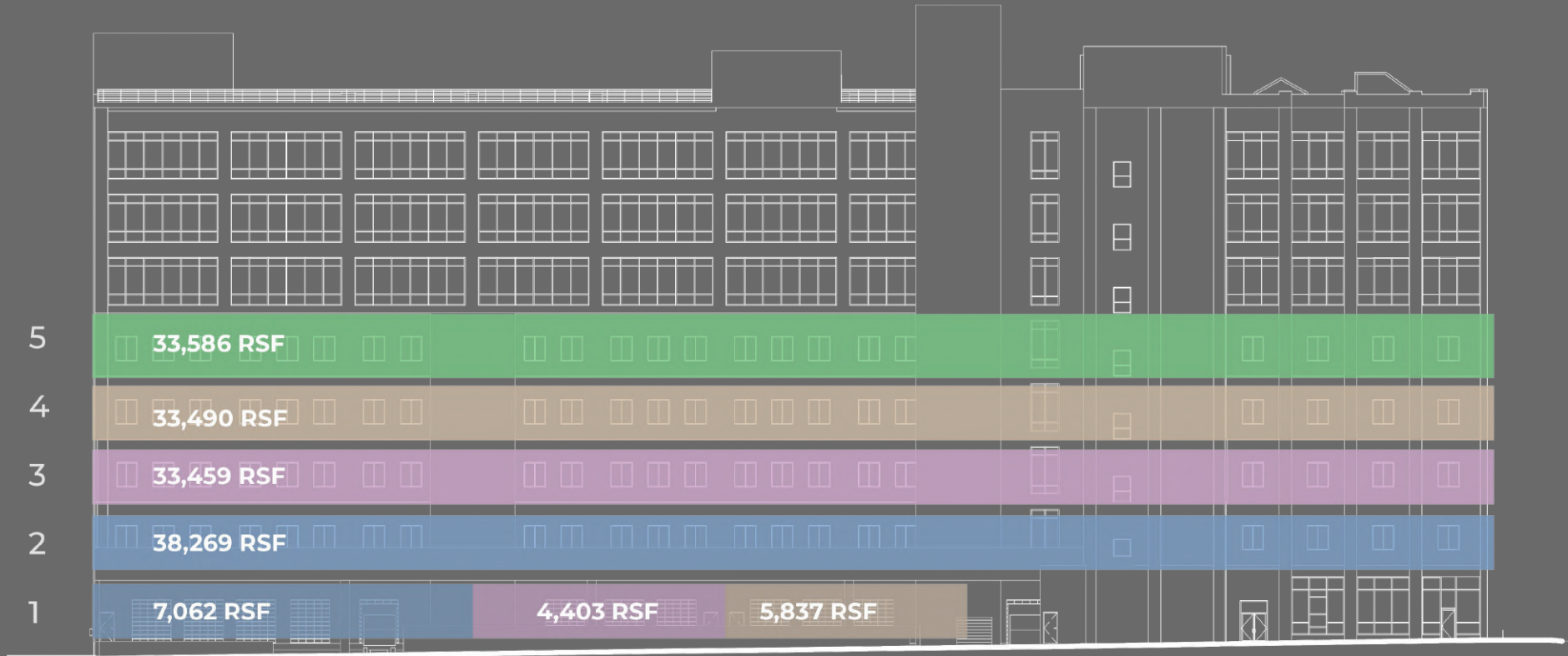
- Ground floor suites providing direct loading/unloading
- (2) dock-high doors per suite serving floors 2, 3, 4, or 5 (6 total)
- (2) Grade level doors serving one of the ground floor suites

(2) Dedicated 5'-8" x 9'-0" freight elevators available to full floor users



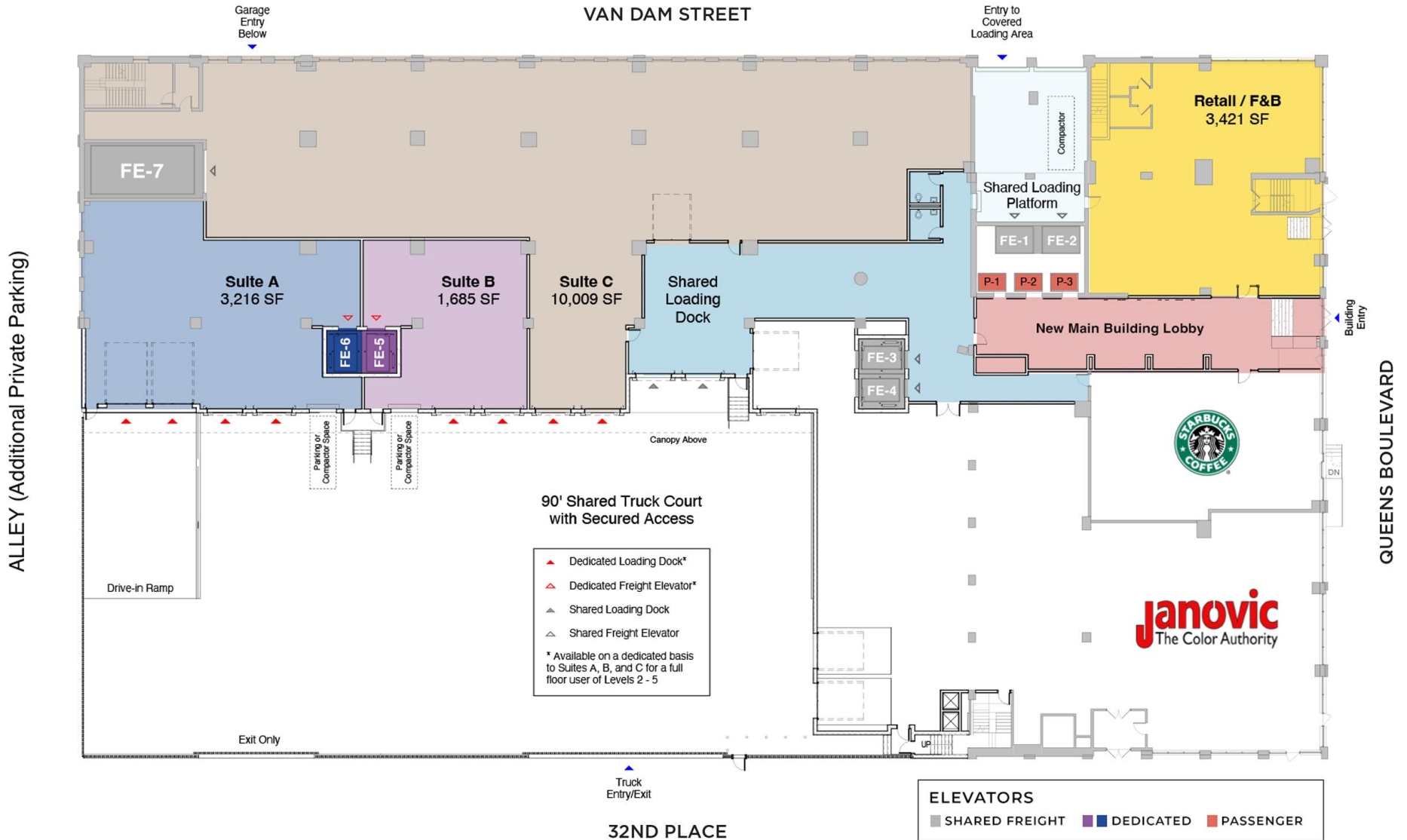
# AVAILABILITY

UP TO 160,000 RSF AVAILABLE FOR LEASE



EACH FLOOR DIRECTLY SERVED BY A DEDICATED FREIGHT ELEVATOR

# LEVEL 1 – PROPOSED PLAN



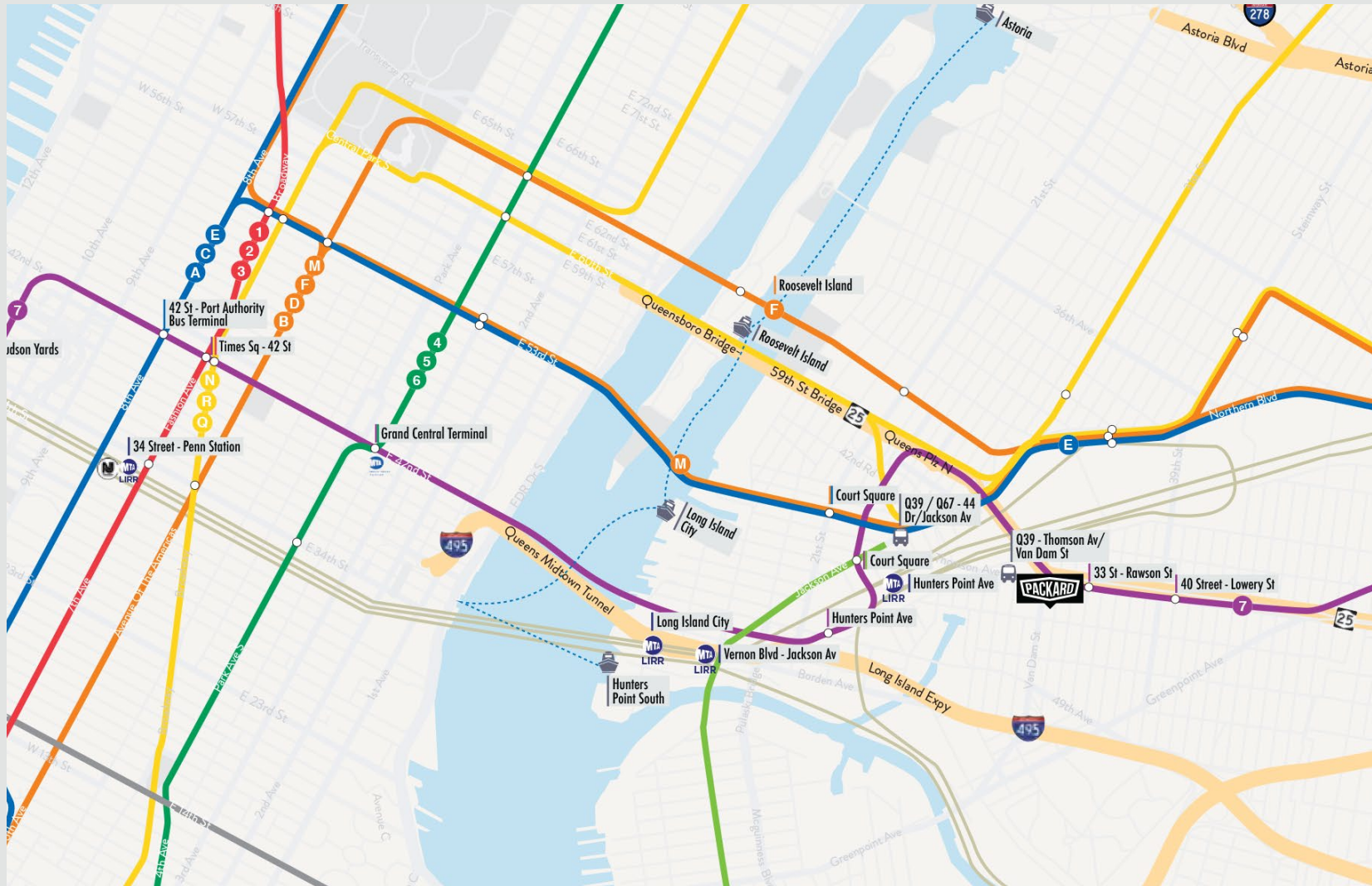
# PROPOSED MULTI-TENANT TEST FIT OPTION 1



# PROPOSED MULTI-TENANT TEST FIT OPTION 2



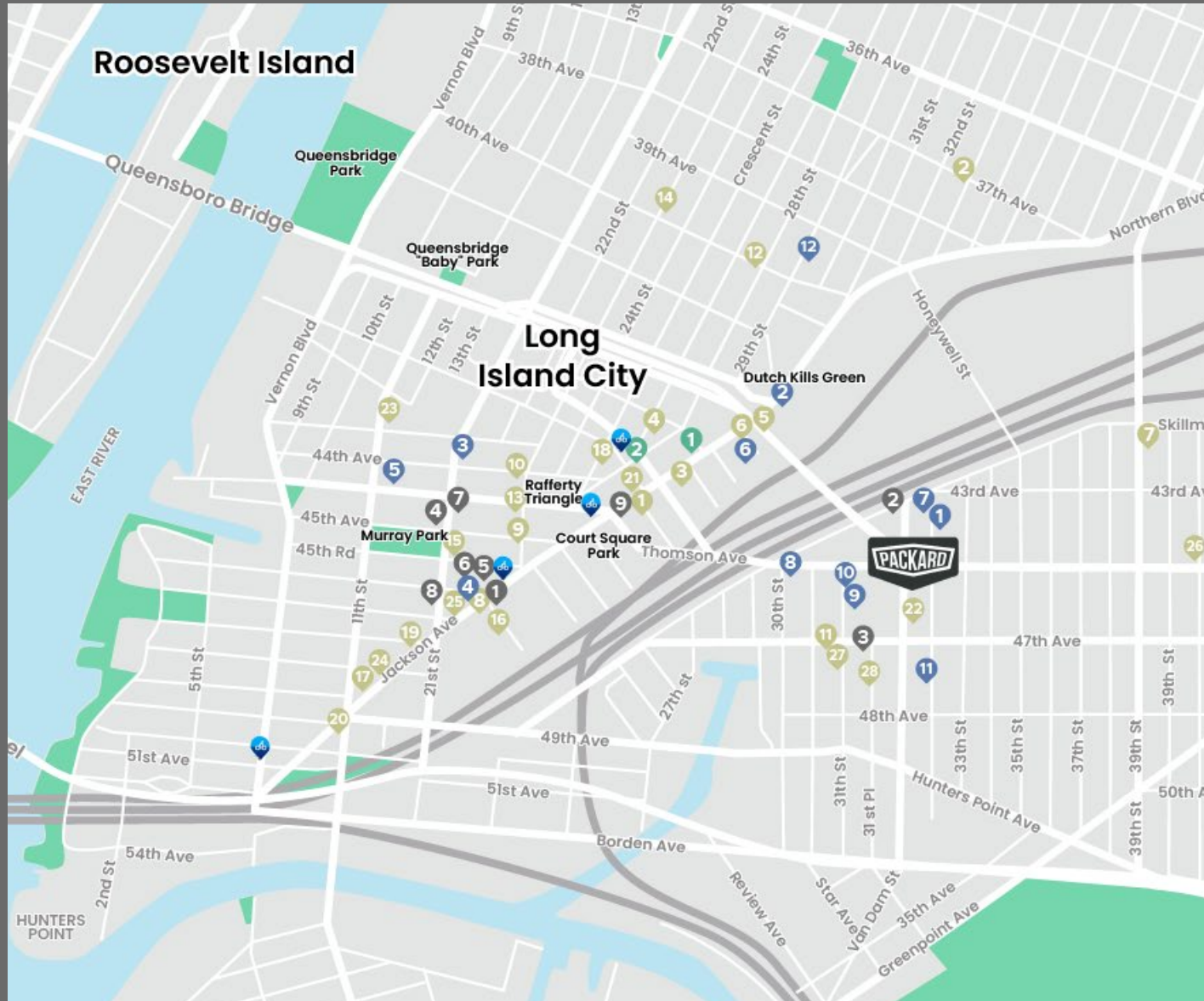
# TRANSIT MAP



Strategically located in the heart of Long Island City, the Packard Motor Building offers Q39 tenants an unparalleled transportation network with convenient connection to all five boroughs, Long Island, New Jersey and beyond. The Property is across the street from the 33rd-Rawson 7 subway station and a quick walk from the Queens Plaza and Court Square stations, offering direct access to Manhattan via the 7, E, G, M and R lines and the LIRR. It is also easily accessible by all major roadways, highways and three international airports with immediate access to the LIE, Midtown Tunnel and Queensboro Bridge.



# LOCAL AMENITIES



## DINING

1. Chipotle Mexican Grill
2. Astoria Seafood
3. Dutch Kills
4. The Beast Next Door
5. Serafina to go
6. Murray's Cheese Bar
7. Alewife Brewing
8. ABC Eats Food Hall
9. Court Square Diner
10. Il Falco
11. Harissa Grill
12. John Brown BBQ
13. The Inkano
14. LIC Beer Project
15. LIC Corner Cafe
16. Kai Sushi + Poke
17. Kuku Chicken LIC
18. M. Wells
19. Manducatis
20. Manetta's
21. Partners Coffee
22. Van Dam Diner
23. ICONYC Brewing
24. Jungly
25. The Infamous
26. Dazies
27. Pizza Factory
28. Sans Bakery

## RETAIL

1. Bank of America Financial Center
2. Dunkin'
3. Doughnut Plant
4. LIC Wines & Liquors Inc.
5. Trader Joe's
6. TD Bank
7. Key Food
8. United States Postal Service
9. Citi

## HOTELS

1. Aloft Long Island City-Manhattan View
2. Hyatt Place Long Island City / New York City

## CULTURE / FITNESS

1. Long Island City YMCA
2. Planet Fitness
3. Nicely Fit Co.
4. MoMA PSI
5. The Cliffs at LIC
6. SculptureCenter
7. CityView Racquet Club
8. Bard High School Early College Queens
9. LaGuardia Community College
10. LaGuardia Performing Arts Center
11. City Ice Pavilion
12. Flux Factory



# LOCAL AMENITIES

## A VIBRANT NEIGHBORHOOD

Over the last decade, LIC has established itself as the pride of Queens, revered for its industrial character, sweeping views, and unmatched amenities. The dynamic neighborhood abounds with art galleries and fitness studios, world-class shopping, and top-notch restaurants. There are now over 170,000 residents, 6,800 business and 115,000 employees in LIC, making it one of NYC's fastest growing submarkets.





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automobile on today's highways. We especially recommend it if you'll think a car that with a dolled-up

## Packard



## A HISTORY OF MOMENTUM

The Property originally served as a car manufacturing plant for the illustrious Packard Motor Company. The Property opened its doors in 1909 as the "Queens Boulevard Factory" coined by its creator, Albert Kahn, the first to utilize cast concrete construction for more expansive open spaces. The Packard Motor Building has a rich history in LIC, serving various functions throughout the 20th century from manufacturing to warehouse and lab uses.



# SPECIFICATIONS

## Address

32-02 Queens Blvd  
Long Island City, NY 11101

## Cross Streets

Van Dam Street and 32nd Place

## Building Owner

Greenfield Partners and Related

## Building Size

325,000 SF

## Number of Floors

8 + Cellar

## Year Constructed

1909 (Phase I); 1916 (Phase II);  
2024 (Redevelopment)

## Structure

Reinforced Concrete Frame  
Reinforced Concrete Slab with 125lb live load  
Column Spacing: 25' x 25' (Van Dam wing)  
27' x 26' (Queens Blvd wing)

## Slab-to-Slab Heights

Ground: 17'-6" with 17'-0" clear to slab  
Levels 2 – 7: 14'-0" with 13'-4" clear to slab  
Level 8: 20'-0" 19'-4" clear to slab

## Telecommunication

Verizon and Spectrum

## Gas

5" Existing Low Pressure Service

## Domestic Water

3" Existing Service  
(2) 100-gallon Natural Gas Water Heaters

## HVAC

Cooling: Per Tenant requirements  
Heating: Hydronic Radiators supplied  
by (2) 10,500 MBH Boilers

## Life Safety

New ARCS fire alarm system  
Fully Sprinklered with 6" Standpipe Risers

## Elevators

(3) Passenger Elevators with Complete Modernization  
(7) Freight Elevators  
FE1 74sf 7'-5" x 9'-11" x 8'-0" (WxLxH); 8,000lb Capacity  
FE2 74sf 7'-5" x 9'-11" x 8'-0"; 3,000lb Capacity  
FE3 51sf 5'-8" x 9'-0" x 9'-0"; 5,000lb Capacity  
FE4 51sf 5'-8" x 9'-0" x 9'-0"; 5,000lb Capacity  
FE5 51sf 5'-8" x 9'-0" x 9'-0"; 5,000lb Capacity  
FE6 51sf 5'-8" x 9'-0" x 9'-0"; 5,000lb Capacity  
FE7 29' x 10' x 12'; 14,000lb Capacity

## Electrical

8,500 Amp Existing Service  
Installing (4) New 2500kVA transformers  
Up to (20) watts per RSF available to tenants  
750kW Existing Emergency Generator to be  
replaced by 1000kW Future Emergency  
Generator  
2nd Floor Roof Space Available for Tenant's  
Backup Generator

## Retail Tenant

Starbucks, Janovic

## Parking

(50) Covered Spaces in Parking Cellar  
(8) Private Spaces in Alley



# CONTACT

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